

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

ENVIRONMENTAL CONSERVATION BOARD

Established November 4, 2009

JANUARY 7, 2021

PREPARED 1/7/2021

PROJECT REFERRAL COMMENTS AND RECOMMENDATIONS

To: Town Board
Planning Board
Zoning Board of Appeals
Town Staff: Eric Cooper, Chris Jensen, Chris Nadler,
Michelle Rowlinson, Sarah Reynolds

From: Environmental Conservation Board

Re: Project Referral Comments and Recommendations, January 7, 2021

REFERRALS FROM THE PLANNING REVIEW COMMITTEE (PRC)

Referred December 14, 2020

CPN-20-073

Hanlon Architects, 1300 University Avenue, Rochester, N.Y. 14607; representing Marcello and Stacy Battisti, owners of property at 3542 Sandy Beach Drive

TM #98.15-1-33.000

Requesting a Single-Stage Site Plan approval for a proposed home addition (approximately 658 square feet) on the front of the house.

Summary of key points:

- Application for variances and site plan approval was reviewed by the ECB at November 2020 meeting and was denied by ZBA. Proposal has been amended and resubmitted with a change in the site plan to eliminate a large portion of gravel driveway, bringing the lot coverage below its present level. A variance for front setback of 31.67 feet is still required.
- The ZBA has determined that the new application is substantially different from the earlier one, allowing for a rehearing.

- The applicant intends to lift the existing structure and construct the addition to comply with flood zone requirements.

Environmental concerns:

- The ECB's principal concern in our November discussion was increasing the already high lot coverage. This concern has been addressed in the revised plan.
- In addition, ECB noted the lack of materials on site drainage, landscaping and shoreline guidelines. The revised application does respond to this, other than with a statement that no changes are proposed at the shoreline.

Recommendation:

- ECB welcomes the reduction of lot coverage, and continues to recommend Town attention to the drainage and landscaping aspects of the project. This includes implementing the Town's Shoreline Guidelines standards to supplement plant materials on the lake side to buffer the view of the property from the lake.