

From: [Kevin L. Olvany \(klo@canandaiguaneconomy.gov\)](mailto:klo@canandaiguaneconomy.gov)
To: [Shawna Bonshak](#)
Cc: ["Michelle Rowlinson"](#)
Subject: RE: TOC PB Referrals
Date: Tuesday, January 4, 2022 12:04:14 PM
Attachments: [Tichenor Point Ice Jam- Flood event Pictures.pdf](#)

Hi Shawna

Here are my comments on 21-097- ABDB Silver Springs 4351 Tichenor Point

After reviewing the initial site plan I had concerns that the southern corner of the house, deck and pool area were in close proximity to Tichenor Point Creek. I recalled seeing the remnants of an overflow/flooding event here a few years back. I went through my photos from that time period and found several photos from 2/24/2016- showing large chunks of ice that had come out of the stream and were deposited on the property during a high flow event. I forwarded these photos to the applicant's development team for their review and consideration (see attached). The applicant asked if we could meet onsite to review these photos and my concerns. We had a good discussion about the dynamic nature of these streams as they flow into the lake. The key areas that I emphasized to the applicant and his representative were the following:

- The proposed location of the pool, house and deck area is right in the zone where it looks like the floodwaters and ice jumped out previously. We have seen issues like this manifest into significant and re-occurring problems when structures are placed in close proximity to streams and gullies.
- The drainage area for Tichenor Point is close to 2,400 acres in size which can create major flows during heavy storms- therefore this type of flooding will occur again
- There are existing walls along either side of the stream in this area. Increasing the height of the wall could have negative consequences to neighbor to the south.
- The flood zone on the maps are based on the lake not the stream. All streams have floodplains and floodways- many like Tichenor Point Creek are not officially mapped and regulated.
- This is why we really emphasize the need to meet the stream setback requirements. I did acknowledge that the vast majority of the proposed development will be out of the 100 foot setback. There is approximately 775 feet of stream length, with approximately 650 feet of that stream length having the 100 foot buffer preserved and enhanced. The site looks like it will be well below the lot coverage thresholds and there are various water quality features being placed on the property.
- I also emphasized that any grading design options along or near the bank/wall of the stream would need to verify that this will adequately pass flood flows from the stream and would not negatively impact the neighbor to the south.
- During the site visit the applicant documented the large trees they are wanting to keep on the north side of the house. If they were to move the house to the north- these trees would have to come down. These trees are also critical to the overall natural landscape that the applicant is trying to retain on the site.

In reviewing the revised site plan- the engineer has provided some berming at the southwest corner

of the house to focus the flood flows that will occur around this section of the house. Based on the plan- there looks to be approximately 20 feet between the edge of the streambank/wall and the toe of the grading. The engineer should verify that this width will allow the flood flows to properly move through this area and not impact the house or the neighbor to the south. The C-2 site plan also needs to be extended to the east in order to see the plans for the southeastern corner of the parcel. Finally, it appears that a good portion of the house and grading between the house and the lake is below the lake's 100 year flood elevation. There will be substantial filling of this floodplain area to get the house the proper height above the floodplain. The Town of Gorham does require no net loss of floodplain area from pre to post development. Does the Town of Canandaigua require this? Can the engineer provide the total volume of filling and area that will be filled below the floodplain?

Please let me know if you, the Planning Board or the applicant have any questions.

Sincerely,
Kevin Olvany CPESC CPSWQ
Watershed Program Manager

From: Shawna Bonshak <sbonshak@townofcanandaigua.org>
Sent: Tuesday, December 21, 2021 2:01 PM
To: Kevin L. Olvany <klo@canandaiguanewyork.gov>
Cc: 'Michelle Rowlinson' <mrowlinson@townofcanandaigua.org>
Subject: TOC PB Referrals

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Hi Kevin-
Please review and comment on the following applications to be reviewed in January:

21-096, 21-094 and 21-097

They can be accessed via www.townofcanandaigua.org, bottom right BOARD log-in:
User: TOC
Pw: town

Thank you in advance,

Shawna E. Bonshak, Town Planner
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