

CPN-20-073

**Hanlon Architects, 1300 University Avenue, Rochester, N.Y. 14607;
representing Marcello and Stacy Battisti, owners of property at 3542
Sandy Beach Drive**

TM #98.15-1-33.000

Requesting a Single-Stage Site Plan approval for a proposed home addition (approximately 658 square feet) on the front of the house.

Variances requested:

Front Setback: 36.16 feet (55 feet is required)

Lot Coverage: 38 % (30% is required, 34% is existing)

Summary of key points:

- Request for a proposed home addition of 658 sq. ft. on the driveway side.
- Front setback variance is requested (36 feet instead of 55 feet).
- Lot coverage variance is requested (38% instead of 30%). Existing condition is 34% lot coverage.
- Adjacent homes to the north and south have roughly similar setbacks from Sandy Beach Drive.
- Site has land on both sides of Sandy Bottom Drive, with a relatively new garage constructed on the rear portion (by a prior owner). The garage is 970 sq. ft., the largest in the neighborhood, and put the parcel over the permitted lot coverage level (presumably a variance was granted then).
- Site has 818 feet of patio space and walkways on lake side, assumed to be impervious, although the material is not identified on the site plans.

Environmental concerns:

- Sandy Bottom Drive and Fallbrook Park have the Town's most dense lakefront development, with small lots originally created for small seasonal cottages. Over the years most of the cottages have been winterized and enlarged or replaced with larger year-round homes. This site is one of the few remaining structures retaining the size, massing and visual character of the original cottages of the 1920s and '30s. However, the proposed addition is reasonably compatible with the character of the existing home.
- The Town's Zoning law does not reflect the small lot sizes of the Fallbrook Park-Sandy Bottom Drive neighborhood, requiring variances when owners wish to follow the ongoing trends toward ever higher lot coverage. Many variances have been granted over the years

suggesting that the Town is not serious about maintaining its site development standards for this neighborhood.

- No provisions to accommodate the additional site drainage on the property are indicated on the site plan.
- No provisions for compliance with the Town's Shoreline Guidelines are included in the application.

Recommendation:

- ECB does not support further expansion of the lot coverage for this site, particularly because one lot coverage variance has already been granted in the recent past and increases in impervious surfaces near the lake add to the long term degradation of lake water quality. We suggest that the applicant modify the proposal to maintain or lower the lot coverage by removal of a portion of the impermeable patio area.
- ECB requests that the application materials be supplemented to address drainage and landscaping.
- ECB also suggests that the Ordinance Committee consider changes to the zoning and/or site development standards to better address the site planning issues related to the Fallbrook Park–Sandy Bottom Drive–Poplar Beach neighborhood (especially front-yard setback and lot coverage), with the intent of creating reasonable town standards that the ZBA is willing and able to consistently uphold.