

## Canandaigua Lake Shoreline Development Guidelines

Revised Narrative for Municipal Application  
5/20/2020

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 two planting beds along the shoreline, the beds include new shade trees, an understory ornamental tree, native shrubs, and perennial plantings. The planting beds are located along the breakwall at the north and south property line, softening the shoreline condition and framing views to the new home. The addition of new trees along the lakeside will replace a hazard tree which was removed. Foundation plantings consisting of shrubs and ornamental grasses will be included along the lakeside of the home to soften views. Additional planting beds adjacent to the lakeside patio are strategically located to help diminishing potential reflection from the east facing windows. The proposed vegetation will be native and adaptive plant material appropriate for the region.