

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.

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:

The portion of the site with significant conservation value is the west end of the parcel, which contains mature woods and steep slopes. The sketch plan provides no indication of the future use of this area. In past consideration of earlier sketch plans, the ECB has encouraged the applicant to set aside this section of the site for protection as conservation land.

Any future use of the *c.* 60% of the site which will be annexed to the Lake Breeze Way lot will require access through the steep slope and wooded part of the site. This is an undesirable outcome; it would be much preferable in the long term to provide a means for access to this rear land as part of the current subdivision plan.

The proposed conservation land parcel of 4.9 acres has little or no conservation value either based on its natural resources or its configuration. The conservation subdivision provisions of Town Law are intended to allow flexibility in site planning in exchange for protection of the most significant natural resources on a development parcel. This plan falls woefully short in this respect, and represents a serious step backwards from the earlier sketch plans as far as land conservation is concerned.

Recommendation: ECB recommends that the applicant revise and resubmit a sketch plan in which the steep slopes and mature wooded areas at the west end of the parcel will be protected as conservation lands. As we have suggested before, the proposed narrow buffer strips at the site perimeter and between developed yards are not suitable locations to be designated for conservation lands either in terms of parcel shape or land characteristics. We would consider the 7-lot subdivision plan with annexation of the remainder to the Lake Breeze Way parcel to be a reasonable approach even without the 4.9 acres of designated conservation land as long as the proposal included the designation of the steep slope and mature wooded area as permanent conservation lands, as proposed in several of the earlier sketch plans.