



MAHONEY BRENNER LLP

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VIA ELECTRONIC MAIL

Town of Canandaigua Planning Board
5440 Route 5 & 20 West
Canandaigua, NY 14424
Attn: Shawna Bonshak, Planner

**Re: 5051, 5055, and 5057 County Road 16 (collectively, the "Properties") – Application by
Walter Turek for Proposed Site Enhancements (the "Project")**

Dear Ms. Bonshak and Members of the Planning Board:

This office represents Walter Turek in connection with the above-referenced matter.

The Project includes the (i) reconfiguration of lot lines; (ii) re-alignment of an existing private driveway; and (iii) proposed modifications to existing residential dwellings and a garage. Additionally, the existing septic system will be upgraded, and the Project site will be regarded to enhance drainage.

To that end, enclosed are the following materials for the Town's consideration:

- Project Site Plan prepared by Marks Engineering;
- Main House Plans & Elevations prepared by Ramsgard Architects;
- Guest House & Garage Plans/Elevations prepared by Ramsgard Architects;
- Completed Town-supplied site development application for each of the Properties;
- Completed Town-supplied site plan application for each of the Properties;
- Completed Town-supplied lot line adjustment application; and
- SEQRA Environmental Assessment Form.

The Properties are located on the west side of Canandaigua Lake and are zoned RLD. The Properties have on them two (2) existing residential dwellings and one (1) garage. The existing dwellings are in a challenged state. Further exacerbating the existing conditions is the fact that the Properties receive drainage from a 24" culvert pipe that runs under County Road 16. Access to the existing structures is quite difficult and there are several steps between parking areas and the structures. The Applicant wishes to address these matters.

Specifically, the Applicant intends to improve existing conditions by (i) utilizing the Ramsgard Architects' design to correct the issues with the existing dwellings/garage, (ii) realigning the existing

driveway (while providing enhanced access for emergency service personnel), (iii) installing new septic improvements, and (iv) enhancing drainage on the Properties.

All proposed improvements are specifically intended to reduce the number of non-conformities that presently exist on the Properties. The plans submitted are the culmination of many months of careful planning by the Applicant and his consultants.

We look forward to appearing before the Town Project Review Committee at its meeting on January 9, 2023.

Kindly contact Marks Engineering, Ramsgard Architects, or me with any questions.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'RJB', with a stylized flourish extending to the right.

Robert J. Brenner