

## Eric Cooper

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**From:** Alan Lupton <alupton@luptons.com>  
**Sent:** Thursday, May 21, 2020 8:37 AM  
**To:** Eric Cooper; 'Anthony Venezia LS'; 'Peter Heintzelman'  
**Cc:** 'Eric Cooper'; mrowlinson@townofcanandaigua.org; Sue Steele  
**Subject:** re[2]: FW: Lupton - Site Plan Changes of 5/15  
**Attachments:** Lupton Shoreline Dev Guidelines5-20-20.pdf; Lupton\_L-1 Landscape Plan REV4-2020-05-20 .pdf; Lupton\_SPA Lakeside Elevation with Plantings.pdf

Eric

Please find attached the revised Shoreline Guideline statement, the revised landscape plan and a new east elevation showing the landscape being highlighted from the water. I may also edit the Powerpoint for the meeting as part of my presentation. I will send to you by Tuesday AM, prior to the meeting. These were all prepared by our licensed landscape architect, Sue Steele with the support of the architect, Peter Heintzelman.

Please let me know if there are any comments or concerns. I believe we have addressed Chuck's comments?

Also, one question - where do we stand on any monies owed and the building permit?

Thanks

Al

Alan Lupton  
585-739-3015

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

**From:** "Eric Cooper" <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)>  
**To:** "'Alan Lupton'" <[alupton@luptons.com](mailto:alupton@luptons.com)>, "'Anthony Venezia LS'" <[anthony@veneziasurvey.com](mailto:anthony@veneziasurvey.com)>, "'Peter Heintzelman'" <[pete@methodarch.com](mailto:pete@methodarch.com)>  
**Cc:** "'Eric Cooper'" <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>, [mrowlinson@townofcanandaigua.org](mailto:mrowlinson@townofcanandaigua.org)  
**Date:** Mon, 18 May 2020 15:26:58 -0400  
**Subject:** **RE: FW: Lupton - Site Plan Changes of 5/15**

It is the Board's position to not discuss an application under review with an applicant other than during a public meeting of the Board. Please feel free to use me as an intermediary. If you want to respond in an email so that it can be entered into the record and viewed by other board members you are free to do that also.

## Eric A. Cooper

Planner

Town of Canandaigua

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

585-394-1120 x2254

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**From:** Alan Lupton <alupton@luptons.com>  
**Sent:** Monday, May 18, 2020 10:32 AM  
**To:** Eric Cooper <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)>; 'Anthony Venezia LS' <[anthony@veneziasurvey.com](mailto:anthony@veneziasurvey.com)>; 'Peter Heintzelman' <[pete@methodarch.com](mailto:pete@methodarch.com)>

**Cc:** Eric Cooper <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>; mrowlinson@townofcanandaigua.org

**Subject:** re: FW: Lupton - Site Plan Changes of 5/15

Can I give Chuck a call?

Al

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

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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 LS" <[anthony@veneziasurvey.com](mailto:anthony@veneziasurvey.com)>, "Peter Heintzelman" <[pete@methodarch.com](mailto:pete@methodarch.com)>

**Cc:** "Eric Cooper" <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>, mrowlinson@townofcanandaigua.org

**Date:** Mon, 18 May 2020 09:23:15 -0400

**Subject:** **FW: Lupton - Site Plan Changes of 5/15**

Al,

See comments below from the Planning Board Chair.

## Eric A. Cooper

Planner  
Town of Canandaigua  
[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)  
585-394-1120 x2254

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**From:** Chuck Oylar <[chucko@rochester.rr.com](mailto:chucko@rochester.rr.com)>

**Sent:** Friday, May 15, 2020 6:09 PM

**To:** Eric Cooper <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)>

**Cc:** Brabant, Lance <[Lance.Brabant@mrbgroupp.com](mailto:Lance.Brabant@mrbgroupp.com)>

**Subject:** Re: Lupton - Site Plan Changes of 5/15

Eric, I see Al has submitted another landscape plan. Don't see a big difference with the Plan we looked at last Tuesday. The ftp site lists a revised shoreline statement dated 5/15 from Sue Steele but it is the same as the 5/12 one. Thought they were going to consider ornamental grass or shrubs along the top of the break wall to break up the open view of the porch and windows from the lake that was a concern of the Board.

Chuck

On May 11, 2020, at 1:21 PM, Eric Cooper <[zoninginspector@townofcanandaigua.org](mailto:zoninginspector@townofcanandaigua.org)> wrote:

See the attachments here for the Lupton Site Plan. They show the old and the new proposal. The elevations give a rough idea of changes to landscaping.

I just got off the phone with him. I let him know that he is still on the agenda for tomorrow but that the Board has concerns about granting approval to begin development on site plans in flux. I told him be prepared to have a discussion with the Board on the changes.

I will also send an email with these attachments to the rest of the Board along with a bit of the history.

## Eric A. Cooper

Planner

Town of Canandaigua

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

585-394-1120 x2254

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**From:** Alan Lupton <[alupton@luptons.com](mailto:alupton@luptons.com)>  
**Sent:** Friday, May 8, 2020 9:34 AM  
**To:** Eric Cooper <[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)>  
**Subject:** Minute to discuss?

Eric

As part of a cost reduction effort, we have modified the basement from an 8.5 foot full basement to a 4 foot crawl space. This has eliminated the access on the lake side, simplified the foundation/waterproofing and softened the entire lakeside appearance. We have improved the condition relative to the shoreline guidelines. We have lowered the house on the land and slightly adjusted the grading to create a better, more gradual lakeside lawn.

When you have a minute, can you give me a call and we can review. A full set of documents should be coming today. Fingers crossed!

Alan Lupton  
585-739-3015

<Lupton\_L-1 Landscape Plan REV5-7.pdf>

<Lupton\_Elevations\_04-22-20.pdf>

<Lupton\_Elevations\_04-15-20.pdf>

<Lakeview Lane 3459 2020-03-16 Site Plan.pdf>