

- Concrete path from the house to the lakefront will maintain the same square footage as the existing path.
- Proposed lakeside patio addition.

The lot coverage will decrease by approximately 900 square feet. The building coverage will decrease by approximately 250 square feet.

Ms. Hooker said that this is one of the most heavily developed sites in the area already, at almost 50 percent lot coverage. She asked about measures for reabsorption of runoff into the groundwater rather than draining directly into the lake. Mr. Ritts said that in terms of provisions being made for reabsorption of runoff, the applicant states that “all water will be maintained on site to infiltrate, matching current conditions” He said that the applicant is removing sections of concrete and is proposing turf grass in its place. Other than splash blocks on the southern side of the house, these are the only proposed stormwater management provisions.

Mr. Ritts said that erosion control measures will be used around the limits of disturbance during construction, that onsite stormwater infiltration will match the existing stormwater conditions, and that seven trees and other plantings will be installed along the shoreline.

ECB Comments: The ECB recommends the use of pervious (porous) pavers where possible and appreciates the removal of concrete for the reduction in lot coverage. The ECB also appreciates the attention to the Shoreline Development Guidelines by the planting of seven trees on the property and encourages the applicant to install as much stormwater infiltration measures as possible to reduce the amount of flow directly into Canandaigua Lake.

CPN-19-092 **Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Barbara Michaels, 338 Avalon Drive, Rochester, N.Y. 14618, owner of property at 3615 County Road 16**
TM #98.17-1-33.000
Requesting a Single-Stage Site Plan approval to construct a 20-foot x 22-foot garage addition.

Mr. Ritts presented this application.

Ms. Hooker said that this structure is in the Ontario County right of way and that the proposed garage will expand upon that encroachment. She said that entering and exiting onto County Road 16 will require backing a vehicle in one direction—potentially a hazardous situation, especially close to the intersection of County Road 16 and Butler Road.

She also questioned the expansion of an existing nonconforming structure on an extremely small parcel without adequate space for safe vehicular entry and exiting onto the

road. Ms. Hooker said that this seems like a clear case of overbuilding on an undersized lakefront lot already, and that adding to the structure seems unwise. She also noted that there is minimal space to take adequate measures for mitigating additional runoff.

Mr. Ritts said that the applicant proposes no expansions of the preexisting nonconformities. He said that there are two preexisting nonconformities on this parcel:

1. The preexisting nonconformity for lot coverage (47.4 percent when the maximum allowed is 40 percent) is remaining the same. Therefore, an Area Variance is not required.
2. The preexisting nonconformity for a front-yard setback of 0 feet is not being expanded. The building footprint is expanding along the Ontario County right of way but this is not considered an expansion of a preexisting nonconformity because the building is not expanding further into the right of way. Therefore, an Area Variance is not required.

Ms. Hooker said that a number of the lots along the lakefront in this short stretch of County Road 16 pre-date the Town zoning regulations as nonconforming uses. She said that she considered it reasonable to allow owners to maintain existing structures on these lots but not to allow or encourage expansion of their size. She said that a garage addition on this lot would be a significant expansion upon such a small lot.

It was noted that there is no additional land associated with this parcel on the west side of County Road 16 that could be used for parking.

Ms. Marthaller said that the applicant will have to work closely with the Ontario County Department of Public Works for approval for the construction within the County right of way.

Mr. Ritts said that an existing shed on the property will be razed.

ECB Comments: The ECB recommends consideration of measures for the safety of motorists entering and leaving the garage, for the mitigation of additional stormwater runoff that would be created by the garage addition, and for compliance with the Shoreline Development Guidelines.

i. OLD BUSINESS

1. ECB Pages for Town Newsletter: December 2019 and January 2020:

There will be no issue of the Town Newsletter in December. The article to be provided by Ms. Hooker on the topic of waterfowl in the Canandaigua area will be submitted for the January 2020 issue.