

**e. Approval of the Minutes—December 2, 2021**

■ A motion to approve the December 2, 2021 minutes made by Ms. Bonshak. Motion carried by voice vote.

**f. Privilege of the Floor**

Ms. Rudolph asked how many vacant ECB positions there are and what is the process for filling them. Ms. Bonshak said there are three open positions (eight member board) and that the search is on-going. She said that she is planning to speak to a potential ECB member and will pass along information to the board. She also noted that the search is advertised in the paper, newsletter, website, and press releases. She said that there is a desire to also use social media for this purpose. The ECB makes a recommendation for new members and the Town Board appoints them.

**g. Report of the Development Office**

None.

**h. Referral from the Town Board**

None.

**i. Referrals from the Citizens' Implementation Committee (CIC)**

None.

**j. Referral from the Ordinance Committee**

None

**k. Referrals from the Planning Review Committee (PRC)**

*Referred December 13, 2021*

**PLANNING BOARD FOR TUESDAY, JANUARY 25, 2022**

**CPN-21-094**

**Greene Land Surveying PLLC, 403 East Miller Street, Newark, N.Y. 14513; representing Martin E. and Lori J. Gilmore, 2701 Short Road, Newark, N.Y. 14513; owners of property at 5039 Seneca Point Road. TM #153.00-1-15.220**

Requesting a Single-Stage Site Plan approval for construction of a single-family home with private wastewater treatment system and a private well.  
*(Referral to be determined depending upon the slope steep slope thresholds)*

**Reviewer: ECB Board**

**Summary of Key Points:**

- Simple Site plan, 13-acre lot.
- The Development Office has asked for revisions on the site plans as they are hard to read and do not meet requirements. For expediency, it was brought before the ECB for review at this time.
- Development Office questioned the well (new, not pre-existing) location as it is in the right-of-way and it would need to be removed by NYS code. Of note, the well was put in without permit.
- Unless used for Ag, the second driveway will need to be removed—there is an existing driveway and a purposed new one.
- There is a significant gully on the north property line.
- Limited disturbance compared to size of the parcel.
- Flat portion of lot is surrounded by trees.

**Environmental Concerns:**

- There are some steep slope areas.
- This property is part of the watershed for the gully—which ultimately flows to Barnes Creek.
- Significant slope area on the western edge of the parcel, next to the road.
- Maintaining some of the natural meadow as it is an endangered ecotype—grasslands support birds and butterflies. This will also help filter/mitigate water flowing toward the lake.
- Parcel is by location and characteristics very sensitive.
- Well needs to be decommissioned properly to protect aquifer(s).

**Additional Comments from the ECB Meeting:**

- Mr. Kochersberger did the review of the adjacent property. He noted there was as review by Kevin Olvany of that parcel. (See below in the notes.)
- Ms. Davey noted that the parcel is Darien loam and that is not good for septic systems and so it needs extra space.
- Mr. Kochersberger noted that there were round hay bales on the property.
- Mr. Damann questioned why existing well was not “fixed up.” Ms. Davey noted that wells can be renovated.
- Ms. Bonshak said that it would be helpful if applicants attended the ECB meetings to answer questions. Ms. Davey said applicants only occasionally attended the meeting in the past and typically only if there was something unusual or sensitive. Ms. Bonshak commented that the applicants get information/notified when on the agenda but thought that they should be encouraged to attend as the Planning Board values the ECB reviews. Ms. Burkard added

that the agenda on the website includes the Zoom info for people to attend the meeting.

- Mr. Obenauer commented that he would like to shadow an ECB member doing a review to learn the process. Ms. Burkard and Ms. Rudolph both expressed that they would also like that opportunity. Mr. Damann added that when he started helping with the reviews, that Saralinda Hooker did most of the site visits and it overlapped with the historical review of the property. Site visits help identify things that need more discussion. Ms. Davey noted that there was a checklist for site visits. Mr. Kochersberger said that much information can be gleaned from Oncor and the other maps that there is access to but you cannot get information on the vegetation from the maps—“boots on the ground” can help you with that. Mr. Damann noted that in a previous review site visit (different applicaton/parcel), Mr. Kochersberger found steams that did not show up on Oncor. Mr. Damann asked if declaration to the homeowner was required when making a site visit. Ms. Bonshak said that you can let them know that you are with the Town of Canandaigua. Ms. Davey commented that a badge/ID would be helpful. Mr. Damann will look for the checklist that was created by Ms. Hooker and send it out to the group. Mr. Kochersberger said he uses a “Basemap” app to help identify property lines. Ms. Bonshak said that they will send the referrals out after the PRC meetings and will look into getting badges.
- Mr. Obenauer was going to visit and review site, especially vegetation and slope area, more and offer additional feedback.

#### **Recommendations:**

- Well needs to be decommissioned properly to protect aquifer(s).
- ECB suggests maintaining some of the natural meadow habitat.
- Additional recommendations pending Mr. Obenauer’s review.

**CPN-21-096**

#### **PLANNING BOARD FOR TUESDAY, JANUARY 25, 2022**

**Marks Engineering; c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Jeffrey and Kate Ingraham, 164 Trevor Court Road, Rochester, N.Y. 14610; owner of property at 5015 Seneca Point Road.**

**TM #153.00-1-15.300**

Requesting a Single-Stage Site Plan for construction of a single-family residence with accessory building and other site amenities including a new on-site wastewater treatment system, a new driveway and a well.

**Reviewer:** Gary Kochersberger

#### **Summary of Key Points:**

- Application is for construction of a single family home with an attached garage and detached barn on a 10 acre parcel.
- Construction will be in an area of moderate steep slopes with a 100' drop from Seneca Point Road to the house.
- The construction site plan includes a long driveway to the house with a 700' setback from the road.
- Drainage calculations have been performed by the engineer and review performed by the Canandaigua Lake Watershed manager.
- A retention pond behind the house is to collect drainage from constructed swales along the driveway and adjacent the house.
- The soil is identified as Darien silt loam. Permeable but highly erodible.
- Of note, the parcel to the south bordering the creek on the other side is very constrained and the house is close to the creek. If the setback isn't maintained for this property, it can compound problems caused by the property to the south.

**Environmental Concerns:**

- There are no designated wetlands or endangered species impacted by this project.
- A pond located on the neighboring parcel to the north appears to have drainage entering into an area near where the house will be constructed. This wasn't evident on a recent visit, but needs to be taken into consideration.
- The construction of the driveway will cause more disturbance than the construction of the house.
- The site is in an area identified with steep slope. There is a 100' drop from Seneca Point Road to where the house will be constructed. There are drainage and erosion concerns which were addressed by Kevin Olvany in his review. (Included below.)