



November 18th, 2022

Doug Finch
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Richard Nelson; Middle Cheshire Road; One-Stage Preliminary/Final Site Plan Approval

Dear Mr. Finch:

On behalf of Mr. Richard Nelson, we submit the following materials for one-stage preliminary/final site plan approval for a new single-family residence along Middle Cheshire Road and request to appear at your January 10th, 2023, Planning Board meeting:

1. Letter of Intent (1 copy)
2. Site Plans (1 copy)
3. One-stage Preliminary/Final Site Plan Application (1 copy)
4. One-stage preliminary/Final Site Plan Checklist (1 copy)
5. Zoning Board of Appeals Application (1 copy)
6. Soil Erosion and Sediment Control Permit Application (1 copy)
7. Short Form SEQR (1 copy)
8. Site Development/General Building Permit Application (1 copy)
9. Elevation drawings (1 copy)

The project site is located on Middle Cheshire Road, approximately 290' south of the intersection with Butler Road. The parcel's has tax account number 97.04-1-58.200 and is located within the R-1-30 and R-1-20 zoning districts. The development is a permitted use within both zoning districts, with the proposed home located in the R-1-30 district. The proposed development includes a new single family residential home with associated site amenities, which include proposed driveway and proposed sanitary/water services. Access will be provided from Middle Cheshire Road.

A portion of the project site falls within steep slope areas per the Town of Canandaigua Oncom Mapping. The proposal plans to disturb a small portion within the steep slope limits of approximately +/- 2900 s.f. for installation of the site driveway. Per code section 220.8.D (1)(b)(3); "Prohibited uses on moderately steep slopes (15%-25%) are the installation of an accessory structure, except for driveways, that require greater than 4000 s.f. of land disturbance within the steep slope area. Given that our total disturbance within the steep slope area is +/- 2900, of which includes driveway disturbance (which should be excluded from the disturbance square footage number per code above) we fall below the maximum disturbance area required. As such the project site complies with the Town's Steep Slope Protection law.

Please do not hesitate to call me at the office with any questions.
Very Truly yours,

Marks Engineering, P.C.

Jonathan Jones
Brennan Marks, P.E.
President & CEO

