



2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NEW YORK 14623
PH (585) 924-7430

November 2, 2022

Town of Canandaigua
Development Office
5440 Route 5 & 20 West
Canandaigua, NY 14424

ATTN: Shawna Bonshak

RE: **Joslyn Site Plan – 3611 West Lake Rd**
Notice of Compliance with Ridgeline Design Guidelines & Shoreline Development Guidelines

Dear Ms. Bonshak,

We received feedback from you on 10-25-22 indicating that the Shoreline Guidelines compliance for the project at 3611 West Lake Rd has not been addressed adequately. In reviewing the Town's Ridgeline Design Guidelines & Shoreline Development Guidelines again we offer the following notes and feedback:

1. The appearance of the proposed house, shown in most current house plans by Morabito Architects, matches the appearance of the existing home. By doing so, our clients are emphasizing the historical importance of the site by maintaining the existing color, which dates back to when the client's grandfather owned the home.
2. There are no existing large vegetation / trees East of the proposed home to provide a natural screen from Canandaigua Lake. Our client is looking to provide shrub plantings (ex. forsythia, dogwood, burning bush, dappled willow) in the rear (lake) yard, which will improve screening of the site from Canandaigua Lake. The proposed house is within the character of the neighborhood, no other adjacent properties have any mature trees facing the lake for screening. This is due to the hardship of many of the lots in this area, with the mere size of the lots being unable to accommodate trees. Video footage of the shoreline viewed from Canandaigua Lake has been shared with the Town for reference. The size of the rear (lake) yard is approximately 15-20 ft. Prior to this project, there were existing trees on site that were removed given root damage to the existing concrete breakwall, which was a result of the maturity of the trees coupled with the limited yard space. By providing shrub plantings the aesthetic need to better screen the property from Canandaigua Lake is meant to be balanced with the functional need to protect the existing concrete breakwall from future root damage.
3. Grading at the project site has been minimized in order to maintain the existing topography, to avoid directing drainage towards neighboring properties, and to avoid placement of new hard-surface retaining walls on site.

I believe the project follows both the Town's Ridgeline Design Guidelines & Shoreline Development Guidelines. We are aiming to present our project at the upcoming November 9th board meeting and look forward to discussing this further at that time.

Best Regards,
MEAGHER ENGINEERING

Anthony Tintera
Project Engineer