

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