

Canandaigua Lake Shoreline Development Guidelines

Revised Narrative for Municipal Application
5/12/2020

Lupton Residence
3459 Lakeview Lane

The proposed improvements associated with the proposed site improvements at 3459 Lakeview Lane 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 and two sets of steps along the shoreline. The wall modifications proposed as part of this project will include removal of the south set of steps along the wall. The proposed improvements will reconstruct the wall at the location of the steps to provide a continuous shoreline wall. The infill section of wall will match the existing break wall with material and height.

The proposed vegetative buffer includes new shades trees along the shoreline and an understory ornamental tree in the lakeside yard. The addition of new trees along the lakeside will replace a hazard tree which is to be removed and will soften the visual impacts of the new home construction. Additionally, foundation plantings will be included along the lakeside of the home, providing 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.