



Comments: 1. The referring board is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot. 2. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District or Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures. 3. A portion of the existing house is in the 100 year floodplain. FEMA has also published updated draft floodplain maps. Does the proposed house elevation provide long term flood risk reduction? 4. It appears proposed house/patio placement will require removal of substantial existing vegetation along the southern property boundary. Does the proposed location minimize impacts to vegetation, drainage and both adjacent lots? What vegetation will be retained/added to address impacts? 5. Contractor should recycle materials from demolition of existing homes at available facility and properly dispose of other materials.

Mr. Lonsberry explained that since the County denied the application the Town Zoning Board of Appeals in order to approve the project must have a super majority vote. There is not a super majority present tonight so this project will not be voted on tonight.

Scott Powell, Architect, Jason & Karey Grover, Austin Sidel, Contractor were present and presented the application to the board.

Mr. Morris explained that any plans submitted to the Zoning Board of Appeals has to be stamped by a licensed surveyor. They are the only ones that are licensed to measure to and from property lines. Next month there needs to be plans submitted stamped by a licensed surveyor.

Mr. Powell stated that the existing home needs to be fixed up and is substandard construction especially the part towards the lake. The only foundation it has is timbers laying on the ground. It is not well insulated. Everything is in need of repair or replacement. They believe that it would be the same cost to replace the home as it would to bring the existing home up to current standards.

Mr. Lonsberry asked if this is going to be their permanent residence.

Mr. and Mrs. Grover stated yes.

Mr. Powell stated that they are straightening the home on the lot so that it is more in keeping with the neighboring

houses. This will get the home away from the north property line. The eve of the house now sets 4 feet from the northwest

corner. Straightening it out on the lot it will now set 8 feet from the northwest corner. The existing home is 12 feet from the south property line and they plan on maintaining that distance. The chimney on the south side is 10'6" from the property line.

Mr. Lonsberry stated that a variance would be needed for the chimney.

Mr. Bishop stated that on the drawing it appears that the steps are closer than the chimney.

It was questioned whether the patio would need a variance to the lot line.

That questioned would be for Jim Morse, Code Enforcement Officer to answer.

Mr. Powell stated that they do meet the setback of 30 feet on the lakeside. On the roadside they are asking for a variance to be 24' from property line. They are raising the house up two or three feet higher than the existing house. There will be two steps down from the parking lot with a retaining wall next to the steps. They will not need a height variance.

Mr. Lonsberry expressed his concern with increasing the footprint of the home from 1500 square feet to 2100 square feet.

Mr. Morris asked if the finished floor elevation would be above the flood elevation that the County mentioned.

Mr. Powell stated yes.

Mr. Morris asked if there was going to be a basement.

Mr. Powell stated that the proposed home would be on a crawl space.

Mr. Lonsberry asked what the two things were that are shown on the plan on the north side of the house.

Mr. Powell stated that one is a generator and the other is an air conditioning condenser.

Mr. Bishop asked what the maximum width was on the current home.

Mr. Powell stated that offhand he does not know.

Mr. Bishop questioned the width of the proposed home.

Mr. Powell stated that the proposed home will be 28 feet from wall to wall plus 1 foot eaves makes it 30 feet.

Mr. Sidel showed a survey of the existing home which showed the existing home at a maximum of 26 feet.

Mr. Powell stated that none of the rooms in the house are extravagant. The master bedroom on the first floor is 13' x 14'.

The bedrooms upstairs are modest. There is an office upstairs because both Karey and Jason work from home part time. There is a small family room upstairs also. They feel that they have

tailored the design to suit the family's needs and asked for as reasonable of variances as we could. They also wanted to maintain the appearance as designated in the Town's Design Guidelines.

Mr. Lonsberry stated that he feels it is quite a substantial increase in the square footage of the house from existing.

Mr. Powell stated that in looking at the other houses on Thorndale Beach this house is more generous as far as setbacks and lot coverage. They are under 50% coverage on the lakeside.

Mr. Lonsberry explained that they as a board take into consideration each application individually. He explained that the board is to only grant the minimum variances necessary.

Mr. Bishop suggested that if they were closer to the size of the existing structure that would help minimize some of the variances requested.

Mr. Grover stated that he thinks the biggest change in square footage is the sunroom. They want to utilize this home year around. They are going to live here. They have a two year old as well.

Mr. Morris explained that as far as the lot coverage calculation make sure that you show everything on the plan that you want to do. You want to make sure that the retaining wall that was talked about is included in the lot coverage calculation.

The square footage of the patio was questioned.

Mr. Powell stated that part of the patio is under the overhangs so would not be counted in the square footage for lot coverage.

Mr. Morris suggested a table be put on the plan showing the square footage of everything included in the lot coverage.

Three letters of support were received and read from neighboring property owners. These will be kept in the file.

Mr. Grover stated that he feels that they have been reasonable in not asking for too much. He would have liked to have 9 foot ceilings but did not want to ask for another variance to have the 9 foot ceilings.

Mr. Lonsberry thanked them for taking that into consideration.

Mr. Goodwin explained that he does not think that the size of the home that they are proposing is a deterrent in that neighborhood.

With no public in attendance Mr. Lonsberry adjourned the public hearing to be re-opened on June 15, 2023, at 7:00PM.

Mr. Bishop made a motion to adjourn the meeting at 7:48PM. Mr. Goodwin seconded the motion which carried. unanimously.

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Victor Lonsberry, Vice Chairman

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Sue Yarger, Secretary