

Development Clerk

From: zoninginspector@townofcanandaigua.org
Sent: Tuesday, October 23, 2018 1:42 PM
To: 'Brennan Marks'
Cc: 'Development Clerk'
Subject: RE: Barnes Road - New House Site Application

Thanks, Brennan, for your comments. We'll forward them on to everyone.

Eric A. Cooper

Planner
Town of Canandaigua
ecooper@townofcanandaigua.org
585-394-1120 x2254

From: Brennan Marks <bmarks@marksengineering.com>
Sent: Tuesday, October 23, 2018 1:39 PM
To: Eric Cooper <ecooper@townofcanandaigua.org>
Cc: Tom Schwartz <mschwar4@rochester.rr.com>; jetobias7@gmail.com; Brabant, Lance <Lance.Brabant@mrbgroup.com>; cnadler@cnadlerlaw.com
Subject: Fwd: Barnes Road - New House Site Application

Eric,

On behalf of Joseph Tobias of 5755 Barnes Road, Canandaigua, NY, I am writing to politely welcome this application with few reservations. We would like the planning board to consider the following items prior to approving this application.

- 1) It appears that the elevation contours are based on ONCOR lidar information which is not accurate enough for mapping. We have compared ONCOR DTM models against actual surveys and have found up to 6' of discrepancies in some cases. This should not be acceptable for establishing finish floor elevations and utility inverts.
- 2) The house site is located on a classified steep slope. Slope zones should be identified. The site plan shall be completed in accordance with section 220-8 of the Town code. It appears that the finish floor of the house will be established at approximately 8' above grade at the mid point and fill will be borrowed from areas northwest of the driveway to fill against the foundation to create front and rear yards that are approximately 12" below floor elevation. We assume the house is elevated to provide more views of the lake and a level driveway. Although the views and eased driveway will benefit the owner. It will create unnecessary and unnatural slopes at 3 sides of the house. We would recommend the house be located with a finish floor elevation within 24" of the existing grade and no

unnecessary and unnatural fill at front and rear to create yards. Grades at the front and rear of the building should follow the existing topography. The borrow area and excessive cut at the north and east side of the site should be removed. The driveway should be graded as close as possible to the existing grades and the driveway size shall be reduced to the minimums required.

3) The house siting is atop a natural ridgeline. Per the Town Ridgeline Development Guidelines of the adopted Town Site Development Criteria. The natural ridgeline shall be preserved. We would recommend that the applicant move the house back (south) approximately 70 feet and re-orient the house parallel to topography to blend with the landscape. The house will then be closer to the rear hedgerow closure to natural vegetation to the west. We also recommend the planning board consider all aspects of the ridgeline development guidelines including roof lines, and landscaping for this application. The applicant should also consider locating the house on lower flatter portions of the site.

4) The site plan show grading right up to the west property line to form the new driveway. In order to protect neighboring properties from erosion and preserve vegetation we would request a 10' grading setback for this application.

5) My client would like to see elevation drawings for the proposed buildings and rendering of the site with buildings.

6) We ask the Town consider erosion and sediment control for this project. The disturbance is greater than one acre requiring a stormwater pollution prevention plan and permit.

7) Provide timeline and schedule for construction.

Please understand that my client welcomes a new house on this lot however would like to preserve a lake view and natural features that are currently present. The Town also strives to protect natural resources and this development can be done with minimal impact. Creating lake views by elevating a building pad is not in the interest of the town and neighboring community.

Sincerely,

--

Brennan Marks, PE

Marks Engineering, P.C

42 Beeman St.

Canandaigua, NY 14424

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