

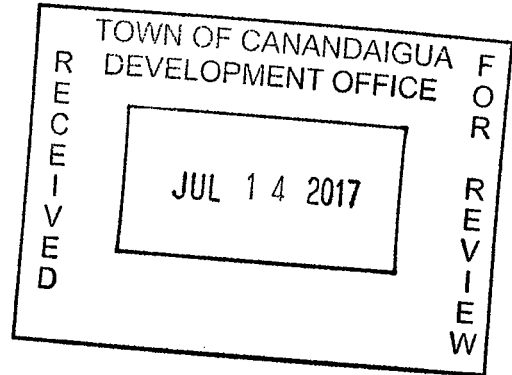


39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

July 14, 2017

Doug Finch
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Site Plan Approval – New Garage
Mr. and Mrs. John Smith Residence
4519 Davidson Landing Drive
Town of Canandaigua, Ontario County



Dear Doug,

On behalf of our client, John Smith, we are pleased to submit plans of the above referenced project for your review. We are requesting this application be placed on the Planning Board agenda on August 22nd, 2017 for Site Plan Approval.

This submission replaces the one submitted last month; the retaining wall to the south of the new garage has been relocated, eliminating the variance that was required for the previous layout.

The project is located on the southeastern side of Davidson Landing Drive, approximately half a mile south of the intersection of Foster Road and West Lake Road. The property is 0.782 acres in size, and is zoned RLD - Residential Lake District. The applicant proposes to construct a new 890 square foot garage, reconfigure the existing driveway (removing 660 +/- square feet of asphalt), and demolish an existing 220 square foot shed. The net increase of impervious area is only 310 +/- square feet.

The proposed garage will not be a habitable living space. As noted on the plans, only electric and water service are connecting to the garage; there is no sanitary lateral. Stormwater drainage from the new garage and nearby pavement will be directed to a bio-retention area for water quality treatment prior to being discharged to the lake.

Two variances were granted by the Town of Canandaigua Zoning Board of Appeals on May 16th, 2017:

- To allow a garage in the front yard
- To allow a front setback of 30.5 feet

Enclosed is the following information to aid in your review:

- 1 copy of this Letter of Intent
- 1 check for the balance of the Planning Board Application Fee
- 1 copy of the Short Environmental Assessment Form (EAF)


Going the distance for you.

Site Plan Approval Letter of Intent
4519 Davidson Landing Drive, Town of Canandaigua
07/14/2017

- 1 copy of the One-Stage (Preliminary and Final) Planning Board Application, including:
 - 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 Accessory Structure Permit Application
- 1 copy of the Demolition Permit Application
- 1 copy of the Statement of Compliance with Shoreline Development Guidelines
- 1 copy of the Colorized Rendering – View from the Lake (11x17)
- 1 copy of the Site Plans (full size)
- 1 copy of the Architectural Elevations (full size)

Please do not hesitate to contact our office with any questions or to discuss any issues.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'EWSch', with a long horizontal flourish extending to the right.

Eric W Schaaf
MARATHON ENGINEERING

cc: John Smith