



Marks Engineering

42 Beeman Street
Canandaigua, NY 14424

August 17, 2018

Town of Canandaigua
c/o Eric Cooper
5440 Route 5&20 West
Canandaigua, NY 14424

Re: CPN 18-057 – 4571 Steep Drive – Thomas Joynt - Notice of Intent

Dear Mr. Cooper:

Mr. Joynt the owner of 4571 Steep Drive is requesting an **Area Variance** for **South Side Setback** as well as **Site Plan Approval** for the renovation and construction of a new addition and new attached garage at the above referenced property. Included with this renovation is the replacement of an inadequate septic system and driveway improvements.

The existing garage will be renovated to a new bedroom, however the existing residence will be remodeled to maintain the same number of bedrooms (three). The new house addition will connect the existing garage (new bedroom) to the existing house. A 4' overhang will be provided on the south side of the building to be consistent with the front overhang and provide additional shading of the southern exposed windows.

In order to show how the project will be consistent with the Town's Shoreline Guidelines we offer a picture of the current residence and the following points:

- The building will not encroach on lake setbacks.
- Development will be directed to the rear of the existing building.
- The septic system will be maintained as lawn.
- A portion of the existing walkway connecting to the beach will be removed and returned to lawn.
- The existing landscaping at the front of the house will be maintained.
- The house is approximately 60 feet above the lake elevation.
- Steep slopes >50% will remain undisturbed and provides a vegetative buffer.
- Vegetation either side of the property will remain undisturbed.

Please find attached site plan for your reference and do not hesitate to contact myself with questions or concerns.

Sincerely,

Brennan Marks, PE
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