



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 proposed 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 are described below.

Project Description

The project includes a proposed single-family, two-story house, a private driveway facing Menteth Drive, related utilities, landscape plantings, and seeding of all disturbed areas. Within the lot, overhead power lines will be replaced with underground electric. Leaching chambers will be located closer to the intersection of Menteth Drive and West Lake Road. A dry swale will be provided on the west and south sides of the proposed house for water quality treatment.

The house and associated utilities/amenities have been located to retain the existing landscape features the greatest extent feasible, in accordance with the existing topography. New and diverse native trees are proposed to replace trees that must be removed for the building process.

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.