

Ms. Foreman asked if the applicant's proposal is worse than the current situation.

Mr. Damann said that the applicant's proposal for new construction provides the Town with an opportunity to reduce the percentage of impervious surface on this site.

Mr. Cooper said that the applicant proposes to remove a brick patio near the lakefront and would remove two non-conforming structures that are both on and off the property.

It was recommended that rain gardens be considered for stormwater runoff improvement instead of dry wells as shown on the plans. Ms. Davey suggested that the applicant refer to a standard reference work regarding the installation of rain gardens.

**ECB Comments (CPN-042-17, Area Variances):** The ECB recommends that the Zoning Board of Appeals review the Area Variance applications with the objective to reduce the percentage of impervious surface on this lot. The ECB has determined that the Fallbrook Park portion of the Town already overburdens the lakefront with the highest density and the largest structures on the smallest lots. The ECB recommends that attention and care be paid to avoiding damage to the existing trees that would remain on the site following construction of the new home. The ECB recommends that the line of disturbance depicted upon the Site Plan be redrawn to exclude the trees that would remain on the site.

**ECB Comments (CPN-047-17, Site Plan):** The ECB recommends the consideration of rain gardens instead of dry wells for the treatment of stormwater runoff.

**CPN-046-17**

**Design Works Architecture (Chuck Smith), 6 North Main Street, Suite 104, Fairport, N.Y. 14450, representing John and Kathy Hoff, 3444 Popular Beach Road, Canandaigua, N.Y. 14424, owners of property at 3444 Popular Beach Road TM #98.15-1-15.100**

Requesting Area Variances and One-Stage Site Plan approval for a second-floor addition over an existing bedroom, porch and garage with extension of an existing entry porch on the main level, and a detached garage of 22 feet x 24 feet. The second-floor addition over the existing footprint falls within the front-yard setback.

**ECB Comments:** None.

**CPN-048-17**

**Venezia Group LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424, representing Rocco Venezia, L.S., 5120 Laura Lane, Canandaigua, N.Y. 14424, owner of property at 0000 Lacrosse Circle TM #97.04-2-9.211**

Requesting a Single-Stage Subdivision approval to create a 20-lot subdivision (Fox Ridge Phase 5B3).

Mr. Cooper explained that the applicant seeks to amend the previously approved Subdivision Plat for Fox Ridge by concentrating the residential homes in a smaller area and by providing a conservation area. He said that the application first requires Revised Preliminary Overall Subdivision approval from the Planning Board, followed by Final Subdivision approval.

He noted that the amended subdivision may reduce the area of impervious surface with smaller lots, shorter roads and less disturbance from installation of sewer and water utilities.

The ECB and Mr. Cooper discussed the comments of Town Engineer Lance Brabant (e-mail dated June 27, 2017) in which Mr. Brabant noted that "... we would need to verify what improvements/amenities were required as part of the original Conservation Subdivision approval, as those would also be required to be provided (sanitary sewer easement, conservation area, landscape buffer, preserving the ridgeline, etc.)."

Mr. Cooper explained that upon approval of the Revised Preliminary Overall Subdivision plat by the Planning Board, the application may not be referred to the ECB again. In consideration of that eventuality, Ms. Marthaller then suggested that the ECB issue its comments now.

**ECB Comments:** The ECB recommends that the Planning Board give consideration to the preservation and protection of the ridgeline and to adequate landscape buffering of the home sites as to be visible and viewed from the lake.

**k. OLD BUSINESS**

- Summer program: "Aquatic Invasive Species Identification and Prevention" presentation:

Thursday, August 10, 2017  
Crouch Hall, Onanda Park (County Road 16)  
6:00 p.m. to 8:00 p.m.

Speakers: Edith Davey (ECB member) and Dr. Bruce Gilman, Finger Lakes Community College and Canandaigua Lake Watershed Association/Finger Lakes Institute Watercraft Steward.

Ms. Marthaller reported that an information flyer about this program has been included in the Town water bills as part of the ECB's educational outreach initiatives. The flyer also includes information on invasive species that threaten the Town.