

Development Clerk

From: John Robortella <john.robortella@gmail.com>
Sent: Sunday, November 10, 2019 3:01 PM
To: Blazey, Karen; Humes, Gary; Robert Lacourse; Oyler, Charles; Schwartz, Tom; Staychock, Ryan
Cc: Bloom, Tina; Brabant, Lance; Chrisman, Jean (Canandaigua Town Clerk); Cooper, Eric; Davis, Gary; Dworaczyk, Linda; Fennelly, Terry; Finch, Doug (Town Of Canandaigua); Cathy Menikotz; Reynolds, Kevin; Reynolds, Sarah; Kyle Ritts; Michelle Rowlinson; Jared Simpson; Bloom, Michael; Damann, Justin; Davey, Edith; Foreman, Kimberly; Hooker, Saralinda Canandaigua ECB; Marthaller, Joyce; Venezia, Pat
Subject: Canandaigua ECB Comments to Planning Board, November 7, 2019

To:

Canandaigua Planning Board

Following are the ECB comments of November 7, 2019, on the referred applications:

CPN-19-080

Venezia Group LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424, representing Terry Dekouski, 239 Kennedy Street, Canandaigua, N.Y. 14424, owner of property on Thomas Road

TM #70.00-1-2.111

Requesting Sketch Plan Review of a Single-Stage Subdivision to subdivide 29 acres into a 30-lot subdivision of residential dwellings (Conceptual Plan of Lands Owned by Terry Dekouski and Wally Jones)

ECB Comments: The ECB suggests that the conservation analysis of the property be routinely moved to the Sketch Plan state of the subdivision review process and that the conserved lands be concentrated in a single area along the southern edge of the property, maximizing the woodland and wildlife value of this and the adjacent wooded area to the south. Under the principle, the proposed stormwater management area could be relocated to the northwest corner of the parcel. The ECB also suggests that the walking trail plan be modified to reflect the latest proposed route for the Auburn Trail along Brickyard Road, and to reflect the proposed branch extension of the Auburn Trail along the existing gas line and across State Route 332 to Blue Heron Park, as recommended in the *Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study* (March 2019).

CPN-19-083

Costich Engineering (c/o Evan R. Gefell, R.L.A.), 217 Lake Avenue, Rochester, N.Y. 14608; on behalf of Richard and Alyse Brovitz, 3407 So. Ocean Boulevard, Highland Beach, Florida 33487; representing Joel Reiser and Nancy Hyman, 6 Windham Circle, Mendon, N.Y. 14506, owners of property at 5265 Menteth Drive

TM #140.11-1-25.000

Requesting a Single-Stage Site Plan approval for the removal of the existing home and the construction of a new home; and requesting two Area Variances: Area Variance to construct a single-family dwelling with a stream setback of 25.4 feet when 100 feet is required; and Area Variance to construct a single-family dwelling with a rear (lake) setback of 50.7 feet when 60 feet is required.

ECB Comments: The ECB commends the applicants for their proposal of a more suitable redevelopment of this parcel compared to the last one considered by the Town. The ECB supports the applicants' plans to maintain the

pervious driveway surface, their plans to increase in the elevation of the finished floor due to the proximity of the home to Canandaigua Lake, and the removal of invasive species.