

ning Board and ZBA request a redesign of the addition to maintain a setback from the lake that is no smaller than the existing, and that avoids construction within the drip line of the cottonwood tree.

ECB also requests that the landscape plan be modified to reflect the final building plan, that the existing conditions site plan be modified to reflect all existing trees to be removed and to indicate the drip line of the cottonwood, and that the final site plans include additional information on roof drainage.

ECB suggests that landscape plan indicate that all trees to be removed will be replaced with others that will grow to a similar mature size.

CPN-20-063

Scott A. Harter, P.E., Professional Engineering Group, 7171 Pittsford–Victor Road, Victor, N.Y. 14564; representing Harold L. Bobry, 16 Britton Woods Drive, Rochester, N.Y. 14618; owner of property at 4789 County Road 16

TM #140.14-1-16.100

Requesting Single-Stage Site Plan approval for development within the Residential Lake District (a 16 x 12 home addition)

Summary of key points:

Request is for small addition to existing home, extending kitchen into existing patio area.

No net increase to building coverage is proposed, just a swap of patio space for interior space.

No change to septic system or other site features

Environmental concerns:

Leaching chambers for septic system are on lake side of the structure

Recommendation: ECB sees no particular environmental issues with this proposal, other than to require confirmation by the watershed inspector that the septic system is acceptable

CPN-20-064

William J. Grove, P.E., Grove Engineering, 8677 State Route 53, Naples, N.Y. 14512; representing Amy Tait, 444 Socorro Court, Reno, Nevada 89511; owner of property at 5279 Black Point Drive

TM #154.04-1-6.000

Requesting Single-Stage Site Plan approval for development within the Residential Lake District.

Summary of key points:

Request is to replace existing small cottage on steep lakefront parcel.

Existing cottage is c. 650', proposed cottage is c. 800'.

No variances are requested. Existing non-conformities are two single-family homes on a single parcel and a cottage sized below the Town's required 1,100-square-foot minimum.

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.

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: