

**From:** Lucas Bushen <lbushen@marathoneng.com>  
**Sent:** Monday, November 12, 2018 10:45 AM  
**To:** zoninginspector@townofcanandaigua.org  
**Cc:** Schaaf, Eric  
**Subject:** RE: Proposed Addition for John Smith  
**Attachments:** 0437 Building Height Sketch 2018.11.12.pdf

Good Morning Eric,

I've attached an alternate building height sketch with the calculation approach you requested. This interpretation translates to substantial differences the calculated height.

Original calculated height = 20.2'

Revised calculated height = 28.4'

Here's our thoughts: the existing, code compliant, home is a 2-story structure. The proposed garage addition is no different, a 2-story structure with an average height less than 25'. The overall structure is staggered due to grade changes – the footer is stepped the same way that the roof peak is. Though this is one structure, we do not believe it has one building height, as there are significant transitions in the structure elevation.

This is a discussion on interpretation. Let us know how you would like to proceed, whether you have any more thoughts on the matter or if you would prefer we take this discussion to the ZBA, along with the front setback request.

Thanks for your time and input.

**Lucas Bushen**  
Marathon Engineering  
(585) 458-7770  
39 Cascade Drive  
Rochester, NY 14614

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**From:** zoninginspector@townofcanandaigua.org <zoninginspector@townofcanandaigua.org>  
**Sent:** Wednesday, November 7, 2018 4:01 PM  
**To:** Lucas Bushen <lbushen@marathoneng.com>  
**Cc:** Schaaf, Eric <eschaaf@marathoneng.com>  
**Subject:** RE: Proposed Addition for John Smith

Lucas,

First let me say that I understand your concern regarding how the height is calculated. However after reviewing the Town Code, my determination will be that the peak height of the garage is used in calculating the overall height of the principle building. Please update the Building Height Sketch to show grades at 1 ft. intervals surrounding the foundation and the average of the points.

I will need this information as soon as possible to do my determination. If any further variances are required they will need to be included in the public hearing notice.

# Eric A. Cooper

Planner

Town of Canandaigua

[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)

585-394-1120 x2254

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**From:** Lucas Bushen <[lbushen@marathoneng.com](mailto:lbushen@marathoneng.com)>

**Sent:** Wednesday, November 7, 2018 11:19 AM

**To:** [zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)

**Cc:** Schaaf, Eric <[eschaaf@marathoneng.com](mailto:eschaaf@marathoneng.com)>

**Subject:** RE: Proposed Addition for John Smith

Eric,

Attached is the Steep Slope Summary Sketch.

Note that there are no areas of 3' or greater fill, and no areas of 10' or greater cut.

The total area of disturbance is 10,730 square feet, but at least 2,200 square feet of that disturbance is associated with the removal of existing impervious areas to be restored as lawn. This effort results in a decrease in the overall impervious area.

I've also attached a building height sketch demonstrating our building height calculation. The conceptual building section is included to show how the roof peaks were set.

Please review the attached information and let me know if you have any concerns, or if not, what quantity of hard copies I should provide to your office.

Thank you,

**Lucas Bushen**

Marathon Engineering

(585) 458-7770

39 Cascade Drive

Rochester, NY 14614

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**From:** [zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org) <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)>

**Sent:** Friday, September 28, 2018 1:33 PM

**To:** Schaaf, Eric <[eschaaf@marathoneng.com](mailto:eschaaf@marathoneng.com)>

**Subject:** RE: Proposed Addition for John Smith

Eric,

I think you are correct with regard to required variances. I would like some clarification on the proposed height if possible. Where the points are that avg finished grade is calculated (was it surrounding the new garage, home, second attached dwelling) and what the peak elevation is. Regarding elevations, it requested to be included as part of the ZBA Packet, however if you feel you can make your case without it you may. But the ZBA may request it at some point and that may delay the application.

The biggest question I would have is regarding the [Steep Slope Protection](#) rules. We would need to see:

- Where slopes are  $15 < x < 25$ ;  $25 < x < 40$ ; and  $40 < x$  and the amount of disturbance within each category.
- Where natural elevation is raised more than 3 ft. and if any place is raised/lowered by more than 10ft.
- If disturbance is greater than 7,500, then lot coverage is reduced to 90% of allowable.

- The planning board can waive the former requirements if you prove to them they should. I mention them now because if you do get the variances, I don't want you to be shocked by these requirements.

## Eric A. Cooper

Zoning Inspector

Town of Canandaigua

[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)

585-394-1120 x2254

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**From:** Schaaf, Eric <[eschaaf@marathoneng.com](mailto:eschaaf@marathoneng.com)>

**Sent:** Friday, September 28, 2018 11:30 AM

**To:** Eric Cooper ([ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)) <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>

**Subject:** Proposed Addition for John Smith

Eric,

Attached are the plans for John Smith's proposed addition to this lake house at 4519 Davidson Landing Drive.

We believe only one variance will be required – for the front setback from Davidson Landing Drive.

Our approach is to phase our design effort so that if the project isn't approved at any stage, the design effort can stop with minimal "excess" investment by the client. We intend to submit for the variance, then if granted, submit to the Planning Board for Prelim/Final Site Plan Approval.

As this is an addition, and the only variance would be for the setback from the private road, we don't believe elevations would be necessary for the variance process – we would submit the attached plans along with a formal Letter of Intent, the Application Form, and the arguments supporting the granting of a variance.

We would appreciate your review and comments – feel free to call me with any questions.

Regards,

Eric

**Eric W Schaaf**

**Marathon Engineering**

**39 Cascade Dr**

**Rochester NY 14614**

**585.458.7770**