



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

June 10, 2020

Eric Cooper
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua NY 14424

Re: Site Plan Approval
4645 West Lake Rd (CR 16)
Town of Canandaigua, County of Ontario

Dear Eric,

On behalf of our client, Michael Hess, 4645 Westlake LLC, we are pleased to submit plans of the above referenced project for your review. We are requesting that this application be placed on the Planning Board agenda of July 28, 2020.

The project is located on the southeastern side of West Lake Road, south of the intersection of Wells Curtice Road and West Lake Road. The 1.1 +/- acre parcel is zoned RLD – Residential Lake District and is not in an Agricultural District.

The applicant proposes to demolish the existing residence and construct a new 3,250 +/- SF single-family home with an attached garage. The new home will be located 10 feet further from the lake than the existing house. Other proposed sitework includes the reconfiguration of the driveway and the construction of new lakefront access stairway. There will be an accessory structure for boat equipment storage whose roof is integral to the landing on the new staircase, replacing an existing accessory structure located 10 feet closer to the lake. A new permanent dock will be constructed in the future – the dock is not part of this submission.

The Total Area of Disturbance is 28,000 square feet; the overall impervious area is being increased by 1,500 square feet. The total lot coverage is 21.5 %.

The existing house is less than the 25 feet maximum allowable height. The proposed new house and garage are also each less than 25 feet in average building height. Please refer to the Building Height Calculation sheet for additional information.

No variances are required. The rear setbacks (distance from Mean High Water Mark) for the new house and the new accessory structure each reduce the existing non-conformity (§ 220-107-G-1); all other site conditions comply with the RLD requirements.

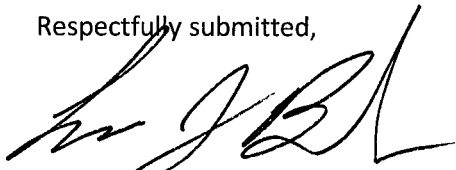
Going the distance for you.

Enclosed is the following information to aid in your review:

- 1 copy of this Letter of Intent
- 1 copy of the Planning Board (Site Plan) Application
- 1 copy of One-Stage (Preliminary and Final) Site Plan Planning Board Checklist
- 1 copy of the Soil Erosion and Sediment Control Permit Application/Checklist
- 1 copy of the New Structure/Addition Building Permit Application
- 1 copy of the General Site Permit Application (for demolition of existing house)
- 1 copy of the Statement of Compliance with Shoreline Development Guidelines
- 1 copy of the Short Environmental Assessment Form (SEAF)
- 1 copy of the Building Height Calculation sheet
- 1 copy of the Site Plans (full size)
- 1 copy of the Architectural Elevations (11x17)
- 1 copy of the Floor Plans (11x17)
- 1 check for the Planning Board Application Fee (\$150.00)

We look forward to discussing this project with the Planning Board on July 28th. At that meeting, we will share color renderings of the site plan as well as a view from the lake demonstrating our compliance with the Shoreline Development Guidelines. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Lucas Bushen
Marathon Engineering

cc: Michael Hess