

- Proposed Grass Fill – Grid – does not detail drainage within sand/gravel base. Consider sub-grade drainage.
- Existing lot coverage is 40.79% - Proposed lot coverage is 34.82% = no increase – no variance required
- Left side setback goes from 4.28ft. to 6.00ft. – reduction – no variance required
- Right side setback goes from 15.01ft. to 7.46ft. – Less than required 10ft. – variance required – plans not labeled correctly.
- Landscape plan does not address shoreline guidelines. No proposed trees/vegetation 'breaks-up' the view of the home. Applicant to provide shoreline guideline response.

2022-009

0000 Lakebreeze Way

- Proposed site plan to be signed/stamped by Architect/Engineer.

2022-011

4760 South Menteth Drive

- Existing conditions plan with boundary to be provided – stamped by surveyor.
- Boundary on proposed plans to be shown and referenced from existing conditions survey.
- 'Grass Parking' – Town Code requires 'durable surface'. Grass Parking not permitted unless it is an engineered system – designed for heavy vehicular traffic. Provide for adequate parking which does not involve parking on the grass.
- Existing on-site wastewater system components are to be watertight to an elevation of 693.7ft. – Survey – existing conditions plan to detail the elevation of existing on-site wastewater system components. Engineer to verify and provide statement on plan that all on-site wastewater system components located within the SFHA are watertight to an elevation of 693.7ft. AMSL.
- A completed FEMA certificate and associated Town Flood Development permit will be required prior to any certificates of occupancy.

2022-012

3535 State Route 364

- Existing conditions plan with boundary to be provided – stamped and signed by surveyor. Plans received by Town have signature space.. but aren't signed or stamped.
- Boundary on proposed plans to be shown and referenced from existing conditions survey. Plans received by Town have signature space.. but aren't signed or stamped.
- Proposed subdivision plan to be stamped by surveyor. Plans received by Town have signature space.. but aren't signed or stamped.
- Remove topography from Utility plan – clutters up plans and makes it illegible. C200
- C101 & C102 – provide boundary information on plan. Provide zoning chart. Reference survey/subdivision plan.
- Emergency vehicle turnarounds to be provided with no-parking fire lane signage. Including the portion which is part of homeowner's driveway.
- Sidewalks missing from plans.
- Pdf provided to Town is on 8.5"x11" sheets – Provide updated plans on correct size sheets which scale.
- Place wording 'PRELIMINARY' in titleblock of all sheets. (besides 'preliminary – not for construction' note.

**From:** mrowlinson@townofcanandaigua.org <mrowlinson@townofcanandaigua.org>

**Sent:** Tuesday, February 22, 2022 1:21 PM

**To:** 'Chris Jensen' <cjensen@townofcanandaigua.org>

**Cc:** 'Shawna Bonshak' <sbonshak@townofcanandaigua.org>

**Subject:** Town of Canandaigua Planning & Zoning Referrals- February 2022

*Michelle Rowlinson*  
Senior Clerk