

- bank with appropriate riparian zone plantings—ideally addressing the invasive species in the process.
- ECB recommends care during earth moving to not spread invasive plants, especially the Japanese knotweed.
  - ECB strongly recommends adherence to the 100' setback from the stream and endorses the denial of the stream setback variance. The ECB agrees that the benefits of granting the setback variance will **NOT** exceed the detriment to the ecology of the area, lake health, and the potential flooding impact to the neighboring and downstream properties. The ECB suggests reconsidering plans so the house is resized/repositioned entirely outside of the 100' setback.
  - Inclusion of tree plans mentioned in the variance application not available and should be added to the online project information.
  - ECB recommends any landscaping should include many trees that will have large, stabilizing root systems such as sycamore, swamp white oak, river birch, tulip poplar, and black walnut—ideally including much of the existing vegetation.
  - The ECB recommends more clearly indicating the view from the lake of the proposed structure. Renderings of the view should be included in project information.
  - The ECB wants to remind other reviewers that this is a trout spawning stream and that shading of the streambed by the tree canopy is critical as trout are temperature dependent. For this, no trees on the stream bank as well as any trees providing shade to the stream should be removed. The ECB also suggests referring this application to the DEC for review.

#### PLANNING BOARD FOR WEDNESDAY, JUNE 29, 2022

**CPN-22-029**

**McCormick Engineering P.C. representing applicant Brian Cafalone (Diversified Equipment LLC); and Simmons Rockwell, 784 County Road 64, Elmira, N.Y. 14903, owner of property at 1947 State Route 332**

TM #56.00-1-13.210

Requesting a Single-Stage Site Plan approval for the construction of a lawn and garden equipment shop.

**Reviewer:** ECB Members

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

- Parcel is within the Strategic Farmland Protection Area and the Padelford Brook Greenway.

**Environmental Concerns:**

- Parcel is within the Strategic Farmland Protection Area and the Padelford Brook Greenway.
- Burning Bush (*Euonymus alatus*), an invasive species, is noted in landscaping plan.

**Additional Comments from the ECB Meeting:**

- Ms. Rudolph read Ms. Bonshak's comments:

*“Simmons Rockwell owned parcel with the old silo. Applicant is proposing a building to sell refurbished Bobcat equipment. This is not a repair shop but a re-sale/sales facility. Any mechanical repairs will be done off site. Applicant is basically detailing them and making them pretty for resale. Plan is bare bones in terms of detail. Board may want to consider asking for a buffer between the parcel boundaries and the site as it is actively farmed. It is important to note that the site IS in the Strategic Farmland protection area as well as the Paddleford Brook greenway. Looking forward to your insight.”*

- Ms. Rudolph made note that this parcel is on RTE 332 and is different than most properties we would review in the Strategic Farmland Protection Area and the Padelford Brook Greenway. This is outside of the Uptown Area.
- Leach field noted.
- Questions about nature of work being done—it will be sales and detailing not mechanical repair work. Comments about washing and painting noted.
- Ms. Miller questioned the leach field impact on the pond. The leach field is outside of the setback. Stormwater infiltration basin noted on the plans which will clear water before drainage to the pond.
- There is no active farming on this property.
- There is a combination of gravel and paved areas. Equipment storage is on gravel. Ms. Davey said that she believed the detailing would take place inside the buildings.
- Ms. Rudolph suggested adding some buffer between the farmland and this business area.
- Landscaping plan included seeded lawn area plus some perennials, shrubs, and trees. One of the shrubs noted is the burning bush (*Euonymus alatus*). Ms. Davey notes that this is an invasive species that is taking over understory areas and it must be avoided.

- Ms. Davey noted that the pond is already surrounded by vegetation/brush. She said that a vegetation buffer should separate the business from the farm fields behind it. This will help stop any runoff from the business area from reaching the farm fields as well as keeping contaminants from the farming operations (fertilizers, pesticides, dirt, etc.) from settling in the business area.
- Ms. Venezia noted that the plowed field comes onto this parcel. It looks like the Pritchard farm works part of this property. The buffer would help delineate this. A hedgerow noted already on the south side of the property. Pond already has its own vegetative buffer.
- Staking the east property line will help delineate the property for farmer and owner. It will help indicate the buffer line suggested.

**Recommendations:**

- The ECB recommends replacing the burning bushes (*Euonymus alatus*) noted in the landscaping plan with a native shrub species. The burning bush is an invasive species that must be avoided.
- The ECB suggests a vegetation buffer of trees and/or shrubs be planted between the business and the active farmland behind it (eastern edge of parcel).
- The ECB recommends proper chemical storage and usage.

**ZONING BOARD OF APPEALS FOR TUESDAY, JUNE 21, 2022****PLANNING BOARD FOR WEDNESDAY, JUNE 29, 2022**

CPN-22-036

**Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Three Guys Properties Inc., 5275 Parrish Street Extension, owner of property at 5275 Parrish Street Extension. TM #97.00-2-67.200**

Requesting a Single-Stage Subdivision approval for the subdivision of 21.917 acres to create Lot #1 at 19.932 acres and Lot #2 at 1.985 acres.

**Reviewer:** ECB Members**Summary of Key Points:**

- Subdivision of parcel for financial reasons that has house, horse barn, and property.

**Environmental Concerns:**

- Horse barn not at the 100' setback from house

**Additional Comments from the ECB Meeting:**