

There will be discussion later in the agenda about an item that the Ordinance Committee is looking into.

k. Referrals from the Planning Review Committee (PRC) (Ms. Hooker, Mr. Damann)
Referred May 17, 2021

CPN-21-042 Design Works Architecture, 6 North Main Street, Suite 104, Fairport, N.Y. 14450; representing Paul and Lisa Campbell, 131 Douglas Road, Rochester, N.Y. 14610; owners of property at 4681 North Menteth Drive

TM #140.110-01-012.000

Requesting a Single-Stage Site Plan for demolition of an existing residence and new construction of a residence in the same footprint plus a garage addition that includes two bedrooms and a bathroom on the second floor, installation of a new septic system, and relocation of an existing accessory storage structure to a different location on the property.

Report & photos shared by Ms. Hooker.

Summary of key points:

- Application is for site plan review for demolition and replacement of an existing cottage. The new cottage follows the footprint of the existing building, with the addition of a two car garage and new porches along the north and south sides. The building is not in compliance with current setback rules, but is allowed because it does not increase any existing non-conformities.
- Project includes relocation of an existing storage shed to the north along the lakefront. This is covered by the Docks and Moorings law and not under review.
- Increase in lot coverage is 1,790 sq. ft. including the garage addition, new porches and modifications to the shed. Garage addition includes two bedrooms at 2nd floor, increasing the capacity of the home from 3 to 5 bedrooms.
- Both lot coverage and building coverage are below 50% of allowable. The site is over 1 acre, with a limited level area at the lakefront, a steep slope on the west side of the site, and a small flat area near County Road 16, where two new leach fields will be located.
- The garage addition will be in an area which is now a gravel drive and parking area. The remaining driveway is proposed for asphalt paving.
- Existing building was built c. 1900 as a boathouse and accessory structure for the adjacent property to the south, used as the Walterita Hotel in the early 20th century, and possibly later hotel operations. It was converted to single family use by the 1940s. It is

used as a common family property with the property to the south. Owners have given permission for historian documentation of the property prior to demolition.

- One new tree is proposed in the lawn area to the south of the house. The existing bank to the west of the house is heavily wooded.
- Extensive work has been done in the past 2 years to stabilize the shoreline and the bank to the west of the home with wood timber retaining walls.

Environmental concerns:

- The increase of 1,790 square feet in building coverage plus 1,305 in asphalt paving represents a significant increase in impervious surfaces immediately adjacent to the lake, with no measures to address infiltration or slow and reduce runoff directly into the lake.
- ECB appreciates the relocation of the septic system to a site remote from the lakefront.

Additional Comments from the ECB Meeting:

Ms. Hooker noted that the parcel is 1-acre+ in size with a narrow band of level land near the lake and another near the road with a section of steep slope and woods in between. The same family owns the adjacent parcel to the south and uses the two properties in common. She continued on that this property has been reviewed by the ECB in the recent years to stabilize the lake shoreline as well as the steep slope area. The owner wants to move the shed (currently on lake edge) to the north and will be removing a tree to do so. The planned new cottage will have the same footprint as the existing cottage but it will have the addition of two large porches on the north and south sides of the building and a 2-car garage will be added. Existing septic system is within 200' of the lake.

Mr. Simpson noted that moving the septic system is a huge plus for the project. He also noted that there will be a lot of runoff from the driveway and measures must be taken to slow down/mitigate that runoff.

Ms. Hooker noted that in previous work done, a rock-lined swale was created between the two houses. Ms. Hooker also surmised that the intent may be to direct roof drainage and driveway runoff to the swale but drainage matters have not been addressed in the site plan.

Ms. Hooker noted that the proposed cottage tries to maintain the existing character of the cottage from the lake and that there are structural problems with the cottage. The home-owner wanted to repair it but a replacement was a better choice.

Ms. Davey agreed that moving the septic system is a vast improvement over current conditions.

Recommendation:

ECB recommends that the applicant incorporate measures such as bioswales, rain gardens or drywells to encourage infiltration in the event of heavy storms, and that the applicant consider alternatives to asphalt paving such as pervious pavement, to reduce the increase in impervious surfaces.

■ A motion to approve the recommendations was made by MS. DAVEY, seconded by MR. DAMANN. Voice vote carries.

CPN-21-052 Morrell Builders Inc., 1501 Pittsford–Victor Road, Suite 100, Victor, N.Y. 14534; Sidney C. Wilkin, Deborah Springett, Mary Clair Beaver, Daniel P. Murphy, Paul V. Murphy, Brian, J. Murphy, 5 Mullett Drive, Pittsford, N.Y.; owners of property at State Route 21 and Parrish Street Extension

TM #97.02-1-52.100

TM #97.00-2-2.000

Requesting a Subdivision approval of the Pierce Brook Subdivision to subdivide 95.0± acres to create 92 parcels for 92 residential single-family townhomes (development to be in three phases).

Report by Mr. Damann.

Summary of key points:

- Requesting a preliminary subdivision approval (conservation subdivision) of 95± acres of vacant land for 92 residential single-family townhouses. The plan would increase number of units from 80 to 92.
- The project/construction will be separated into three phases.
- The Sketch Plan for the northern portion of the site was reviewed previously (ECB meetings of 9-5-19 and 12-5-19)
- Total acreage of the site has increased from 54 acres to 95+ acres. Approximately 72 acres would be open space.
- The applicant has acquired additional land to the south of the original property. The current property now extends from Bristol Road at the north to Parrish Street Extension at the south.
- The access points to the property are now located on Bristol Road and Parrish Street Extension, allowing vehicular traffic to be split between the two points.
- The redesign focuses on preserving the environmental features of the properties and enhancing its connectivity to Miller Park.
- Reduction of impervious surfaces (64%) from 19 acres to 7 acres.