

**ECB Comments:** The ECB:

- encourages the installation of a rain garden to process storm water.
- encourages the Planning Board to carefully review storm water discharge to avoid the drainage channel to the north of the property.
- encourages the Planning Board to carefully review construction phasing to prevent runoff into the lake.
- encourages the Planning Board to ascertain whether the applicant's proposed stabilization measures are adequate to insure that disturbed areas are protected until permanent stabilization plantings are established.
- encourages the Planning Board to carefully review the Site Plan notes regarding "extra care" to protect sediment from leaving the site, and site preparations between September 1 and March 31, so that the area of disturbance and erosion controls are specifically defined.

**f. Venezia Associates for Corey Westbrook, 4118 Onnalinda Drive  
TM #113.17-1-31.000  
Two-lot subdivision**

The applicant seeks to subdivide the parent parcel into Lot #1 consisting of 7.447 acres and Lot #2 consisting of 3.347 acres. A Site Plan application has not been submitted at this time.

**ECB Comments:** The ECB encourages the Planning Board to require a Site Plan approval prior to any development proposed upon the new lot.

**g. Fisher Associates for Daniel Wegman, 4895 County Road 16  
TM #140.18-1-10.100**

**Area variance and site plan to relocate a septic system and install an in-ground outdoor swimming pool**

Mr. Finch said the applicant seeks to relocate the home's existing septic system to property he owns on the west side of County Road 16 and to install an in-ground outdoor "infinity" swimming pool in its place on this lakefront lot. The proposed length of the swimming pool is 70 feet; Town Code limits the length of a swimming pool to 40 feet; therefore, an area variance is required from the Zoning Board of Appeals. Mr. Finch also noted that the swimming pool would be more than 100 feet from an existing tributary that drains into Canandaigua Lake.

Preservation of existing trees and limits of soil disturbance were shown on the Site Plan and reviewed. Mr. Finch said that impervious surfaces would feature a storm-water recirculating system. He also explained that the application includes the enlargement of an existing garage on a steep slope area of the property. Erosion control notes on the Site Plan were reviewed.

It was noted that Ontario County and the New York State Department of Health would review the relocation of the septic system onto the applicant's property on the west side of County Road 16.

**ECB Comments:** The Planning Board is encouraged to carefully review the Site Plan to insure that project phasing protects an adjacent stream.

**h. John Casey, 3796 County Road 16**  
**TM #113.09-2-3.000**  
**Area variance to place a shed and swimming pool**

Mr. Finch said the applicant proposes construction of an in-ground outdoor swimming pool and an accompanying storage shed. Variances are needed for lot coverage and building coverage. Most of the walkways would remain in place, the parcel does not include any steep-slope areas and there are no drainage issues on the site. The pool and shed would create the only site disturbance.

**ECB Comments:** The Planning Board should review the location of the proposed soil stockpile in relation to existing trees, and insure that the root zones of the trees are not negatively impacted by the soil stockpile compaction.

**i. In. Site: Architecture for Unitarian Universalist Church, 3024 Cooley Road**  
**TM #113.09-2-3.000**  
**Area variance to construct a church addition**

The applicant seeks an area variance to construct an addition to the church at within a 40-foot setback. Also, the location of the existing septic system must be established. The application has been referred to the ECB because of the church's proximity to agricultural lands. Mr. Finch noted that the application could not proceed until the location of the septic system, and whether the system is within agricultural lands, are determined.

It was noted the lot is totally flat and has no drainage concerns. There are no lot-coverage issues because the parcel is outside the Residential Lake District. It also was noted that parking could be an issue with an adjacent neighbor.

**ECB Comments:** The Planning Board is encouraged to review the effects of the additional proposed impervious surfaces and related storm water management.