



CANANDAIGUA LAKE WATERSHED ASSOCIATION

May 10, 2022

Town of Canandaigua Planning Board
5440 Route 5 & 20
Canandaigua, New York 14424

Re: Sunset Ridge Development

Dear Town of Canandaigua Planning Board:

The Canandaigua Lake Watershed Association makes the following comments concerning the potential stormwater runoff from the proposed Sunset Ridge development on Rt 364 and County Rd 18.

Infrastructure on multiple Lots

CLWA is concerned that the stormwater infrastructure including drainage swales, infiltration areas and stormwater detention ponds are all on individual lots and will be subject to multiple maintenance agreements with the owners of each lot.

For many of the lots, the infrastructure will appear simply as part of the homeowner's lawn area which can cause confusion and lead to unintentional alterations to the infrastructure. This becomes particularly confusing when the lots are resold and when cooperation between neighbors may be required to perform needed upkeep.

A standard maintenance agreement for stormwater infrastructure requires

1. owner(s) to maintain the infrastructure so that it functions as proposed to prevent stormwater from the development from offsite areas,
2. buffers to remain undisturbed,
3. stormwater basins to be periodically cleaned out,
4. fencing to be maintained and
5. periodic inspections by an engineer with reporting to the town.

While the town has the authority to enter property to inspect the stormwater infrastructure, we are unclear if there is an obligation to do so and when this is scheduled.

CLWA feels that locating the stormwater infrastructure on a separate lot controlled by a homeowner's association, with that HOA entity responsible for maintaining the facilities and complying with the monitoring and reporting requirements would have a much better likelihood of compliance. When stormwater infrastructure is located on a separate HOA controlled lot, it is more clear to residents that stormwater infrastructure is an important part of the design of the subdivision and not simply a nuisance encroachment on their individual private property.

Future Inspection and Monitoring

CLWA also encourages the town to establish a multi-year schedule of regular inspection and monitoring of stormwater infrastructure facilities to ensure that they are appropriately maintained.

Preservation of natural woodlands

CLWA is encouraged by the evolution of the plan that agrees that divides the property into two different development areas, avoiding the road cutting up through the slope. We are happy to see woodland remain across the slope, since when forest soils remain undisturbed, they will provide infiltration of stormwater on that slope and protect against erosion during storm events. However, we are concerned that there does not seem to be provision for restrictions on these forested areas on individual lots that will prevent the homeowners on those lots from removing trees and understory growth or from clearing forest soils of their protective layer of forest duff and herbaceous growth. We believe that if this area is to provide the erosion control and the stormwater infiltration function proposed, such restrictions, along with provision for monitoring and enforcement of the restrictions, are necessary.

Again, removing these areas from individual lots and putting them in a homeowner's association would place the responsibility to maintain the area, keep it from being disturbed, and provide an entity that could more reliably monitor the area and report to the town if there are encroachments by adjacent lot owners.

Thank you for your consideration of our concerns.

Sincerely,

A handwritten signature in cursive script, reading "Lynn Klotz". The signature is written in dark ink on a plain white background.

Lynn Klotz

President, Canandaigua Lake Watershed Association