

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

ENVIRONMENTAL CONSERVATION BOARD MEETING MINUTES*Established November 4, 2009***THURSDAY, FEBRUARY 2, 2023, 4:30 P.M.****MINUTES—PREPARED FEBRUARY 20, 2023**

The meeting was conducted via Zoom.com video conference and in-person meeting at Town Hall in the Oriana conference room.

Notice of the format of the meeting, the agenda, and the video conference identification number were posted upon the Town website on January 31, 2023 and have remained posted.

Meeting Called by: Adeline Rudolph

Board Members Present: Kimberly Burkard Pat Venezia Eric Obenauer
Gary Kochersberger (R) Edith Davey Justin Damann

Secretary: Kimberly Burkard

Town Staff: Michael Warner

Guests:

R = attended remotely

a. Call to Order

The meeting was opened by Ms. Rudolph at 4:32 pm. Introduction of Mike Warner, Zoning Officer.

b. Pledge of Allegiance

c. Introduction of Guests by the Facilitator

d. Zoom Etiquette Reminder

e. Approval of the Minutes—January 5, 2023

PLANNING BOARD FOR TUESDAY, FEBRUARY 14, 2023**CPN-23-007**

Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing HML Properties Inc., 6404 Winding Creek Way, Victor, N.Y. 14564; owner of property at 5131 Silvernail Drive.

TM #112.02-4-25.152

Requesting reapproval of a Single-Stage Site Plan approval for construction of a new home.

Previous actions on this application:

May 13, 2019: Planning Review Committee review, CPN-19-040.

June 25, 2019: Planning Board: Single-Stage Site Plan approved with conditions, CPN-19-040.

April 14, 2020: Planning Board: Discussion only; review of violations of conditions of approval, CPN-19-040.

April 29, 2020: Planning Board: Amended Single-Stage Site Plan continued to May 12, 2022, CPN-19-040.

May 12, 2020: Planning Board: Amended Single-Stage Site Plan approved with conditions, CPN-19-040.

Reviewer: ECB Board Members

Summary of Key Points/Additional Comments from the ECB Meeting:

- This application was resubmitted and it was originally approved in 2020. The previous approved plans expired and property owner is ready to build now.
- Reforestation included as part of their plans.
- Ms. Venezia said that the property has stabilized and that the plantings had not been done yet.
- Mr. Obenauer noted 56,000 square feet of disturbance was noted on the plans with extensive reforestation included.
- Discussion about visibility of property and ridge lines. Slope analysis in the site plan. Barn and house on the plan.
- Discussion about what laws may have changed in the interim period. Steep slopes and Scenic Viewshed Overlay may apply.
- Reforestation should address lake view issues. No reforestation has been done yet. Reforestation sketch

(5/12/2020) reviewed. The ECB was pleased with the native tree species included in the plan.

- In looking through Oncor images through 2006, it was obvious that the property had been forested but was cleared.
- Mr. Obenauer asked if there was a landscape plan. Ms. Rudolph noted that landscaping plans are at the discretion of the Planning Board and the RLD always requires screening from the lake. All Form Base Code requires a strict landscaping plan. Large subdivisions and anything with a large parking lot requires a landscaping plan.
- Ms. Rudolph referenced the Scenic Viewshed Overlay law and questioned if the barn would be allowed. She also wonders if the land is visible from Canandaigua Lake. If so, this will make the screening of the reforestation plan more important.
- Ms. Davey said that the driveway is long and this is a flag lot.
- Mr. Kochersberger asked what size/maturity of trees were being installed. He noted deer browsing as an issue. Ms. Davey said that the trees absolutely need deer protection. Ms. Burkard said trees will require water and other maintenance. Plan notes a three-year maintenance period.
- Ms. Davey asked if the driveway will have a turn around for emergency vehicles. Ms. Burkard noted that it will be required if the driveway is more than 500'. Driveway will need drainage.
- Discussion about the color coded map that shows slope analysis. The ECB finds the color coding easier to read.

Recommendations:

- The ECB recommends that this application be reviewed for compliance with laws that may have been added or updated since this application was originally approved including Steep Slope Protection and Scenic Viewshed Overlay (SVO). The ECB is unclear if a barn is allowed in the SVO and whether this property is visible from Canandaigua Lake.
- The ECB strongly recommends that the reforestation plan be implemented and is pleased with the selection of native trees and the native meadow plants. The ECB suggests that some understory native shrubs also be included in the reforestation plans and that maintenance/protection of young plantings be done for at least the three years noted in the reforestation plan.
- The ECB recommends that drainage for the driveway be addressed as well as making sure there is a turnaround area for emergency vehicles.