

Date: Nov. 1, 2018

Address: 5020 Wyffels Road

Tax Map #: 112.02-1-72.000

Application #: CPN-18-073 Requesting an Area Variance for construction of a 2,300-square-foot two-story garage in the side yard and near a stream

In accordance with Town of Canandaigua Town Code, Chapter 18, the Town of Canandaigua Environmental Conservation Board met on 11-1-18 to review and provide comment relative to a site plan review application for a setback variance and site plan approval. Review was based on:

- ⤴ Application materials on file as of 11-1-18
- ⤴ Property photos on file with Town Assessor and from site visit
- ⤴ Ontario County On-Cor maps
- ⤴ Maps in 2018 Town of Canandaigua Open Space Plan
- ⤴ Town policies and environmental feature maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board – see attached check list

Comments:

1. The proposed addition of a 48 x 48 garage in the side yard, plus 3,600 square feet of additional paved driveway in the side and front yard will have a significant visual effect upon the immediate neighborhood. The property already has an attached garage with apartment above (822 square feet) and a detached garage of 336 square feet. The main house has 2,655 sq. ft. of living space. The proposed garage will add roughly 3,072 square feet, with 4 bays of storage at the first floor plus 1,536 square feet of second floor space above and 768 sq. ft. of covered open space in front. This substantial increase in the floor area and site coverage will be particularly conspicuous because of its location in the side and front yards. The new driveway area will span an existing drainage swale and will require the removal of trees on both sides of the swale, extending into the wooded area at the top of the swale.
2. No provisions are made to address the proposed increase in site coverage and the additional runoff associated with the 5,904 square feet of additional impervious surfaces.

Motion: ECB is concerned with the the proposed building and pavement due to their size and apparent inconsistency with neighboring properties, and to their particularly conspicuous appearance, clearly visible from the street and the neighboring property to the north. The footprint of the new building and pavement amount to over 5,900 square feet of additional site coverage, and require elimination of multiple mature trees and containment of an existing drainage swale. ECB recommends that the Planning Board work with the applicant on options for reducing the size of the project, relocating it within the site to be less prominent in appearance, and directing resulting runoff back into the ground through rain gardens or other means, while avoiding the steep sloped sections of the site and maintaining the required distance from the stream.



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<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Comprehensive Plan Policies	8-2011 Comprehensive Plan Update	
	Environmental	
	Goal 1. Ensure the protection of the Town's natural resources	Stream setback is 100'
	Goal 2. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.	
	Cultural and historic resources	
	Goal 3. Preserve the history of Town of Canandaigua and support the protection of significant historic properties	NA
	Goal 4. Promote awareness of the influences of our cultural heritage on the evolution of the Town and the greater Canandaigua area.	NA
	Open Space and Scenic Resources	
	Goal 5 - Conserve and maintain the land that provides critical open space and scenic resources as identified in the Prioritizing Farmland and Scenic Views report.	NA
	Goal 6 - Create a network of linkages for wildlife habitat, storm water management, scenic views and active recreational trails.	NA
	Goal 7 - Limit the expansion of sewer and water services to only those areas of the Town where increased growth and development is most appropriate.	NA