

Canandaigua Lake Shoreline Development Guidelines

Narrative for Municipal Application

Violas Residence  
3320 Fallbrook Park

The proposed improvements associated with the Violas Residence is aligned with the Canandaigua Lake Shoreline Development guidelines. The proposed development utilizes strategies such as building setback and vegetative buffer to minimize the visual impacts of shoreline development. The property has an existing concrete breakwall along the shoreline which will remain in place with no modification to the shoreline treatment as part of the proposed development project.

The proposed vegetative buffer includes a new shade tree along the shoreline and an understory ornamental tree in the lakeside yard. The addition of new trees along the lakeside will both frame views and soften the visual impacts of the new home construction. Additionally, foundation plantings will be included along the lakeside of the home to provide another layer of vegetation that will soften views from the lake. The proposed vegetation will be native and adaptive plant material appropriate for the region.

