

Memo

To: Town of Canandaigua Town Board

From: Environmental Conservation Board Members

cc: Town Manager, Town Planner, Zoning Officers

Date: 11/18/2023

Re: German Brothers Incentive Zoning

Overview:

The members of the Environmental Conservation Board have reviewed the Incentive Zoning request submitted by German Brothers Marina (CPN-23-060) and wish to share the following comments and recommendations to the Town Board.

The ECB is not opposed to this Incentive Zoning request if German Brothers Marina partners with the Town of Canandaigua in promoting, fostering, and exemplifying the way to build and maintain lakeside development that is beneficial to lake health and lakeside habitats. Educational outreach, one of the ECB's main missions, is incorporated into a variety of the proposed amenities. The ECB has identified several key amenities that they feel should be included in the incentives proposal.

ECB Proposed Amenities:

- German Brothers Marine to create and maintain public facilities that allow safely draining water from bilge areas, live bait containers, live wells, ballast, and other water from their watercraft before or after lake usage, allow for decontamination of watercraft, and have on-site Local Boat Stewards to provide free boat inspections for invasive species and provide education on the importance of cleaning, draining, and drying watercraft. Signage to educate boaters on why this aspect of lake health is needed.
 - **Benefits to Town and/or Applicant:** Educational outreach to lake visitors, preserving lake health/ecology by preventing invasive species
- German Brothers Marina would provide financial sponsorship of real time lake water monitoring in the marina lake area. The monitoring should include several factors such as petroleum products and/or other standard marina contaminants as well as algae, turbidity, and other lake water health indicators. (The Planning Board recently had a presentation on such a service.)
 - **Benefits to Town and/or Applicant:** Preservation of lake health by addressing spills, leaks, and other contaminants in a real time manner
- All proposed buildings to be built by German Brothers Marina in the Incentive Zoning area must use the highest levels of sustainability including but not limited to low water consumption, energy efficiency, sustainable building materials, indoor environmental quality, EV charging stations/bicycle facilities, be well integrated into the surrounding ecosystem, and take steps to preserve local wildlife and biodiversity (Dark Sky Compliance, Bird Safe Patterned Glass, etc.) Geothermal heating is a possibility and LEED certification strongly recommended. Green roofs or roof-mounted solar panels are also possibilities that could be included in the design of this site.

- **Benefits to Town and/or Applicant:** Lower carbon footprint and environmental impact, eco-friendly appeal to tourists/employees/residents, outreach/education opportunity
- While the ECB recognizes that pervious pavement is considered lot coverage per Town of Canandaigua Code, the ECB recommends the installation of pervious pavement by German Brothers Marina in this project instead of conventional asphalt or concrete for the substantial sidewalk and parking lot areas that have been proposed as part of this project. This should be incorporated into the storm water mitigation plans that will be required for this project.
 - **Benefits to Town and/or Applicant:** Better infiltration/less storm water runoff, storm water mitigation, outreach/education opportunity
- All landscaping (trees and shrubs) and garden plants (herbaceous plants) used on the German Brothers Marina project site will be NYS native species. No mowed lawn areas. Rain gardens, pollinator gardens, and/or other natural display areas of native species to be installed with educational signage about native species, rain gardens, pollinator gardens, etc. throughout site.
 - **Benefits to Town and/or Applicant:** Wildlife habitat and biodiversity incorporated into the site, no lawn care products to flow into the lake, storm water mitigation, tremendous visitor appeal in natural-scaped areas that attract desirable fauna (birds, butterflies, etc.), low water requirements once established, no fertilizers and pesticides required that can flow into the lake, high outreach/education opportunity.
 - “30x30” NYS legislation (A.5390B/S.6191A) sets a goal to support and contribute to national efforts to conserve at least 30 percent of U.S. land and water by 2030. While the German Brothers Marina project area had already been developed, this amenity is in keeping with the spirit of that legislation. Read more here: <https://www.governor.ny.gov/news/governor-hochul-signs-legislation-conserve-30-percent-land-and-water-2030>

The ECB asks that these incentives remain in place as long as the proposed Incentive Zoning project remains in place.

Conclusion:

The amenities asked for by the ECB will benefit the applicant as well as the Town as they are fostering lake health and habitats upon which the applicant’s livelihood depends plus these amenities will also improve shoreline appeal for residents and tourists alike. The ECB feels that these amenities are minor compared to the benefits that the applicants are seeking to receive.

Thank you for your consideration,

2023 Environmental Conservation Board

Kim Burkard, Chairperson

Justin Damann

Edith Davey

Gary Kochersberger

Eric Obenauer

Pat Venezia