

Mr. Simpson is holding off discussion on this item until he has the opportunity to talk with Ms. Bonshak and others.

e. Approval of the Minutes—June 3, 2021

■ A motion was made by MS. VENEZIA, seconded by MR. KOCHERSBERGER, that the minutes of the June 3, 2021, meeting be approved.

Motion carried by voice vote.

f. Privilege of the Floor

None.

g. Report of the Development Office

None at this time.

h. Referral from the Town Board

None at this time.

i. Referrals from the Citizens' Implementation Committee (CIC)

None at this time.

j. Referral from the Ordinance Committee

None at this time.

**k. Referrals from the Planning Review Committee (PRC) (Ms. Hooker, Mr. Damann)
*Referred June 14, 2021***

CPN-21-055 **Marathon Engineering, c/o Lucas Bushen, 39 Cascade Drive,
Rochester, N.Y. 14614; representing Stephen M. Bloch, 6 Stony Brook
Road, Westport, Connecticut 06880; owner of property at 5481
Rochester Point Drive
TM #154.06-2-1.200**
Requesting a Single-Stage Site Plan to demolish an existing structure and
construct a new 2,000-square-foot single-family home within the same
building footprint at a higher elevation to remove it from the floodplain.
Other proposed work includes reconfiguration of the driveway and
walkways.

Ms. Hooker reported and shared photos.

Summary of key points:

- Applicant seeks site plan approval to demolish an existing single family home on a small lot and replace it with a new house within the same footprint.
- New home will be raised to a higher elevation for compliance with flood plain regulations.
- A section of the existing home dates to 1885 according to town assessment records, and includes a number of later additions.
- Existing/proposed non-conformities include:
 - Minimum lot size - 12,500 s.f. when 20,000 is required
 - Minimum lot width - 12 ft. when 125 ft. is required
 - Maximum building coverage - 19.9 % when 15% is required
 - Maximum lot coverage - 30.7% when 25% is required
 - Rear setback - 24.4' when 30' is requiredAll non-conformities are maintained or improved by the project.
- Project includes removal of an existing asphalt driveway and replacement with a smaller driveway, resulting in a reduction of lot coverage by 40 feet from 31% to 30.7%.
- Project includes a rain garden to accommodate roof drainage.
- Project entails the removal and replacement of small trees and shrubs within the work area. Larger trees surrounding the parcel will be retained.
- Fill will be brought in for placement in a generously landscaped buffer zone adjacent to the foundation to accommodate the raised first floor level.
- Existing septic system and domestic water system will remain in use.

Environmental concerns:

- No environmental concerns. Despite the fact that this is a small lot, below the Town's minimum size and above the building and lot coverage requirements, the proposed redevelopment adheres to the Town's policy of allowing non-conformities to remain as long as they are not increased. Proposed project conforms with the Town's shoreline guidelines.

Additional Comments from the ECB Meeting:

- Ms. Hooker noted that this is across the creek from Onanda Park and at the end of a dead-end drive, has full view of the Lake, and is a small parcel. The house has sleeping porches in the upper level and there is a lot of glass windows in the lower level. Current property has much landscaping though only small trees.
- Representatives Lucas Bushen or Marathon Engineering and architect Trevor Harrison/HPRT Architects associated with this project are meeting guests.
- Mr. Simpson credited reducing the square footage of the driveway and keeping the house within the same footprint in the plans. He continued by asking the Board if this property should be documented. Ms.

Hooker agreed that the history team and Town Historian are interested in documenting this property and they will be contacting the owner about that. Mr. Harrison offered himself as a contact for historical information about this property as he did much documentation already. Mr. Simpson encourages Mr. Harrison and Mr. HerrGesell to connect about this.

Recommendation:

- No recommendation.

■ A motion to move this project forward with no recommendations from the ECB was made by MS. DAVEY, seconded by MS. VENEZIA. Voice vote carries.

CPN-21-056

**BME Associates, c/o James G. Cretekos, P.E., 10 Lift Bridge Lane East, Fairport, N.Y. 14450; representing Canandaigua Crossings LLC, 415 Park Avenue, Rochester, N.Y. 14607 (Apogee Development LLC); owner of property at 2536 Rochester Road
TM #70.11-01-7.110**

Requesting three Area Variances and a Single-Stage Site Plan approval to construct a new two-story 8,000-square-foot commercial/retail building with supporting site development on 1.6 acres (6,000 square feet of space on the first floor, 2,000 square feet of space on the second floor).

Mr. Kochersberger reported. Photos taken but not shared.

Summary of key points:

- Application is for a new 2-story 8,000 sf (6,000 footprint) commercial building. The building is planned to include 1,500 sf of commercial space, 4,500 sf of retail space, and 2,000 sf for a tasting room. Developer is requesting variances for front and rear setbacks, open space and a reduction in calculated parking space needs.
- Front setback requirement is 150', the proposal shows 57', Rear setback requires 40', 33' is proposed. Minimum open space is 40%, proposed open space will be 32.2% (35.7% if the storm water bioretention areas were included).
- Based on square footage and use, the applicant calculated the required parking spaces to be 78 and is requesting a variance to reduce this number to 74 (includes 4 accessible parking slots).
- This is a small lot (1.6 acres) posing challenges for retention of open space. Original plans for a single story structure with a 150' setback was changed to 2 stories closer to the road to reduce the building footprint and allow driveway and parking in the rear.
- The construction site collects water from the adjacent development and proposed measures to address this include installation of storm