

Ms. Marthaller said that this site would be a good location for alternate stormwater management initiatives (swales, natural flow, etc.), which are now being discussed at the State level as alternatives to stormwater management ponds.

Ms. Davey discussed the importance of retaining stormwater by absorption on the site to avoid untreated runoff flowing into Sucker Brook and eventually into Canandaigua Lake. The ECB comments of the September 5, 2019, application were included in the agenda for the meeting this afternoon, as follows:

**ECB Comments, September 5, 2019:** The blueline stream buffer must be 100 feet, per the Town Code. The ECB notes that the Open Space Master Plan suggests a 150-foot buffer around a blueline stream and requests that the applicant consider this dimension. The ECB also suggests that the Planning Review discuss with the applicant the maintenance and administration of the stormwater management facilities and the open space which may become the responsibility of a homeowners' association.

**ECB Comments, December 5, 2019:** The ECB repeats its comment that the Open Space Master plan suggests a 150-foot buffer around a blueline stream and requests that the applicant consider this dimension. Stormwater treatment (water quality and quantity measures) to slow runoff should be incorporated into the site design and grading plan to mitigate runoff into Sucker Brook and eventually into Canandaigua Lake. The ECB also suggests consideration of extending sidewalks or a trail from the developed portion of the parcel to Miller Park and/or to State Route 21 to provide linkages with the City's sidewalk system and with future developments.

The ECB also recommends that the developer consider managing the proposed conservation lands in cooperation with the Miller Park grassland area, to add to the concentration of bird-friendly grassland. This means maintaining grass cover, with limited mowing only in the fall. Miller Park—even after its two summer seasons—has been very successful in providing beneficial habitat for grassland birds, and a greater concentration of similar grasslands would be advantageous from a natural resource perspective.

**CPN-19-091**

**Hanlon Architects, 6605 Pittsford–Palmyra Road, Suite W5, Fairport, N.Y. 14450; and Gary and Laura Haseley, 19669 Beach Road, Unit A, Jupiter, Florida 33469; representing Dan Gabriel, owner of property at 3310 Fallbrook Park**  
TM #98.11-1-5.100

Requesting an Area Variance for the installation of a hot tub (spa) in the rear yard; and requesting a Single-Stage Site Plan approval for the renovation of an existing home: removal of an existing deck, small garage addition, screen porch addition, and patio area.

Mr. Ritts presented this application.

He said that this home is the fifth dwelling east of the Fallbrook Park stream crossing.

The existing lot coverage (preexisting nonconformity) is at 52.8 percent when the maximum allowed by Town Code is 30 percent. The proposed lot coverage is 43.9 percent. Mr. Ritts cited the section of the Town Code that “changes to preexisting nonconformities that reduce the degree of nonconformance shall be allowed” and, therefore, that no Area Variance is needed.

The existing building coverage (preexisting nonconformity) is at 28.7 percent when the maximum allowed by Town Code is 20 percent. The proposed building coverage is 27.3 percent. Mr. Ritts cited the same section of the Town Code that changes to preexisting nonconformities that reduce the degree of nonconformance shall be allowed.

Ms. Hooker said that it is difficult to discern how the lot coverage and building coverage are being reduced. Mr. Ritts said that an area of concrete is being removed and will reduce the lot coverage percentage.

*Note:* Following the meeting, Mr. Ritts provided the following additional calculations of lot coverage and building coverage:

Items to be removed:

- Concrete front yard path is to be redone. The proposed path to be in the same location but is to be widened slightly on the driveway and front door portion.
- Front yard asphalt to be completely removed and replaced with grass.
- Rear/side yard deck to be completely removed.
- Concrete path from the house to the lakefront to be redone. Proposed path is keeping the same square footage as the existing path but is being straightened out slightly.
- Lakeside concrete patio is to be removed and replaced with grass/ plantings.

Items to be added:

- Concrete front yard path to be widened slightly on the driveway and front door portion.
- Proposed garage addition.
- Proposed screened porch addition.
- Proposed patio/hot tub addition.

- 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