

Date: Nov. 1, 2018

Address: 6080 Yerkes Road

Tax Map #: 55.00-1-35.500

Application #: CPN-18-071 Requesting an Area Variance for placement of an 8-foot x 16-foot Woodtex shed within 100 feet of 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 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

Findings:

1. The parcel lies within the Padelford Brook Greenway and the Strategic Farmland Protection Area, and a Class C stream runs through the parcel, draining through a wetland on the northern part of the parcel and on to a stream flowing north into Farmington. Because of the proximity of the proposed shed to the stream, the project merits special attention to ensure that the construction of that shed does not compromise the stream or wetland function or encourage erosion of the stream bank.
2. The site has a level area adjacent to the road, with a driveway and garage access (photos 1 and 2). The house and lawn are sited at a lower level, a few steps down from the driveway and garage level.
3. The proposed shed is located outside of the required 100 foot wetland buffer, but lies within 63 feet of the required stream buffer. The proposed site is within the cleared lawn area to the west of the house (photo 3). The lawn area slopes downward toward the wetlands to the north, and slopes uphill to the west before dropping down to the steep stream bank.
4. The Town's June 2018 Open Space Master Plan notes the importance of well functioning streams and riparian corridors (p. 21):

Streams and the land adjoining them – called “riparian corridors” – are significant landscape features in the Town and support diverse plant and wildlife species. The natural vegetation along streams provides food and shelter for many species and serve as critical corridors for wildlife movement. In addition, vegetation within riparian corridors helps to stabilize stream banks, filter pollutants, recharge groundwater and store flood waters.

5. While the stream near the project site is not within the Canandaigua Lake watershed, it does contribute to the health of the Deep Emergent Marsh on the northern part of this site and the adjacent parcels. The Open Space Master Plan notes the importance of this particular wetland at page 11:

A total of 111 acres of Deep Emergent Marsh community are located in the Town. In addition, a 107-acre wetland north of Yerkes Road has characteristics of both Deep Emergent Marsh and Sliver Maple-Ash Swamp. Many of these areas are wetlands regulated by the NYS Department of Environmental Conservation (NYS DEC), which classifies them based on their ecological value from Class 1 (most important) to

Class 4. The best example of this community in the Town is found along Beaver Creek northeast of the intersection of New Michigan and Yerkes Roads. Classified by the NYS Department of Environmental Conservation as CG-10, Class 2 this wetland (NYS Wetland CG-10) is considered ecologically important and is subject to more stringent standards than other wetlands. ...

Comments:

1. The ECB considers the comments and recommendations concerning streams in the Town's Open Space Master Plan to be particularly important in preserving the Town's natural resources.
2. The proposed location of the shed is within the 100 foot stream buffer, but does not slope to the stream, but rather to the wetland itself. The stream buffer is appropriately allowed to remain in a natural state with trees and shrubs along the portion sloping toward the stream.
3. As long as the shed is sited within the lawn area and does not include the clearing of any natural vegetation within the stream buffer, it appears that the addition of the shed will not negatively affect the stream.
4. The addition of a 128 square foot shed with an impervious roof will have a modest effect of reducing the pervious surface area of the lawn and increasing the surface runoff into the wetland. The slope of the lawn area down to the wetland is sufficiently steep as to merit provisions to avoid erosion of topsoil from the shed roof's drainage. Addition of gutters/downspouts and runoff dispersement provisions such as a rain garden or an infiltration basin are recommended for protection of the wetland.

Motion: As a general rule, the ECB endorses a strict adherence to the Town's 100 foot stream setback requirement, and notes the value of protecting our streams and wetlands for their value to water quality, wildlife habitat and diverse plant species. In this case the presence of the Town's "best example" of a Deep Emergent Swamp on and adjacent to the northern part of the parcel make the protection of the stream and wetland particularly important. The 100 foot setback from the wetland delineation line should be maintained without fail. Because of the change of slope within the 100 foot stream setback and the existing natural cover within the portion sloping to the stream, it appears that the construction of the shed in the proposed location within the current lawn area will have no negative effect on the stream. ECB recommends measures to ensure that the roof drainage from the shed is controlled to eliminate erosion and to direct runoff from the roof into infiltration structures. ECB also recommends a stipulation that the shed be located within the currently cleared lawn area, requiring no further clearing.



1. 6080 Yerkes Rd. - looking N. to house and garage



2. Looking west along Yerkes Rd.



3. Looking N to shed site

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Ecological Communities	2018 Open Space Plan - Map 1, p. 9	Hemlock-Northern Hardwood Forest and Deep Emergent March
Regulated Resources	2018 Open Space Plan - Map 3, p. 19	NA
Streams, Ponds, Watersheds	2018 Open Space Plan - Map 5, p. 23	Class C Stream on the property – drains north
Steep Slopes	2018 Open Space Plan - Map 6, p. 27	NA
Strategic Farmland Protection Area	2018 Open Space Plan - Map 7 p. 29	Site is within SFPA and Padelford Brook Greenway
Public and Protected Land	2018 Open Space Plan - Map 8 p. 30	NA
Scenic Views	2018 Open Space Plan - Map 9, p. 34	Site is within 1 half-mile radius of a scenic view of farmland off New Michigan Road
Land Visible From Canandaigua Lake	2018 Open Space Plan - Map 10, p. 35	NA
Elevation	2018 Open Space Plan - Map 11, p. 36	NA
Historic Sites	2018 Open Space Plan - Map 12, p. 38	Historic school building at corner of Yerkes and New Michigan Rd.
Forest Strategic Protection Area	2018 Open Space Plan - Map 13, p. 40	NA
Parcel Rating Map – Lands of Conservation Value	2018 Open Space Plan - Map 14, p. 43	Not rated

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Agricultural Lands	12-2016 Agricultural Enhancement Plan	
	Agricultural Soil Suitability Map 1 (p. 15)	
	Agricultural Soils Rating Map 8 (p. 55)	
	Natural Resources Rating Map 9 (p. 57)	
	Development Pressure Map 10 (p. 59)	
	Protected Land Rating Map 11 (p. 61)	
	Strategic Farmland Protection Area Map 7 (p. 53)	Within SFPA
PDR/ Conservation Easements	12-2016 Ag Plan, Map 11 (p. 61)	Site is across Yerkes Road from Brock Acres PDR
Padelford Greenway	2015, Addendum to 2011 Comprehensive Plan Ag. Plan Map 7 (p. 53)	Within Padelford Brook Greenway
Parks, Recreation and Trails	2018 Parks and Recreation Master Plan Update Trails map p. 84	NA

<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	See comment below on streams
	Goal 2. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.	NA
	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
<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
	8-2018 Open Space Master Plan	
Strategy 3: Conserve Open Space Through Land Use Regulations	A. Maintain and enforce existing regulations that manage development, as part of site plan review, along steep slopes, streams, and Canandaigua Lake.	This project lies within 100 feet of a Class C stream corridor, and merits special attention to ensure conservation of the stream banks and stream function.
	B. Review and strengthen stream corridor and lakeshore protection regulation. Consider expanding stream corridor buffer to 150' from 100' feet from streams.	

