

**From:** [Chris Jensen](#)  
**To:** ["Doug Bennett"](#); [dhackett2@rochester.rr.com](mailto:dhackett2@rochester.rr.com); ["Robert J. Brenner"](#); ["Erin Joyce"](#); ["Anthony Venezia"](#)  
**Cc:** ["Kevin L. Olvany"](#); ["Shawna Bonshak"](#); ["Development Clerk"](#)  
**Subject:** RE: 4351 Techenor Point Site Plan  
**Date:** Wednesday, January 19, 2022 8:35:51 AM

---

Good morning,

The plan provided on 1/12/2022 addresses all our comments.

The Boat House has been labeled back as a boathouse and not a 'storage structure' with a new deck and walkway around. The owner can address the UDML and DEC requirements for the boathouse outside of this project.

I am comfortable with the granting of the variances, as long as the owner is aware and acknowledges that the parcel may be inundated with water and ice. (whether it be from the lake or stream)... The house may be elevated and protected.. but the property is not and will see events in the future.

Thanks,  
Chris

---

**From:** Kevin L. Olvany  
**Sent:** Thursday, January 13, 2022 1:16 PM  
**To:** 'Doug Bennett' <[doug.s.bennett@gmail.com](mailto:doug.s.bennett@gmail.com)>; Shawna Bonshak <[sbonshak@townofcanandaigua.org](mailto:sbonshak@townofcanandaigua.org)>; [dhackett2@rochester.rr.com](mailto:dhackett2@rochester.rr.com); [cjensen@townofcanandaigua.org](mailto:cjensen@townofcanandaigua.org)  
**Cc:** 'Robert J. Brenner' <[rbrenner@mahoneybrenner.com](mailto:rbrenner@mahoneybrenner.com)>; 'Erin Joyce' <[ejoyce@joycecg.com](mailto:ejoyce@joycecg.com)>; 'Anthony Venezia' <[anthony@veneziasurvey.com](mailto:anthony@veneziasurvey.com)>  
**Subject:** RE: 4351 Techenor Point Site Plan Revisions Requested by Kevin Olvany

Hi all:

Thanks for this additional clarifying information and site walk. The 70% reduction in the volume of floodplain filling and substantial reduction in the floodplain filling footprint does ease my concern regarding floodplain impacts. I think the development team is striving to balance the placement of the house, height of the house, and location to the neighbors, with the protection of numerous high quality trees on the site and overall blending the house into this sensitive lake environment.

My other main area of concern was the proximity of the development to the stream. Based on the updated drawings- there is 33 feet of distance from the top edge of the stream bank and the corner of the pool/grading area. That is a greater distance than what I was estimating in my previous email. The updated site plan documenting this distance was helpful. As I stated in the previous email- the vast majority of the riparian zone is left alone. In addition, the site walk and landscape plan documents that there will be extensive native shrub plantings such as dogwoods installed along the riparian zone. Much of this area is currently dominated by grass and European Buckthorn. The small

length of intrusion into the stream setback along with the 33 feet of distance from the narrowest pinch point (edge of the pool) to the top of stream and the extensive plantings that will be installed- cumulatively eases my concern regarding the stream setback. The owner and development team are fully aware of the potential for flooding in this area and are taking steps to make sure flood flows can be properly conveyed and does not impact their structures or the neighbor. If Chris Jensen is satisfied with the certification provided by the engineer regarding stream flood flow conveyance then for all the reasons stated- I am comfortable with a variance being granted in this area.

Please let me know if you have any additional questions.

Sincerely,  
Kevin Olvany