

January 12, 2021
4866 Bedford Drive
Canandaigua, NY 14424

Michelle Rowlinson, Development Office
Town of Canandaigua Zoning Board of Appeals
5440 Routes 5&20 West
Canandaigua, NY 14424

Re: Application for an Area Variance by Matt Schwalm & Kylie Dunster, 4864 Bedford Drive

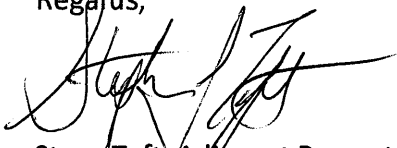
Dear Ms. Rowlinson:

We are writing in response to the Notice of Public Hearings we recently received from you. Unfortunately, we will not be able to attend the hearing via Zoom on 1/19 and, therefore, we are submitting this letter containing our comments/concerns to be taken into consideration with regard to the above variance application. We own the property at 4866 Bedford Drive, adjacent to Matt & Kylie.


Our concerns are two-fold. First, an outbuilding in their side yard would not only negatively impact the character of the neighborhood, but it would also create an unfavorable view (back of a building) from our backyard, as well as the backyards of all neighbors to the west of us. Secondly, if they are allowed to move forward with such a building, we feel that the 25' side setback must be adhered to. The 15' setback they are requesting would put this building very close to the property line, creating a closed-off/blocked-in feel. The setbacks for the lots in this neighborhood had a huge impact on our decision to purchase here. We feel that this outbuilding, and more importantly, the variance of a 15' side setback, will have a significant negative impact on the value of our property.

We are respectfully asking that the building and variance applications not be approved. Thank you for your consideration.

Regards,



Steve Taft, Adjacent Property Owner



Karen Taft, Adjacent Property Owner

