

## Eric Cooper

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**From:** Alan Lupton <alupton@luptons.com>  
**Sent:** Tuesday, May 12, 2020 10:12 AM  
**To:** Eric Cooper; 'Eric Cooper'; Development Clerk  
**Cc:** Steve Maynard  
**Subject:** re[2]: Advanced Site Preparation  
**Attachments:** IMG\_0442(2).jpg; Site adjustments April 22 to May 9 - Lupton 3459-SSLA comments(1).pdf; Lupton Shoreline Dev Guidelines5-12-20.pdf; Lupton Site Plan Final Set house revision 05082020.pdf

Eric

Per our discussion yesterday, I assembled a quick PDF summary to guide us through the discussion rather than having to flip back and forth through multiple sets of plans. I also attached Sue Steele's letter updated for the shoreline guidelines and included the copy of site plans from Anthony.

Not sure if there is time to share with the planning board in advance of tonight. Please find attached. See you on the ZOOM.

Al

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Alan Lupton

Per your request, I wanted to add some additional detail to the scope of work and the reason for requesting.

As you know, we have been working on this project since mid October 2019 and are encountering new challenges with the Covid 19 complications. Our original plan was to begin construction in early March of this year. Due to delays in meeting early deadlines, concerns around the super majority required at the February ZBA meeting and the impact of Covid19 on the March meetings, we are far behind where we expected to be. We are trying to balance our construction plans with contractor availability, Covid19 restrictions and the relocation of a family of five transitioning out of our current home with new occupancy in May of 2021. We can not anticipate what other delays will be encountered and we are trying to get the project back on track. We also understand there will be added difficulty in the signature and review process as meetings are now virtual.

Further, as we already received a demolition permit in February and completed phase one of the demolition back in March, the remaining house is an eye sore. We removed the windows, doors, appliances, kitchen, bathrooms, etc and donated all the supplies to local charities and individuals. Our neighbors have returned for the summer and would greatly appreciate the removal of the home. Picture attached.

The scope of work will conform to the protocols as required under the NY Pause Order and will include:

1. Placement of erosion control
2. Placement of safety fencing
3. Removal of current structures, walls and concrete pads
4. Removal of landscape walls (not seawalls) and trees trunks at the waters edge
5. Site survey work to lay out the new structure

6. Beginning of excavation, rough utility trenching, sewer line verification and foundation preparation
7. Installation of construction entrance.

Please let me know if you require any additional information.

Al

Thanks

Alan Lupton  
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----- Original Message -----

**From:** "Eric Cooper" <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)>  
**To:** "'Alan Lupton'" <[alupton@luptons.com](mailto:alupton@luptons.com)>, "'Anthony Venezia'" <[anthony@veneziasurvey.com](mailto:anthony@veneziasurvey.com)>  
**Cc:** "'Eric Cooper'" <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>  
**Date:** Tue, 5 May 2020 15:06:18 -0400  
**Subject:** **RE: Advanced Site Preparation**

Quick follow up on our call with Anthony included. Once I get the email from you, I will get it out to the Board and get you on the Agenda for next week.

Also, Anthony, we have a surety estimate dated January 16. Is that still accurate to review?

Eric A. Cooper

Planner

Town of Canandaigua

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585-394-1120 x2254

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**From:** Eric Cooper <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)>  
**Sent:** Friday, April 17, 2020 3:54 PM  
**To:** 'Alan Lupton' <[alupton@luptons.com](mailto:alupton@luptons.com)>; 'Anthony Venezia' <[anthony@veneziasurvey.com](mailto:anthony@veneziasurvey.com)>  
**Cc:** Eric Cooper <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>  
**Subject:** Advanced Site Preparation

Al,

As I mentioned, at the Planning Board you may want to request the ability for advance site preparation per 220-65M. This way you can possibly begin site work prior to plans being signed.

**M.**

Advanced site preparation. After a Planning Board vote to approve a final site plan and before receipt of the Planning Board Chair signature on the approved plan, the Planning Board may grant approval for site preparation upon formal request by the applicant. Said application shall describe the site preparation to be completed and be supported by good and sufficient reasons for starting in advance of final approval. Surety required by the Planning Board for the performance of the described site preparation shall be accepted by the Town Board and filed with the Town before issuance of permits.

**Eric A. Cooper**

Planner

Town of Canandaigua

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