

**ECB Comments:** Installation of rip rap complies with the Shoreline Development Guidelines of the Town. The applicant's proposals for shoreline erosion mitigation measures and plantings are appropriate for the type of erosion which could occur in and along the stream bed. The ECB suggests that the Planning Board determine if any of this work would occur off the property and would encroach upon an adjacent parcel. If so, an easement or a mutual agreement with the adjacent property owner may be required.

**CPN-090-17**      **William J. Grove, P.E., Grove Engineering, 8677 State Route 53, Naples, N.Y. 14512, representing Division Street LLC, 224 Mill Street, Rochester, N.Y. 14614, owner of property at 4923 County Road 16**  
TM #154.06-1-2.100  
Single-Stage Site Plan approval for shoreline stabilization:  
Removal of existing breakwall and installation of Armor Stone rip-rap.

Mr. Cooper presented this application. He explained that the applicant was in the process of removing and replacing an existing breakwall without a permit. He said that the Town stopped the work and notified the applicant of the requirement to obtain a site plan from the Planning Board and a subsequent permit from the Development Office.

Mr. Cooper said that the Development Office staff worked with the applicant to encourage the installation of a 15-foot-wide rip-rap wall with native plants between the stones, rather than a traditional concrete breakwall, along the property's lake frontage. This revised treatment is consistent with the Town's Shoreline Development Guidelines which encourage irregular surfaces and native plantings and which discourage the use of flat-surfaced concrete breakwalls along the shoreline.

**ECB Comments:** The ECB recommends that the Planning Board request additional detail on the number and location of the native species of plantings to be installed on the property to ensure compliance with the Town's Shoreline Development Guidelines related to landscaping.

**CPN-091-17**      **James L. Garrett Company Inc., 37 Allen's Creek Road, Rochester, N.Y. 14618, representing Edwin and Margaret Jefferies, 11 Sunset Boulevard, Pittsford, N.Y. 14534, owners of property at 3754 County Road 16**  
TM #113.09-1-2.000  
Area Variance application to the Zoning Board of Appeals for a height variance of the residence and Single-Stage Site Plan application to the Planning Board for additions to the front and rear single-family residence at 3754 County Road 16 (if the height variance is granted)