

## Kyle Ritts

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**From:** Kyle Ritts <kritts@townofcanandaigua.org>  
**Sent:** Wednesday, December 18, 2019 11:57 AM  
**To:** 'tking@aglhomes.com'; 'Loretta RICHENBERG'; 'Keith Burley';  
'bmarks@marksengineering.com'  
**Cc:** 'Eric Cooper (ecooper@townofcanandaigua.org)'; 'Development Clerk'  
**Subject:** Summary of Application Materials Needed  
**Attachments:** Island View Drive 4971 2019-12-16 Site Plan Checklist.pdf

Hello all,

I just wanted to email you to summarize what application materials are still needed in order to meet the Friday (12/20/2019) deadline for the application @ 4971 Island View Drive:

**-10 complete hard copies, and 1 pdf, of the revised plans** (addressing the attached PRC Checklist Comments). Everything that needs to be addressed on the revised plans are as follows:

- Make sure you are on the same page in terms of the proposed front setback distance (see previous email on 12/16/19). The bulk table on pg. C100 of the plans says the proposed front setback will be 29.59 ft., and then the sketch on pg. C100 of the plans says the proposed front setback will be 28.30 ft. And the Area Variance Application and Building Permit Application mentions that the proposed front setback will be 28.59 ft. and 29.59 ft., respectively. Just make sure the plans have the correct setback (and it is consistent throughout the plans), as this is what the Zoning Board Area Variance Application is based on.
- Address the building coverage question (see previous emails from 12/17/2019 and 12/18/2019). In order to meet the 20% building coverage requirement, at least **169 sq. ft.** of building coverage must be removed. I talked to Mrs. Richenberg and she mentioned possibly removing the existing smaller shed (**85 sq. ft.**) and a little bit of the proposed deck (**need to remove at least 84 sq. ft. of the deck**). It is up to you how you decide to address the lot coverage, but whatever you do, make sure it is in the plans.
- Remove the signature block for the Planning Board Chairperson (as per PRC comments).
- Include the sewer easement (as per PRC comments).
- If possible, on the existing conditions section of the plan, include the setbacks of the demolished home (as per PRC comments).
- For outdoor lightning, add a dark sky compliance note on the plans (as per PRC Comments).

Let me know if you have any questions,

Kyle Ritts  
Zoning Inspector  
Town of Canandaigua  
(585)-394-1120 x2221  
[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)

## Kyle Ritts

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**From:** Kyle Ritts <kritts@townofcanandaigua.org>  
**Sent:** Wednesday, December 18, 2019 9:14 AM  
**To:** 'Loretta RICHENBERG'  
**Cc:** 'Keith Burley'; 'tking@aglhomes.com'; 'bmarks@marksengineering.com'; 'Eric Cooper (ecooper@townofcanandaigua.org)'; 'Development Clerk'  
**Subject:** RE: Building coverage

If you wanted to get to 20% building coverage (so you would not require a variance) you would have to **remove at least 169 sq. ft. of building coverage.**

The smaller shed looks to be about 85 sq. ft. so you would still need to remove an additional 84 sq. ft. after that to get under the building coverage threshold. Would you consider removing the larger shed? It's about 250 sq. ft. so removing that would get you well under the threshold.

Let me know how you wish to proceed,

Kyle

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**From:** Loretta RICHENBERG [mailto:LMRichenberg@yahoo.com]  
**Sent:** Wednesday, December 18, 2019 12:05 AM  
**To:** Kyle Ritts <kritts@townofcanandaigua.org>  
**Subject:** Re: Building coverage

Do I have the option to remove the smaller shed?  
Once we have the new garage, it will serve no purpose and it's very old

Thnx, Lori R

Sent from my iPhone

On Dec 17, 2019, at 4:07 PM, Kyle Ritts <[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)> wrote:

No problem, glad we are on the same page.

-If you do decide to go for the variance and keep the building coverage at 21%, make sure to put it on the plans (and Mrs. Richenberg/whomever applies would need to submit another area variance application).

-Or if you decide to remove some of the building coverage (to comply with the 20% limit), make sure to update the plans accordingly.

Let me know if you have any questions,

Kyle Ritts  
Zoning Inspector  
Town of Canandaigua  
(585)-394-1120 x2221



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

From: Keith Burley [<mailto:kburley@marksengineering.com>]

Sent: Tuesday, December 17, 2019 3:02 PM

To: Kyle Ritts <[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)>

Subject: Re: Building coverage

Thank you. I have never included decks into building coverage for a site plan before. We have only included the decks for the impervious area for lot coverages.

On Tue, Dec 17, 2019 at 2:41 PM Kyle Ritts <[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)> wrote:

Hi Keith,

I will outline how I got the total proposed building coverage to be 21%:

- For clarity, "Proposed Building Coverage" refers to what the total building coverage will be once the proposed work is complete. This includes the new building coverage (new home, attached garage, deck) **PLUS** the building coverage of existing structures (the two existing sheds).
- **1,869 sq. ft.** (New home) + **576 sq. ft.** (New Attached Garage) + **840 sq. ft.** (New Attached Deck) + **250 sq. ft.** (Existing Larger Shed/Lean-To) + **85 sq. ft.** (Existing Smaller Shed) = **3,620 sq. ft. Building Coverage**
- I then divided the building coverage by the total lot size (0.3954 Acres = **17,223.624 sq. ft.**)
- Therefore; (3,620 sq. ft. / 17,223.624 sq. ft.) \* 100 = **21.02% Building Coverage**

Let me know if you have any questions,

Kyle Ritts

Zoning Inspector

Town of Canandaigua

(585)-394-1120 x2221

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

**From:** Keith Burley [mailto:[kburley@marksengineering.com](mailto:kburley@marksengineering.com)]

**Sent:** Tuesday, December 17, 2019 2:06 PM

**To:** Kyle Ritts <[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)>

**Subject:** Building coverage

Good afternoon,

Our initial coverage calculations did not include the deck. Does a deck on the house count as building coverage? Our client would like the deck extended to the end of the house and if the deck is included with the building coverage, the total proposed building coverage would be 19.9%.

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Thank you,

Keith Burley

Marks Engineering, P.C

42 Beeman St.

Canandagua, NY 14424

Cell: 585-314-4971

Fax: 585-486-6205

<image001.png>

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Thank you,

Keith Burley  
Iarks Engineering, P.C  
42 Beeman St.  
Canandagua, NY 14424  
Cell: 585-314-4971  
Fax: 585-486-6205

<image004.png>



## Kyle Ritts

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**From:** Kyle Ritts <kritts@townofcanandaigua.org>  
**Sent:** Tuesday, December 17, 2019 10:49 AM  
**To:** 'bmarks@marksengineering.com'  
**Cc:** 'tking@aglhomes.com'; 'Loretta RICHENBERG'; 'Eric Cooper (ecooper@townofcanandaigua.org)'; 'Development Clerk'  
**Subject:** Building Coverage Question

Hi Brennan/everyone,

I calculated the **proposed building coverage** and what I got was different from what was listed on the plans (plans state that proposed building coverage is at 15%).

After adding up the square footage (of the proposed; house, attached garage, deck, and existing two sheds), I got a total proposed building coverage of 3,620 sq. ft. **(21.0% Proposed Building Coverage)**. Could you confirm this for me?

Keep in mind that 20% Building Coverage is the maximum allowed in the R-1-20. Going over that threshold would require an area variance. According to my calculations, Building Coverage would have to be **reduced by at least 173 sq. ft.** in order meet the requirement.

Let me know how you would like to proceed,

Kyle Ritts  
Zoning Inspector  
Town of Canandaigua  
(585)-394-1120 x2221  
[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)

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**From:** Kyle Ritts [mailto:kritts@townofcanandaigua.org]  
**Sent:** Monday, December 16, 2019 3:45 PM  
**To:** 'tking@aglhomes.com' <tking@aglhomes.com>; 'Loretta RICHENBERG' <LMRichenberg@yahoo.com>; 'bmarks@marksengineering.com' <bmarks@marksengineering.com>  
**Cc:** 'Eric Cooper (ecooper@townofcanandaigua.org)' <ecooper@townofcanandaigua.org>; 'Development Clerk' <devclerk@townofcanandaigua.org>  
**Subject:** Confirming the Area Variance

To whom it may concern,

I am taking a look at your application materials and I came across an inconsistency that I was wondering if one of you would address:

-I noticed on the **area variance application**, it mentions that you are proposing building the garage **28.59 ft.** from the road line (a 31.41 ft. Area Variance).

Then, on the **Plans (Bulk Table Section on pg. C100)**, it mentions that you are proposing building the garage **29.59 ft.** from the road line (a 30.41 ft. Area Variance).

-Then, on the **Plans (The actual sketch on pg. C100)**, it mentions that you are proposing building the garage **28.30 ft.** from the road line (a 31.70 ft. Area Variance).

Would you clarify what the **correct** proposed setback is? This information is needed in order for the Zoning Board to accurately assess the area variance application. Let me know if you have any questions,

Kyle Ritts  
Zoning Inspector  
Town of Canandaigua  
(585)-394-1120 x2221  
[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)

## Kyle Ritts

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**From:** Loretta RICHENBERG <LMRichenberg@yahoo.com>  
**Sent:** Friday, December 13, 2019 4:43 PM  
**To:** Kyle Ritts  
**Subject:** Re: Application Materials Needed for 4971 Island View

Kyle,  
I thought this was all being handled today . I'll take care of it next week

Thanks, Lori Richenberg

Sent from my iPhone

On Dec 13, 2019, at 4:31 PM, Kyle Ritts <kritts@townofcanandaigua.org> wrote:

To whom it may concern,

This is Kyle at the Town Development Office. We have received your application for the tear-down/rebuild and garage placement area variance. I am emailing you to let you know that we require you to submit a **Building Permit Application**.

Please make sure to hand this in no later than Friday of next week (12/20/19). The permit application is attached.

Have a nice weekend,

Kyle Ritts  
Zoning Inspector  
Town of Canandaigua  
(585)-394-1120 x2221  
[kritts@townofcanandaigua.org](mailto:kritts@townofcanandaigua.org)

<New Structure Permit App..pdf>