

effectively in the City of Syracuse, including the basketball courts in public parks. She noted that the use of this material also helped to deaden the sound of play on the surface. Lucas noted that products are changing rapidly in this market and that they can work well but they did not feel it would for this site. Ms. Hooker said that there is also a permeable asphalt surface area near the concert shell at FLCC.

Recommendation:

ECB appreciates the use of a rain garden and green roof, and the sensitive handling of the existing trees on the site. However, we oppose the building coverage variance of 5.6% and ask that the applicant reduce size of the new construction to bring the project into compliance. We continue to encourage the ZBA take a firm stand in favor of limiting new buildings to the permitted size; every building coverage variance that is granted just encourages the trend toward homes that are too large for the lot, a trend that makes the lakefront more congested and potentially degrades water quality. We recommend that the applicant also consider further measures to promote infiltration such as permeable paving for the driveway and pickleball court.

■ A motion to approve the recommendations was made by MS. DAVEY, seconded by MR. DAMANN.

Motion carried by voice vote.

CPN-21-035

Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; and ATL Contractors LLC, 8242 East Bluff Drive, Penn Yan, N.Y. 14527; representing Carol Eiffert, 3253 Abbey Road, Canandaigua, N.Y. 14424; owner of property at 3535 State Route 364

TM #98.19-1-20.100

Requesting a Single-Stage Site Plan approval for construction of two single-family residences, 116 town homes and 2,000 feet of new dedicated road.

Report shared by Mr. Damann. Photos by Ms. Hooker and Mr. Kochersberger.

Summary of key points:

- Requesting a Single-Stage Site Plan approval for construction of two single-family residences, 116 town homes and 2,000 feet of new dedicated road on 33.1789 acres.
- Development will connect NYS-364 with CR 18.
- Development overlaps multiple municipalities.

Environmental concerns:

- Property mostly comprised of successional northern hardwood forest.
- Significant grading (over 15.7 acres) is planned for the development of the site.
- Portions of the property contain steep slopes (some areas greater than 25%).
- Portions of the development will be visible from Canandaigua Lake.
- Soils throughout the property are classified as Kendaia loam and Darien silt loam (generally poorly drained soils). The site has a medium-high erosion potential.
- Significant paved areas. 3 parking spaces per unit and additional roads for fire access.
- Main access road runs perpendicular to the slope. Large amount of surface water will be exiting into NY-364 during rain events.

ECB Discussion:

- This will be a multi-municipality development.
- Mr. Kochersberger noted that there is a stream that starts on the lot and runs into the adjacent property. He also noted the wetness of the property—railroad ties put down in some areas to walk on. He also noted trees seen there were mostly ash, but also shagbark hickory, red cedar, and oak. There are invasives like multiflora rose too and actively farmed sections of the property.
- Mr. Damann noted a wet meadow area that will be taken out by construction.
- Ms. Hooker noted steep areas running down from the RTE 364 area and immature forest throughout.
- Mr. Damann noted there was increased connectivity added for fire department access. He also noted that over half of the acreage will be cleared or graded at some point.
- Ms. Hooker noted the housing plans had a “regimented” design. She continued to note that all the buildings face the same direction. She suggested that if the buildings face each other, the roadways will run between the building fronts minimizing pavement and keeping the backyards more private and thereby, improving the quality of living.
- Mr. Simpson noted that while it is not an environmental concern, he is concerned about traffic of these homes especially on concert nights.
- Ms. Shaw and Mr. Simpson noted the loss of trees and perhaps leaving some as a landscape buffer. Mr. Damann noted that as this project progresses, the landscaping plans will be of interest to mitigate the loss of vegetation.
- Mr. Damann noted that this seems to be designed for maximize number of units rather than to take in the habitat that is there.

- Ms. Venezia said that she believes that this is one of the areas in the town identified to direct development to—mixed use area. Mr. Simpson noted that this has been approved by the Town Board as it was in the MUO area.
- Mr. Simpson commented that possibly scaling this back to include some of the existing vegetation and possibly allowing the roadway to curve would be a better choice to slowdown the runoff on the roadway.
- Ms. Hooker asked if there was any plan to make this a conservation subdivision. Mr. Simpson says that did not come up in any conversations.
- Mr. Damann noted that a portion of this development will be viewable from the lake.
- Multiple members recommend scaling back the number of units and considering the ascetics of the development by adding more landscaping.

Recommendation:

- The ECB recommends that the applicant minimize disturbance/development in the steep slope areas.
- As large portions of the wooded areas will be removed, a concerted effort should be made in the landscape plan to mitigate the loss.
- The current design of the roadway may lead to surface water runoff issues during significant rain events. It is recommended that the applicant explore additional design to mitigate the surface water runoff at the site to lessen impacts to NYS-364 and surrounding properties.
- We also recommend that the applicant consider further measures to promote infiltration at the property to offset the amount of paved area at the site.

■ A motion to approve the recommendations was made by MS. VENEZIA, seconded by MS. DAVEY.

Motion carried by voice vote.

CPN-21-036

Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424; representing Canandaigua Country Club, owner of property at 3280 Fallbrook Park

TM #98.00-1-39.111

Requesting a Single-Stage Site Plan approval for a 40-foot x 80-foot event structure and renovated barn.

Report by Ms. Hooker and photos by Mr. Kochersberger.

Summary of key points:

- Application is for site plan review for site improvements at the southwest corner of the Canandaigua Country Club property. Project includes