

No changes proposed for existing septic system or other utilities

**Environmental concerns:**

Construction on a steep slope including an extended switchback drive.

12 trees to be removed.

A paved sloped driveway is proposed for access to a garage at ground level, below the main living space.

**Recommendation:** ECB recommends strict adherence to Town’s steep slope and drainage regulations during construction, and suggests that a landscape plan be submitted confirming that new trees will be planted in an equivalent number and eventual mature size to those lost due to the project. ECB also suggests the applicant consider using permeable pavement for the proposed driveway.

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**CPN-20-066**

**Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing William Metrose, 425 Garnsey Road, Fairport, N.Y. 14450; owner of property at 5100 and 5150 Bristol Road**

TM #83.00-1-7.150

TM #83.00-1-8.000

Requesting Preliminary 10-Lot Conservation Subdivision approval.

**Summary of key points:**

Request is for preliminary subdivision approval for 11-lot subdivision of 2 parcels totaling 7.1 acres, under Conservation Subdivision process. Ten home sites and one open space parcel are proposed.

Site is open land for the first 20%, then hardwood forest. All but the 3.3-acre open space parcel would be cleared for development.

The combined parcels are *c.* 175' x *c.* 1,200', plus a narrow finger extending from the north end to the east, across the back of the adjacent Hammocks apartment complex.

Proposal is to create a cul-de-sac drive with six parcels at 9,000 square feet (.2 acres), three parcels at 13,000 to 15,000 square feet (.3 to .35 acres), one parcel at *c.* 23,500 square feet (.54 acres) and one open space parcel of *c.* 144,000 square feet (3.3 acres).

Ownership and maintenance of open space parcel are still under discussion.

A landscaped evergreen buffer is proposed between the home sites and the Hammocks.

A gravel/dirt trail is proposed along the landscape buffer and through the woods, extending to the east to the east end of the Hammocks property, with a possible future connection to other private parcels in the Arsenal Hill area.

**Environmental concerns:**

Development would result in loss of about half of the forest cover on the site; this would be partially offset by permanent protection of the remaining wooded lands, though ownership and management details remain to be resolved. Since Lots 8 through 10 are larger than the others and the land is relatively flat, there may be some potential for the larger existing trees to be retained as yard trees on these lots.

Offer to create a recreation trail with potential links to other wooded sites to the east could provide a significant amenity to the public, or at least to those property owners permitted to use it.

The uncertainty concerning the ownership of Parcel 11, the wooded lands to be conserved raises several questions:

Who will be responsible for maintenance?

Who will have access to the trail through this parcel?

Will there be a homeowners association of the 10 owners within this subdivision?

Is there potential for a cooperative agreement with the owners of The Hammocks to allow its residents access to the trail and/or woods?

**Recommendation:** ECB recommends that the applicant inventory any large trees in Lots 8, 9 and 10 for protection and continued life as yard trees if possible.

ECB commends the applicant for his offer to conserve a significant part of the site's woods and to work with the local municipalities on a potential addition to the trail network, and suggests that the matters of ownership, management and use of the conservation parcel and trail be resolved prior to final approval.

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**CPN-20-067**

**Rocco Venezia, c/o DAGR Group LLC, c/o David Warner, 5820 Goodale Road, Canandaigua, N.Y. 14424; owner of property at 0000 County Road 16**

TM #97.01-1-6.121

Requesting Sketch Plan review for a possible Conservation Subdivision.

**Summary of key points:**

This is the latest in a long series of conceptual subdivision layouts with a combination of single-family homes and conservation lands for this site.

In this proposal the 44-acre site is subdivided on a north-south line with about 60% at the west end of the site to be annexed to an adjacent parcel with access from Lake Breeze Way (Fox Ridge). The remaining 40% is divided into seven lots of between 1.4 and 2 acres each, and an eighth lot of c. 4.9 acres to be designated as conservation lands. The conservation parcel is made up of narrow perimeter buffers and lands separating the three driveways serving the seven proposed homes.

The home parcels comply with the Town's lot size requirements, but not with its lot width requirement of 125 feet. The lots are roughly pie shaped, all coming off a single cul-de-sac.

**Environmental concerns:**