

Scenic View Compliance Statement

Site Plan Application
5272 Menteth Drive
Canandaigua, New York
July 25, 2022

Given the proposed project's location behind other developed lots along the Canandaigua Lake shoreline, the project is aligned with the stipulations of the Scenic Viewshed Overlay District. In addition to a field inspection, several documents were referenced to confirm compliance, including the "Town of Canandaigua Open Space, Conservation & Scenic Views Master Plan" (2018) as well as the "Town of Canandaigua Shoreline Development Guidelines". The project improvements and the associated code conformity to the site development standards cited in town code 220-33.1 are identified below.

Project Description

The project includes a proposed single-family, two-story house, with a private driveway facing Menteth Drive, related utilities, landscape plantings, and seeding of all disturbed areas. This is noted to be a permitted use

Within the lot, overhead power lines will be replaced with underground electric. The dispersal area for the wastewater system and the associated clearing is located closer to the intersection of Menteth Drive and West Lake Road and therefore away from the lake. A below grade stormwater treatment area is to be provided for water quality treatment.

The single-family house and lot size (1.8 acres) are in agreement with the town standards. Associated utilities/amenities have been located with the goal of retaining the existing landscape features to the greatest extent feasible. This approach considers existing topography, site development constraints and areas disturbed by the construction. Multiple new and diverse native trees are proposed to replace trees that must be removed. These landscape enhancements are graphically and more specifically shown on the landscape plan produced for the project.

The proposed home is located on a wooded lot behind four developed shoreline parcels. These parcels at Menteth Point include primary structures, outbuildings, and existing landscape. The project parcel is a 'flag lot' with the bulk of the area not at the shorefront. As a result, the visibility from the Lake to the area of building and construction is very limited. Please see associated aerial photography for verification.