

Eric Cooper

From: Alan Lupton <alupton@luptons.com>
Sent: Monday, March 23, 2020 4:55 PM
To: Eric Cooper; 'Anthony Venezia'
Subject: re: FW: CPN-20-003 Notes

I have answered the questions below in caps. Please let me know if you hear anything further relative to a virtual meeting or next steps with the planning board. Thanks

Alan Lupton
President
Lupton Associates
343 N. Main Street
Canandaigua, NY 14424
585-739-3015

www.luptons.com

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----- Original Message -----

From: "Eric Cooper" <zoninginspector@townofcanandaigua.org>
To: "'Alan Lupton'" <alupton@luptons.com>, "'Anthony Venezia'" <anthony@veneziasurvey.com>
Cc:
Date: Mon, 23 Mar 2020 14:10:20 -0400
Subject: **FW: CPN-20-003 Notes**

See comments below. I've already answered the last two questions. Could you please address the first few?

Eric A. Cooper

Planner
Town of Canandaigua
ecooper@townofcanandaigua.org
585-394-1120 x2254

From: Robert Lacourse <rlacourse@yahoo.com>
Sent: Saturday, March 21, 2020 7:21 PM
To: Eric Cooper <ecooper@townofcanandaigua.org>
Cc: Chuck Oyler <chucko@rochester.rr.com>
Subject: CPN-20-003 Notes

Eric,

Here are my comments/concerning for CPN-20-003

CPN-20-003 Lupton House

Sheet C-1 and C2 shows both seasonal docs when the South doc steps are to be removed will both seasonal docs remain.

WE ARE ELIMINATING THE DOCK TO THE SOUTH AS A RESULT OF THE CONDITION/LOCATION OF THE DOCK AND STEPS. WE PLAN TO FILL IN THE CURRENT WALL IN THE SAME MANNER AS THE BALANCE OF THE RETAINING WALL HAS BEEN CONSTRUCTED. WE WILL TIE INTO THE EXISTING WALL WITH REBAR AND CREATE A MASONRY WALL WITH MATCHING STONE AND MORTAR JOINTS TO THE CURRENT WALL. WE WILL BACK FILL UP OT THE NEW WALL AND IT WILL BE A GRASS SURFACE AT GRADE LEVEL.

Sheet C-1 and C2 at the South seasonal dock area the steps are to be filled in, but there is no mention as to how the retaining wall will be constructed. The contour line in this area shows a level area, which would require a retaining wall, (Retaining wall is shown, but not described)

SEE ABOVE

Sheet C-2 Sanitary Lateral Notes, #11 mentions a garage drain connected to the sewer what precautions will be taken to ensure no hazardous materials are drained into the sewer via the garage drain or will there be an oil water separator at each or any of the garage drains

NOT SURE WHERE THIS IS COMING FROM. WE DO NOT PLAN TO HAVE GARAGE DRAINS. THE FLOOR WILL BE SLOPED OUT TO THE DOORS PER CODE.

Sheet C-2 has the hot tub received a variance? It is not mentioned in the notes.

THE HOT TUB IS STILL PENDING IN ZONING. DEPENDING ON THE MEETING SCHEDULE - COVID 19 CONSIDERATIONS - WE MAY REQUEST TO LEAVE THIS TABLED UNTIL THE WORLD RETURNS TO NORMAL. WE WOULD CONTINUE THE ZBA/PLANNING MEETINGS FOR THE TUB AT A LATER DATE. IT WOULD BE OUR INTENT TO CONSTRUCT THE PATIO IN SUCH A WAY AS TO MAKE IT EASY TO ADD THE TUB AT A LATER DATE, IF APPROVED. WE WILL CREATE PROVISIONS FOR PIPING AND CONDUIT TO REACH THE BASEMENT.

Sheet L-1 RP "Rosa X Snow Payment" shown at or in front of the hot tub grows only 2 to 3 feet high. It shows being planted at approximately contour line 698, 1 foot below the hot tub. This plant will not adequately soften the hot tub What is the total height of the hot tub? Can there be a different landscaping plan that may hide the hot tub better from the Lake?

THE TUB IS NOT VISIBLE FROM THE LAKE. IT IS CONSTRUCTED FROM THE SAME STONE AS THE WALLS AND FIREPLACE. THE ONLY THING VISIBLE FROM THE LAKE IS THE STONE AND THE LANDSCAPE. NOT SURE IF THIS IS UNDERSTOOD. THE PORCH BEHIND THE TUB IS SCREENED AND IS THE PRIMARY OUTDOOR SPACE. THE TUB IS BELOW THE VIEWING LINES FROM A SEATED POSITION ON THE PORCH.

Thank you

Bob Lacourse

Sent from [Mail](#) for Windows 10