

The existing development along Mobile Road has an inconsistent development pattern, at odds with the zoning. More long-term planning for the overall parcel seems in order prior to the creation of more non-conforming lots.

Recommendation: ECB recommends denial of the request to waive the conservation subdivision provisions, and completion of long-term planning for the full parcel before additional buildable lots are created.

CPN-20-062

NMS Browncroft, c/o Nunzio Salafia, 2171 Monroe Avenue, Rochester, N.Y. 14618; owner of property at 3411 West Lake Boulevard

TM #98.13-1-7.000

Requesting Single-Stage Site Plan approval for development within the Residential Lake District.

Summary of key points:

Request is for additions to the existing home including north and south wings, an attached garage, and a detached garage; total lot coverage increases from 15.6% to 24.5% (25% is permitted).

Variance is requested for setback from the lake; 60' is required, current setback is 50' and the proposed southeast addition has a setback of c. 41'.

Variance is requested for a south side setback at the new attached garage. 12' is required, 6.51' is proposed.

The large cottonwood tree near SE corner of house has bald eagle nest with a five-year plus history of successful reproduction. The proposed southeast addition would lie within the drip line of the cottonwood tree.

DEC has established a window of October 1 to December 31 as the only acceptable time frame for exterior construction on the site.

The site is constrained by a sanitary sewer easement running north–south just west of the existing home, limiting the design options for expansion of the home.

Environmental concerns:

This proposal represents a threat to cottonwood tree and its resident eagles due to construction under and near the tree.

The project also will require the removal of one very large Norway spruce, two ash trees, and several other smaller trees, not all of which are noted on the site plan.

Granting of the requested variance to allow further encroachment into the rear (lake) setback would further an ongoing trend toward increased building and lot coverage close to the lake, a trend which ignores the Town's lakeshore development guidelines and contradicts the Town's stated commitment to improving natural buffers along the lake and streams.

Recommendations: ECB is very concerned about the possible effects on the habitat for a pair of eagles who are widely followed and admired by local residents and birders and who constitute a natural resource for Town residents. Construction of an addition at the southeast corner of the house cannot be accomplished without potential for compaction and damage to the root system of the cottonwood tree. ECB recommends that the Plan-

ning Board and ZBA request a redesign of the addition to maintain a setback from the lake that is no smaller than the existing, and that avoids construction within the drip line of the cottonwood tree.

ECB also requests that the landscape plan be modified to reflect the final building plan, that the existing conditions site plan be modified to reflect all existing trees to be removed and to indicate the drip line of the cottonwood, and that the final site plans include additional information on roof drainage.

ECB suggests that landscape plan indicate that all trees to be removed will be replaced with others that will grow to a similar mature size.

CPN-20-063

Scott A. Harter, P.E., Professional Engineering Group, 7171 Pittsford–Victor Road, Victor, N.Y. 14564; representing Harold L. Bobry, 16 Britton Woods Drive, Rochester, N.Y. 14618; owner of property at 4789 County Road 16

TM #140.14-1-16.100

Requesting Single-Stage Site Plan approval for development within the Residential Lake District (a 16 x 12 home addition)

Summary of key points:

Request is for small addition to existing home, extending kitchen into existing patio area.

No net increase to building coverage is proposed, just a swap of patio space for interior space.

No change to septic system or other site features

Environmental concerns:

Leaching chambers for septic system are on lake side of the structure

Recommendation: ECB sees no particular environmental issues with this proposal, other than to require confirmation by the watershed inspector that the septic system is acceptable

CPN-20-064

William J. Grove, P.E., Grove Engineering, 8677 State Route 53, Naples, N.Y. 14512; representing Amy Tait, 444 Socorro Court, Reno, Nevada 89511; owner of property at 5279 Black Point Drive

TM #154.04-1-6.000

Requesting Single-Stage Site Plan approval for development within the Residential Lake District.

Summary of key points:

Request is to replace existing small cottage on steep lakefront parcel.

Existing cottage is c. 650', proposed cottage is c. 800'.

No variances are requested. Existing non-conformities are two single-family homes on a single parcel and a cottage sized below the Town's required 1,100-square-foot minimum.