

## Eric Cooper

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**From:** Eric Cooper <zoninginspector@townofcanandaigua.org>  
**Sent:** Monday, April 13, 2020 3:11 PM  
**To:** 'Brennan Marks'  
**Cc:** Eric Cooper; 'Kyle Ritts'  
**Subject:** RE: 4963 Waters Edge

Very weird that you can't see our definitions. But you can see all the other pages?

In lot coverage decks, gravel drives, just about everything except vegetation should be included in the calculation. So the driveway for Waters Edge should be included in Lot Coverage as well as the wrap around deck.

### **LOT COVERAGE**

The area of all structures on a lot divided by the lot area.

### **STRUCTURE**

Anything constructed or erected which requires temporary or permanent support, placement or attachment to the ground, beneath the ground or to something having permanent location on the ground, including, but not limited to, gasoline and oil tanks, buildings, sheds, pools, decks, docks, manufactured homes, fences [excluding seasonal snow fence as further regulated in Chapter **220**, § **220-9K(9)** of the Town Code], signs, billboards, towers, antennas, satellite TV dishes, patios, sidewalks, driveways, and impervious or substantially impervious surfaces. The term does not include vegetative landscaping.

## Eric A. Cooper

Planner  
Town of Canandaigua  
[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)  
585-394-1120 x2254

**From:** Brennan Marks <bmarks@marksengineering.com>  
**Sent:** Monday, April 13, 2020 2:56 PM  
**To:** Eric Cooper <ecooper@townofcanandaigua.org>  
**Subject:** Re: 4963 Waters Edge

I wouldn't be asking you if I could see the definitions of the zoning code page.

On Mon, Apr 13, 2020 at 2:42 PM Brennan Marks <[bmarks@marksengineering.com](mailto:bmarks@marksengineering.com)> wrote:

Eric,

Couple questions came up on the lot coverage including areas, Should we include decks (without roofs) and areas within private right of way?

Thanks,

**Brennan Marks, PE**  
Marks Engineering, P.C  
42 Beeman St.  
Canandaigua, NY 14424  
585-905-0360

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**Brennan Marks, PE**  
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585-905-0360

**kritts@townofcanandaigua.org**

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**From:** Eric Cooper <zoninginspector@townofcanandaigua.org>  
**Sent:** Wednesday, April 08, 2020 4:04 PM  
**To:** 'Brennan Marks'; Lindsey Tidd  
**Cc:** 'Kyle Ritts'; mrowlinson@townofcanandaigua.org  
**Subject:** RE: 4963 Waters Edge Dr.

Brennan,

Got the application. Thank you.

Just a few days heads up, PRC is surely going to ask for a written statement of shoreline compliance. If I missed it somewhere in those documents, let me know. I only just breezed through today.

Best,

**Eric A. Cooper**

Planner

Town of Canandaigua

[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)

585-394-1120 x2254

**From:** Brennan Marks <bmarks@marksengineering.com>  
**Sent:** Wednesday, April 8, 2020 2:22 PM  
**To:** Eric Cooper <ecooper@townofcanandaigua.org>; Michelle Rowlinson - Town of Canandaigua (mrowlinson@townofcanandaigua.org) <mrowlinson@townofcanandaigua.org>; Kyle Ritts <Kritts@townofcanandaigua.org>  
**Cc:** Lindsey Tidd <ltidd@marksengineering.com>; Ty Allen <ty@newenergyworks.com>; Michael Francisco <mfrancisco@marksengineering.com>  
**Subject:** 4963 Waters Edge Dr.

Eric,

Please see attached applications and plans for a new residence at the above reference address.

Please let me know if you have any questions.

Thanks,

**Brennan Marks, PE**

Marks Engineering, P.C

42 Beeman St.

Canandaigua, NY 14424

585-905-0360

**kritts@townofcanandaigua.org**

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**From:** Eric Cooper <zoninginspector@townofcanandaigua.org>  
**Sent:** Tuesday, April 07, 2020 2:05 PM  
**To:** 'Brennan Marks'  
**Cc:** 'Kyle Ritts'  
**Subject:** RE: 4963 Waters Edge Drive

Do you have a survey of existing conditions showing setback from current principle building to the property lines?

We will have to create a certificate of preexisting nonconformity for the lot since you are changing non conformities anyways, and this would probably allow us to bypass the question entirely. Whether it is a ROW or Side Lot Line you are reducing degree of nonconformance and shall be allowed.

**Eric A. Cooper**

Planner

Town of Canandaigua

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585-394-1120 x2254

**From:** Brennan Marks <bmarks@marksengineering.com>  
**Sent:** Tuesday, April 7, 2020 12:28 PM  
**To:** Eric Cooper <ecooper@townofcanandaigua.org>  
**Subject:** 4963 Waters Edge Drive

Eric,

Just following up on the south property line setback for this one.

See attached preliminary plan.

Thanks!

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***Brennan Marks, PE***

Marks Engineering, P.C

42 Beeman St.

Canandaigua, NY 14424

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