

- 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.

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.

- The neighboring property to the north 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.

CPN-21-030

Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; and ATL Contractors, c/o Angelo Licciardello, 8242 East Bluff Drive, Penn Yan, N.Y. 14527; representing Thomas Sawyer, 5935 Knapp Road, Canandaigua, N.Y. 14424; owner of property at 5351 Emerson Road.

Summary of key points:

- Requesting a Special Use Permit and a Single-Stage Site Plan approval for construction of a new commercial structure (a new motor vehicle service business).
- Site is currently old successional field.
- Eastern portion of the property contains a large existing drainage swale.
- SEQR identified the site as being in or adjacent to an area designated as sensitive for archaeological sites on the NY SHPO site inventory.
- SEQR identified the site as containing regulated wetlands or waterbodies.
- Site located near the Auburn Trail extension.

Environmental concerns:

- Mitigation of storm water runoff from proposed structure. Project includes a large amount of paved area to support proposed automobile service station. Such facilities can contribute to non-point source pollution; as rainfall or snowmelt, moving over and through the ground, picks up and carries natural and human-made pollutants. Despite SEQR statement storm water from site will ultimately flow off-site through the existing draining swale on-site.
- Per zoning law determination, a landscape plan has not been provided with the application. The current site plan does identify the type of screening that will be employed along Emerson Road.