



MarksEngineering

4303 Routes 5 & 20
Canandaigua, NY 14424

February 1, 2023

Shawna Bonshak
Town of Canandaigua
5440 Route 5 & 20
Canandaigua, NY 14424

RE: Letter of Intent – 3555 County Road 16
Addition to Existing Structure
One Stage Preliminary/ Final Site Plan Approval

Dear Ms. Bonshak,

On behalf of Mr. Tom Wood, we submit the following material for one-stage preliminary/final site plan approval for a new addition to an existing residence located at 3555 County Road 16

Application Packet:

For review of these applications, we have provided a copy of the following attachments for review:

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
7. Short Form SEQR (1 Copy)
8. Site Development/General Building Permit Application (1 copy)
9. Elevation Drawings (1 copy)
10. Application packet for variances granted in 2012

Description of Proposed Development:

The project site is located on County Road 16, approximately 1275' north of the intersection with Butler Road. The parcel's tax account number is 98.17-1-15.00 and is located within the RLD (Residential Lake District) zoning district. The development is a permitted use within the zoning district and will entail the construction of a 743 SF addition to an existing residence.

Existing Conditions:

This site currently contains a 1680 SF two story frame house on a 0.20 acre lot. The lakeside portion of the property contains a concrete breakwall measuring approximately 123 linear feet, with the remaining lake frontage being dilapidated retaining walls with stair access to the shoreline.



Proposed Conditions:

This property was issued 5 variances in April of 2012 (project #007-12) for a structure very similar to what is being proposed with this application. These variances previously granted include:

1. 53.3' front setback variance for an addition to be placed 6.7' from the front property line,
2. 48.5' rear setback variance for an addition to be placed 11.5' from a rear property line,
3. 7.0' setback variance for an addition to be placed 5.0' from the left property line,
4. 13.5' setback variance for an addition to be located 11.5' from the mean high water mark,
5. 13.96% building lot coverage variance for an addition when 28.96% was being proposed.

The applicant wishes to construct this garage structure however the zoning codes have changed since these variances were granted. See attached application packet for the variances granted in 2012.

This application follows the same footprint as what was proposed in 2012 with the exception of reducing the garage dimensions by approximately 2' in width and 2' in length. The intent is to utilize the variances granted in 2012. An additional variance is required in order to construct a 743 SF addition to the existing house. The additional variance is:

1. 22.3' rear setback variance for an addition to be located 7.3' from the mean high water line.

The property will no longer require variances #4 listed above. This variance request is a direct result of the zoning code / interpretation of the zoning code changing. Variance #2 listed above is for 11.5' from the rear property line, or in this case the mean high water line. After reviewing the previous submitted application materials by Martin Fredrickson, AIA, he depicts this setback with a sketch drawing on a survey map. Martin dimensions the setback from the shoreline, not the mean high water line as the zoning code requires. As previously submitted, the proposed garage was approximately 5 feet of the mean high water line. This dimension was not shown on the 2012 application. The proposed plans reduce the degree of non-conformity from the previous application as we are requesting 7.3' versus the 5' that was approved.

The intent of this project is to construct a small garage attached to this house to allow for a full season home for the property owner. The property as it exists is non-conforming in several ways. This project will improve conditions and add drainage and landscaping to the site that will enhance the aesthetics and functionality of the site.

Please don't hesitate to call me at the office with any questions.

Very truly yours,

Brennan Marks
Marks Engineering, P.C.