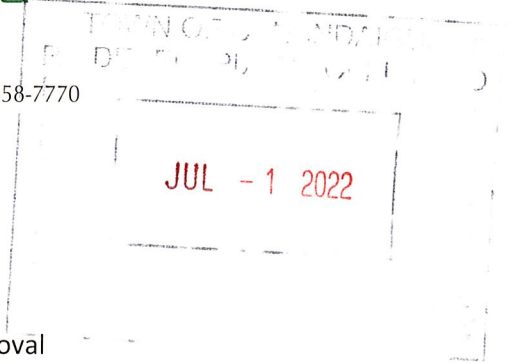




39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770



July 1, 2022

Chris Jenson

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

Re: Site Plan Approval
5007 & 5009 County Road 16
Town of Canandaigua, County of Ontario

Dear Chris,

On behalf of our clients, Laureen Burke & Ted Shepard, 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 August 9, 2022 and the Zoning Board of Appeals agenda of August 16, 2022.

The applicants own the two properties at 5007 and 5009 County Road 16, and each of the properties contains a small cottage. Both cottages share an existing septic system located. The two properties are fairly undersized for the RLD zoning district, being 10,581 sf and 13,890 sf respectively.

The applicants are proposing to demolish the existing small cottages on 5007 and 5009 County Road 16 and combine the lots to construct a single year-round residence. The project would involve a lot combination, creating a single lot 24,471 acres in size with an approximately 3,667 square foot home. The project will also include the installation of a new driveway, swimming pool, and landscaping / stormwater treatment areas.

The existing septic system will be decommissioned and a new system construction to treat wastewater onsite. The system will be a conventional absorption trench system, sized according to Canandaigua Lake's more stringent requirements.

The project will require a number of variances, including front and rear setbacks, driveway setback, and lot coverage. Each of the proposed non-conforming setbacks match or slightly improve a pre-existing non-conformity, but are included as variance requests since the lot combination technically eliminates pre-existing non-conformities. A letter from Muehe Maue & Robinson LLP to the Zoning Board of Appeals is included with the submission and provides a detailed description of the variance requests.

The following page lists all items included in the submission to aid in your review of the site plan, lot combination, and variance applications:

Going the distance for you.

Burke-Shepard Residence
5007 and 5009 County Road 16, Town of Canandaigua
Site Plan Review Letter of Intent
07/01/2022

Planning Board

- 1) 1 copy of this Letter of Intent
- 2) 1 copy of the Planning Board (Site Plan) Application
- 3) 1 copy of One-Stage (Preliminary and Final) Site Plan Planning Board Checklist
- 4) 1 copy of the Soil Erosion and Sediment Control Permit Application/Checklist
- 5) 1 copy of the Statement of Compliance with Shoreline Development Guidelines
- 6) 1 copy of the Short Environmental Assessment Form (SEAF)
- 7) 1 copy of the Site Plans (full size)
- 8) 1 copy of the Concept Architectural Elevations (11x17)
- 9) 1 copy of the Concept Floor Plans (11x17)
- 10) 1 check for the Planning Board Application Fee (\$150.00)

Zoning Board of Appeals

- 1) 1 copy of Variance Letter of Intent from MM&R LLP
- 2) 1 copy of the Zoning Board of Appeals Application
- 3) 1 copy of the Consultant Fee Acknowledgment
- 4) 1 copy of the Tests for Granting an Area Variance
- 5) 1 copy of the Short Environmental Assessment Form (SEAF)
- 6) 1 copy of the Site Plan (full size)
- 7) 1 check for the Zoning Board Application Fee (\$100.00)

We look forward to discussing this project with the Planning Board of Appeals on August 9th and the Zoning Board of Appeals on August 16th. At those meeting, we will share color renderings of the site plan as well as any other material the Town would like to review prior to approval. In the meantime, if you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lucas Bushen', with a stylized, flowing script.

Lucas Bushen
Marathon Engineering

cc: Ted Shepard & Laureen Burke; Applicants
David Hanlon; Hanlon Architects