

- ECB recommends denial of the side setbacks for both the principal residence and the shed due to the likelihood of erosion and potential flood damage to this and possibly the adjacent property to the north. The rear setback for the garage appears to be less problematic due to its height above the stream, but the steep bank there may eventually be undermined by the stream; a shift of the garage away from the stream would also be advisable.
- ECB recommends denial of the lot coverage variance and encourages the applicant to consider a redesign adhering to the Town's standards.

**CPN-21-028**

**Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424; representing Analog Properties LLC (Chuck and Kate Vasilus), 1 South Nevada Avenue, Colorado Springs, Colorado 80903; owners of property at 3439 West Lake Boulevard**

#### **Summary of key points:**

- Requesting an Area Variance for stream setback and requesting a Single-Stage Site Plan approval for construction of a new single-family residence.
- Proposed development is within 34.9 feet of stream when 100-foot setback is required.
- The parcel is currently undeveloped with many large mature trees throughout the area.
- Current site plan identifies a lot coverage of 24.8% (maximum lot coverage is 25%).
- The applicant and neighboring property will be restoring the shared stream corridor as part of the project.

#### **Environmental concerns:**

- The watercourse is identified as a NYSDEC Class C stream.
- Site plan notes that 60,000 ft<sup>2</sup> of the total 71,700 ft<sup>2</sup> lot are planned to be disturbed (84%).
- A large portion of the lot coverage is traditional asphalt driveway (7,496 ft<sup>2</sup>) and hardscaping (1,860 ft<sup>2</sup>).
- Several mature trees will be removed during the development of the property.

#### **Recommendation:**

- In general, the ECB encourages the Planning Board and Town to adhere to the watercourse setbacks provided in the Town code.
- Although the stream is identified as a NYSDEC Class C stream, its current condition is less than ideal having been channelized with a vertical block wall and with little vegetation. The planned stream corridor restoration/rehabilitation is appreciated. The applicant should verify the classification of the watercourse prior to restoration to comply with NYS/USACE (if they have not done so yet).

- The applicant's use of various infiltration systems at the site is also appreciated and shows an awareness of the property's sensitive nature due to its proximity to the lake. However, the installation of large traditionally paved and hardscaped areas seems to offset some of the net gains for water infiltration. The use of permeable pavers in these areas may enhance the overall infiltration system being designed for the property.
- The neighboring property to the south may also be developing their respective lot within the same 100-foot setback of the stream. Timing of the projects and joint restoration of the stream corridor should be considered to minimize impact to the waterways involved.
- When possible, the ECB encourages applicants to retain mature high value trees on their properties. Although several mature trees will be removed for this project, the provided landscape plan is a good start to reestablishing the lost vegetation.

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**CPN-21-029**

**Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424; representing L & J Lakehouse LLC (Jerry and Lori Reinhart), 9 Valle Drive, Batavia, N.Y. 14020; owners of property at 3443 West Lake Boulevard**

**Summary of key points:**

- Requesting an Area Variance for stream setback and requesting a Single-Stage Site Plan approval for construction of a new single-family residence.
- Proposed development is within 19.2 feet of stream when 100-foot setback is required.
- The parcel is currently undeveloped with several large mature trees throughout the area.
- The applicant and neighboring property will be restoring the shared stream corridor as part of the project.

**Environmental concerns:**

- The watercourse is identified as a NYSDEC Class C stream.
- Several mature trees will be removed during the development of the property.

**Recommendation:**

- In general, the ECB encourages the Planning Board and Town to adhere to the watercourse setbacks provided in the Town code.
- Although the stream is identified as a NYSDEC Class C stream, its current condition is less than ideal having been channelized with a vertical block wall and with little vegetation. The planned stream corridor restoration/rehabilitation is appreciated. The applicant should verify the classification of the watercourse prior to restoration to comply with NYS/USACE (if they have not done so yet).
- The applicant's use of various infiltration systems at the site is also appreciated and shows an awareness of the property's sensitive nature due to its proximity to the lake.