
SHORELINE DEVELOPMENT GUIDELINES

Canandaigua Lake offers beautiful views for residents along its shores. The lake also provides scenic views for boaters and lake enthusiasts. The recently adopted Comprehensive Plan recommends addressing lakeshore development through the creation of development guidelines. The development guidelines are specific to development in the RLD (Residential Lake District) and apply to all projects that require site plan review in the RLD in accordance with Article VII of the Town of Canandaigua Zoning Law. Minimizing visual impacts of shoreline development can be accomplished in a number of ways including through setbacks and shoreline vegetation requirements.

The purpose of these development guidelines is to assist in protecting scenic resources in the Town, while allowing property owners and developers to make informed, sensible decisions regarding construction along the shoreline of Canandaigua Lake.

Shoreline Treatment

The focus of shoreline treatment should be to provide the homeowner with a scenic lake view, while allowing for a natural view of the shoreline from the lake. Emphasis should be placed on softer design approaches for the treatment of the shoreline, such as natural vegetation or riprap, if needed. A softer design approach is

preferred to a harder, more engineered treatment such as a retaining wall. Typically, strongly engineered treatments do not appear natural and can have a more significant visual impact.

Building Setbacks and Design

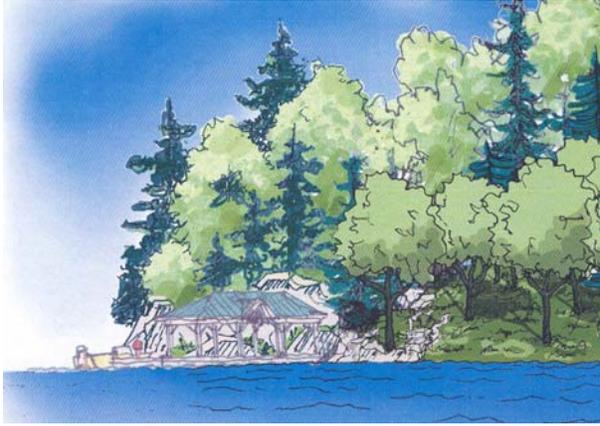
Building setbacks are an effective way to protect sensitive shoreline resources and minimize visual impacts. Buildings should be setback from the shoreline at a distance that allows the natural topography and vegetation to screen the structures from the lake. Proper setbacks can reduce the possibility of storm or flood damage and lessen runoff from impervious surfaces. A large enough setback will also reduce potential erosion. Erosion control measures should be implemented according to existing Town of Canandaigua Code. The illustration below shows a combination of



Lack of natural vegetation makes homes very visible from each other and from the lake. Also, the use of a retaining wall creates an unnatural shoreline.

Maintenance of natural vegetation screens homes from one another and reduces the visual impact from the lake of high density lakeside development

setbacks and vegetative covers to create a pleasing visual appearance of the shoreline and also allow for a filtered view from the dwelling.



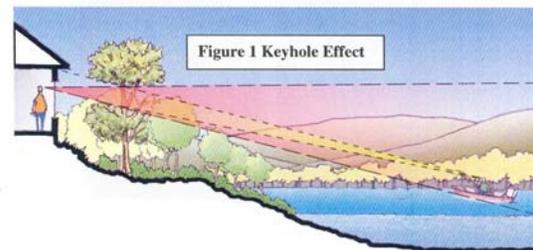
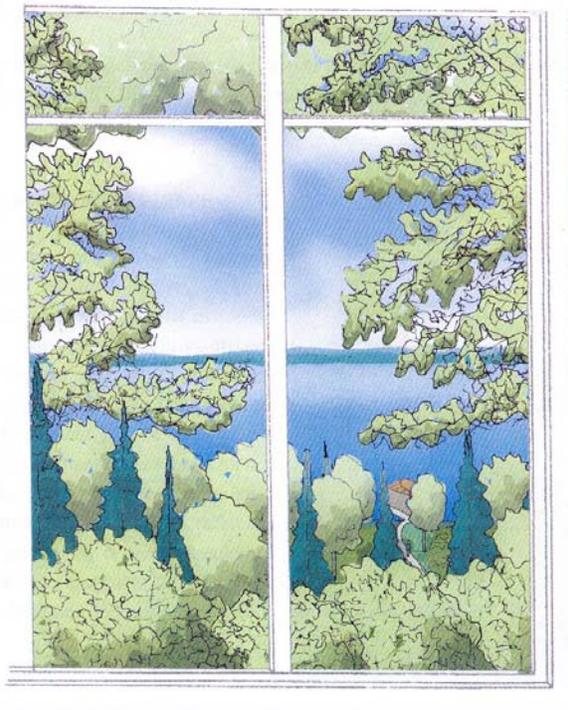
In addition, the design of a building can also have a significant visual impact. Color and materials used for buildings should be compatible with the natural landscape. Earth tone colors and natural materials such as wood, natural brick, slump block walls, tile or earth tone concrete shingles are recommended. Even structures located directly on the shoreline can be designed in a manner that does not have a negative visual impact. The structure illustrated above is constructed out of natural materials with a roofline blending with its surrounding environment.

Vegetative Buffer

Working in coordination with building setbacks, a vegetative buffer is an important element used to preserve existing shoreline views and screen development along the lake. Native shrubs and trees should be retained along the shoreline whenever possible to help maintain the natural appearance of the lake's edge, reduce erosion, and provide habitat.

Existing vegetation and trees should be protected from damage during any new construction and clear cutting should be kept to a minimum.

Native vegetation should be installed in order to screen new development in such a way as to preserve existing views from neighboring residences. Selective pruning of vegetation is one technique to preserve views both from the structure and from neighboring residences. This 'keyhole effect' allows for scenic views from the structure. A typical view from the window of a structure with selectively pruned trees and vegetation is found below.





Highly visible structure



Moderately visible



Structure is screened by natural vegetation

Landscaped shorelines serve to buffer views from the lake, as is seen in the series of illustrations above. The illustration on the left illustrates a highly visible structure from the lake. The middle illustration shows the addition of natural vegetation and a moderately visible structure. The illustration on the right is preferable with very little of the structure visible from the lake through the vegetation. However, the views from the structure remain through selective pruning.