

Town of Canandaigua

REFERRAL CHECKLIST

Applicant / Owner: John Casey CPN #: 085-15
Project Address: 3796 County Rd. 16 Tax Map #: 113.09-2-3.000

Water:

- ☐ George Barden, Watershed Inspector
- ☒ Kevin Olvany, Cdga Lake Watershed Council
- ☐ Tad Gerace, OC Soil & Water Conservation Dist.
- ☐ Ken Potter, Cdga-Hopewell Water Superintendent

Sewer:

- ☐ John Berry, Cdga Lake County Sewer District
- ☐ William Wright, Ontario County DPW
- ☐ David DeGear, Cdga-Farm Water/Sewer District
- ☐ James Sprague, City Public Works
- ☐ Greg Trost, NYS DOT

Town of Canandaigua:

- ☐ Ray Henry, Town Historian
- ☒ Town Environmental Conservation Board
- ☐ James Fletcher, Town Highway Superintendent
- ☐ Greg Hotaling, MRB Group PC
- ☐ Dennis Brewer, Parks & Recreation
- ☒ Ontario County Planning Board
- ☐ Ontario County Ag Review Board

Utilities:

- ☐ Geoff Brennessel, NYSEG
- ☐ Wayne Dunton, RG&E

Fire:

- ☐ Mark Marentette, Chief, City Fire Dept.
- ☒ Michael Miller, Chief Cheshire Fire Dept.
- ☐ Joe Stoltz, Chief, Bristol Fire Dept.
- ☐ Derrick Legters, Chief, East Bloomfield Fire Dept.

Environmental:

- ☐ Harold Keppner, Army Corps of Engineers
- ☐ Benjamin Groth, Regional Director, NYS DEC

Other:

- ☐ Sheryl Robbins, PE, NYS Dept. of Health
- ☐ Carleen Pierce, Canandaigua City School District
- ☐ Nancy Kellogg, Ontario County 9-1-1 Center
- ☐ Neighboring Municipality: _____

Water District: _____

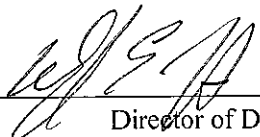
Sewer District: _____

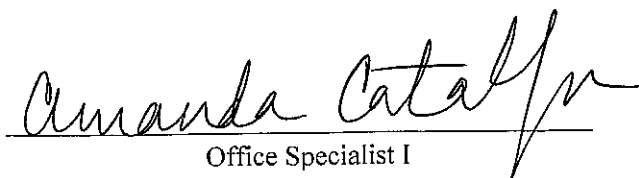
Drainage District: _____

Fire District: _____

Other: _____

Date of referral mailing: _____

 10/19/15
Director of Development


Office Specialist I

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax: (585) 394-9476

Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of October 19, 2015

TO: JOHN CASEY
FROM: AMANDA CATALFAMO, DEVELOPMENT OFFICE
FAX #: VIA EMAIL – JOHNTCASEYJR@GMAIL.COM
DATE: TUESDAY, OCTOBER 20, 2015

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may be additional PRC comments or Planning / Zoning Board comments forthcoming based upon further review by the members of the PRC or respective boards.

John Casey (CPN-085-15) (Area Variance) (3796 County Road 16 / TM #113.09-2-3.000)

Notes to the Zoning Board of Appeals:

1. The applicant is seeking Area Variances to place an in-ground swimming pool and a shed in the Residential Lake District.
2. State Environmental Quality Review (SEQR) – Type II.
3. A referral to the Ontario County Planning Board is required.
4. The PRC will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
 - Kevin Olvany, Watershed Program Manager
 - Town of Canandaigua's Environmental Conservation Board
 - Michael Miller, Chief Cheshire Volunteer Fire Dept

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. on Friday, October 23, 2015, to be considered for the November Planning Board agenda:

1. Prior to the issuance of a building permit, the applicant shall submit a Site Plan application to the Planning Board for review and approval.

Information for the Applicant:

1. The applicant will receive a copy of the Zoning Board of Appeals meeting agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend this meeting and wishes the Zoning

Board of Appeals to act on the application in their absence, the applicant shall contact the Development Office prior to 12:00 pm the day of the meeting.

3. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.

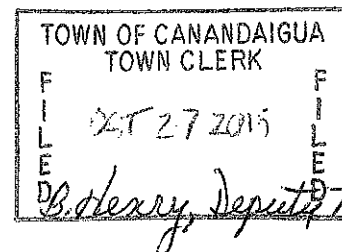
Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: John T. & Christina I. Casey
PROPERTY ADDRESS: 3796 County Road 16
TAX MAP NUMBER: 113.09-2-3.000
ZONING DISTRICT: RLD – Residential Lake District



DETERMINATION REFERENCE:

- Accessory Structure Permit application data & Swimming Pool Permit application data, submitted to the Town on June 15, 2015. No detailed stamped surveyed plan has been provided to the Town for confirmation of data provided in application.

PROJECT DESCRIPTION:

- Construction of a 192sq.ft. accessory structure in the rear yard of an existing single-family dwelling.
- Construction of a 20'x36' in-ground pool in the rear yard of an existing single-family dwelling.

ISSUE:

- The property owner wishes to construct a second accessory structure when only one accessory structure is permitted.
- The property owner wishes to construct a 192sq.ft. accessory structure when only 100sq.ft. is permitted.
- The property owner wishes to construct an in-ground pool and associated deck and shed with 16.3% building coverage on the parcel, when only 15% is permitted.
- The property owner wishes to construct an in-ground pool and associated deck and shed with 41.5% lot coverage on the parcel, when only 25% is permitted.

DETERMINATION:

- A single family dwelling is a permitted principal use in the residential zoning district.
- No building permits will be issued until at such time as a stamped site plan has been provided adhering to and confirming the data provided within the applications.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to Canandaigua Lake and County Road 16.

REFERRAL TO ZBA FOR:

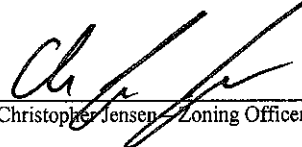
- An area variance application for a second accessory structure shall be submitted to the ZBA.
- A 92sq.ft. accessory structure size area variance application shall be submitted to the ZBA.
- A 1.3% building coverage area variance application shall be submitted to the ZBA.
- A 16.5% lot coverage area variance application shall be submitted to the ZBA.

REFERRAL TO PLANNING BOARD FOR:

- An application requesting site plan approval shall be submitted to the Town's Planning Board.

CODE SECTION: Chapter §220-9, §220-21, §220a Sch 1 – Zoning Schedule

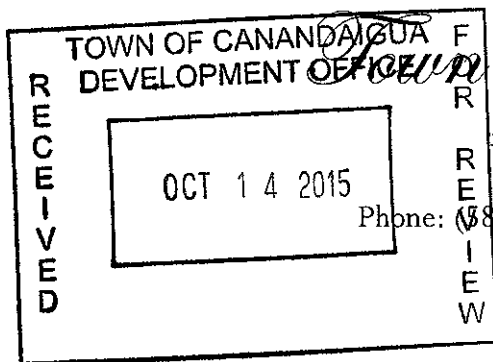
DATE: 10/26/2015

BY: 
Christopher Jensen Zoning Officer

CPN-085-15

NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

c: Binder
Property File
Property Owner
Town Clerk



Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
Phone: (585) 394-1120 / Fax: (585) 394-9476

CPN #: 085-15

ZONING BOARD OF APPEALS APPLICATION

FOR: ☒ AREA VARIANCE ☐ USE VARIANCE ☐ INTERPRETATION

Permission for on-site inspection for those reviewing application: ☒ Yes ☐ No

1. Name and address of the property owner: John Casey, 3796 Co. Rd 16
Canandaigua, N.Y. 14424

Telephone Number of property owner: 585-315-8218

Fax # _____ E-Mail Address: Johncaseyjr@gmail.com

****If you provide your e-mail address, this will be the primary way we contact you****

2. Name and Address of Applicant if not the property owner: _____

Telephone Number of Applicant: _____

Fax # _____ E-Mail Address: _____

****If you provide your e-mail address, this will be the primary way we contact you****

3. Subject Property Address: 3796 Co. Rd. 16, Canandaigua, N.Y. 14424

Nearest Road Intersection: Between Butler Rd & Wyfells Rd.

Tax Map Number: 113.09-2-3.000 Zoning District: RLD

4. Is the subject property within 500' of a State or County Road or Town Boundary? (If yes, the Town may be required to refer your application to the Ontario County Planning Board.)

Please circle one:

YES

NO

5. Is the subject property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application - for use variance applications only.)

Please circle one:

YES

NO

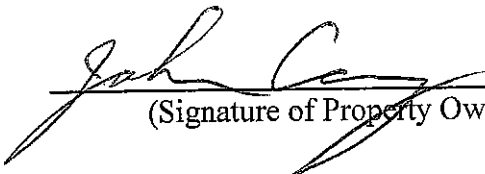
(Continued on back)

6. What is your proposed new project and the variance(s) or interpretation requested?
want to install an inground pool and rear storage shed which will exceed the building and lot coverage requirements.
7. Have the necessary building permit applications been included with this form? If not, please verify with the Development Office which forms are required to be submitted.
8. With your completed application for an Area Variance, attach a tape map/survey/site plan, elevation of the proposed structure, and other documentation necessary describing the requested variance(s) illustrating why it is practically difficult for you to conform to the Zoning Law.
- All maps, surveys, or site plans shall accurately depict the property including all existing and proposed structures, setbacks, and dimensions. *All dimensions must be precise.*
9. With your completed application for a Use Variance, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you feel this use variance is necessary, and a completed Environmental Assessment Form.
10. With your completed application for an Interpretation, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you are appealing the zoning law determination, and a copy of the zoning law determination of which said appeal is requested.
11. If the variance requested is related to signs, attach a Sign Detail Sheet, a site plan, and colored renderings of the proposed signage, and any other documentation required in Article IX (Sign Regulations) of the Town of Canandaigua Zoning Law.

Property Owner is responsible for any consultant fees*
(Town Engineer, Town Attorney, etc.) incurred during the application process.
****See Town Clerk for current Fee Schedule***

I have examined this application and declare that it is true, correct, and complete. I understand that my application and all supporting documentation will be examined by the Zoning Board of Appeals as an integral component of deliberations.

I hereby grant my designee permission to represent me during the application process.


(Signature of Property Owner)

10/14/15
(Date)

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

RECEIVED

OCT 14 2015

FOR REVIEW

TESTS FOR GRANTING AREA VARIANCES

BE VERY SPECIFIC WHEN ANSWERING THESE QUESTIONS

"Area variance" shall mean the authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
(Town Law Section 267, subsection 1 (b))

In deciding whether to grant an area variance, the Zoning Board of Appeals takes into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community. (Town Law Section 267-b, subsection 3.(b)).

To enable the Zoning Board of Appeals to grant an area variance, the applicant must present substantial evidence concerning the following topics by providing supporting evidence for each. Attach additional sheets if necessary.

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

The proposed pool is in keeping with the neighborhood. It will not be visible from the road. It will not have a negative visual impact to my adjoining neighbors.

- (2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

I want to install a pool because it was recommended by my doctor as therapy for my condition as a paraplegic.

- (3) Whether the requested area variance is substantial.

I do not believe either the building variance of 16.3% or the lot coverage variance of 41% are substantial. Much of the lot coverage is paved ways and hard surfaces to accommodate my wheelchair.

- (4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

I do not believe the proposed pool will have an adverse physical or environmental impact to the neighborhood or district.

- (5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.

I did not create my condition and my existing lot does not allow me to make any improvements within the code.

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

RECEIVED

OCT 14 2015

REV
EW

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476

CPN #: _____

Sketch Plan Checklist

Applicant: _____

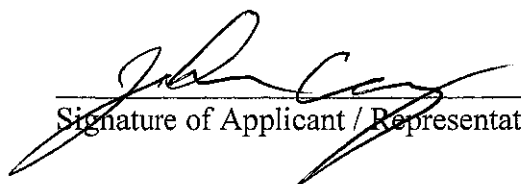
Project Address: _____

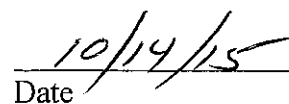
Tax Map #: _____ Zoning District: _____

Project Description Narrative: _____

Sketch Plan Checklist – Chapter 220 §220-66***	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. The sketch plan shall be clearly designated as such and shall identify all existing and proposed:			
1) Zoning classification and required setbacks.			
2) Lot lines.			
3) Land features including environmentally sensitive features identified on the NRI. (woods, streams, steep slopes, wetlands)			
4) Land use(s). (residential, agricultural, commercial, or industrial)			
5) Utilities. (i.e. location of electric, gas, well, septic, sewer, cable)*			
6) Development including buildings, pavement and other improvements including setbacks.			
7) Location and nature of all existing easements, deed restrictions and other encumbrances.			
B. Sketch plans shall be drawn to scale.**			
C. It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for development of the lot.			

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this check list.


Signature of Applicant / Representative


Date

*May be obtained from UFPO – dial 811 for assistance.

**Development that exceeds 1,000 square feet, requires the site plan to be completed by a NYS licensed professional engineer and/or surveyor. (§220-99-C-1-c)

***This form is not required for the construction of a new single-family dwelling within an approved subdivision.

RECEIVED	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	FOR REVIEW
	JUN 15 2015	

Town of Canandaigua

Accessory Structure Permit Application

(Storage Shed, Detached Garage, Non-Agricultural Barn, Pole Barn, etc.)

Accessory Structures (Storage Sheds, Pole Barns, etc) SHALL Be Located in the Rear Yard Only.
Detached Garages May Be Located In the Side or Rear Yard.

1. Name and Address of Property Owner: John & Christina Casey
3796 W. Lake Rd Canandaigua NY 14424
Telephone Number / E-mail Address: 414-5395
2. Name and Address of Applicant *if not property owner* Pettis Pools
1186 Manitou Rd Hilton NY 14468
Telephone Number / E-mail Address: 392-7711 jmpodans@pettisPools.com
3. Subject Property Address: SAME AS Property Address
Subject Property Tax Map Number: 113.09-2-3.000 Zoning District: RLD
Lot Size (in square feet or acres): _____

EXISTING STRUCTURE(S) INFORMATION	SQUARE FOOTAGE
Principal Building: Total Living Space (all floors) <u>2663 + 982 + 1107</u>	<u>4752</u>
Attached Garage	<u>1295</u>
Attached Decks / Porches <u>174 + 174 + 281</u>	<u>628.8</u>
Accessory Buildings / Structures (storage sheds, agricultural buildings, pole barns, pool decks, etc.): <u>176 sq shed / SUNROOM - WATER FRONT</u> <u>64 sq [8'x8' SHED] rear</u>	_____
Total Square Footage of all Existing Structure(s)	_____

NEW STRUCTURE INFORMATION	
What is the proposed new project?	<u>Shed</u>
What is the square footage of the proposed storage shed?	<u>192 sq ft</u>
What is the square footage of the proposed detached garage?	_____
What is the square footage of the proposed pole barn?	_____
Other?	sq. ft. _____
What is the total square footage of this proposed project?	<u>192 sq ft</u>

4. Will there be any demolition / removal / relocation of any existing structure(s)?
If yes, a demolition permit may be required.

Yes

No

5. Minimum Submission Requirements (§220-99-C):

- (1) All applications made to the Town for new uses or development to be reviewed for compliance with this chapter shall contain at a minimum:
- (a) Completed application form(s) signed by the applicant.
 - (b) A sketch plan in compliance with requirements of section Town Code § 220-66.
 - (c) Plans for development in excess of 1,000 square feet shall be prepared by a New York State licensed professional engineer and/or surveyor.
 - (d) Additional information as may be required by the Zoning Officer or Code Enforcement Officer.
- (2) For administrative reviews to be completed by staff only, these minimum submission requirements may be waived or modified by the Zoning Officer or CEO as appropriate.

Will this structure be built within:

- 100 ft of the bed of a stream carrying water on an average 6 months of the year? Yes ☒ No
- 100 ft of a NYS DEC wetland? Yes ☒ No
- Close proximity to a federal wetland? Yes ☒ No (If yes, setback to wetland? ___ ft)
- Steep slopes equal to or greater than 15%? Yes ☒ No
- A wooded area greater than 5 acres? Yes ☒ No

Dimensional Description	Applicant to Complete	Development Office Staff to Complete	
	To New Structure	Required By Code	Variance Required
Distance from the road right-of-way	225'	- rear YARD	No
Distance from rear property line	50'	15'	No
Distance from right side property line	60'	12'	No
Distance from left side property line	10'	12'	YES
Height of Accessory Structure (measured from the average finished grade to highest peak)	8'	10'	No
Percentage Building Coverage (calculated by the total square footage of the footprint of all existing and proposed structures divided by the lot size)	7.3 16.3	15%	YES
LOT COVERAGE	41.5%	25%	YES

What utilities, if any, will be connected to the structure? 110 V_{olt} (Elect.)

If proposing utilities other than electricity, you may be required to obtain an area variance from the Town's Zoning Board of Appeals.

6. Earthwork:

Cubic yards (CY) to be excavated: 7
(length (ft) x width (ft) x depth (ft) divided by 27) = CY

Square feet (SF) of area to be disturbed: 192
(length (ft) x width (ft) = SF)

7. Contractor Information:

General Contractor: Wayside Garden Co.

Address: 124 Pittsford Palmyra Rd.

Telephone / E-mail: 455-7000 (Bill T.)

Need
insurance
for Wayside
& Pettis Pools

Contractor Insurance Certificates Required:
C-105.2 or U-26.3 Worker Compensation and DB-120.1 Disability or CE-200 / BP-1

The undersigned represents and agrees as a condition to the issuance of these permits that the development will be accomplished in accordance with the Town Zoning Law, the New York State Uniform Fire Prevention and Building Code, approvals/conditions described on the ZBA / PB decision sheet, and the plans and specifications annexed hereto.

Owner's Signature: [Signature]

Date: 6/19/15

PERMIT CANNOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE

Please **DO NOT** send payment with this application.
Payment shall not be made until the fee is determined & the permit is issued.

For Office Use Only

Application requires review by Planning Board and/or Zoning Board of Appeals. ☒ Yes ☐ No

Reviewed By

Date

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

Code Enforcement Officer

Date

Permit Issued	Permit Number	Fee
Building Permit Fee		
Soil Erosion Permit Fee		
Drainage District Fee		
Total Permit Fee	(non-refundable)	

Town of Canandaigua

SWIMMING POOL / HOT TUB PERMIT APPLICATION (Chapter 220 Section 220-9-W)

1. Name and Address of Property Owner: John & Christina Casey
3796 W. Lake Rd Canandaigua 14424
Telephone Number / E-mail: 414-5395
2. Name and Address of Applicant if not property owner: Pettis Pools
1186 Manitou Rd. Hilton NY 14468
Telephone Number / E-mail: 392-7711 jnapodano@pettisools.com
3. Subject Property Address: (SAME AS PROPERTY OWNER)
Tax Map Number: 113.09-2-3.000 Zoning District: RLD
4. Primary Use of Property: Single-Family Dwelling Multi-Family Dwelling
(please circle one) Townhouse Other: _____
5. Type of Installation: Above Ground In-ground/masonry In-ground/vinyl Hot Tub
(please circle one)

Maximum Dimensions of Outdoor Pool: no outdoor pool shall exceed 40 feet in length and 20 feet in width, or 30 feet in diameter in the case of a round or curved pool, nor shall the total perimeter of any pool exceed 125 feet

Swimming Pool / Hot Tub Dimensions: 20' x 36'

Swimming pools / hot tubs shall be located in the SIDE and/or REAR yard of the lot, unless otherwise specified in Town code.

Swimming pool accessory structures shall be located in the REAR yard, unless otherwise specified in Town code.

Above Ground Swimming Pools with a water depth of 24-inches or greater, and a side wall height of 48 inches or less and all In-Ground Swimming Pools SHALL be surrounded by a fence at least 48 inches in height.

6. Site Information: A site plan shall be submitted or drawn below showing the entire property, all existing and proposed structures, including the swimming pool/hot tub dimensions and depths; distance of swimming pool/hot tub and other proposed structures from all boundary lines; location of the on-site wastewater treatment system, if applicable; well location, if applicable; proposed lighting; and easements and any other additional information as may be required by the Town to demonstrate compliance with Town Code and other applicable laws

Will the swimming pool/hot tub structure be installed within 100 ft of the bed of a stream carrying water on an average 6 months of the year?

Yes

No

The hot tub will be placed on a(n):

Existing Deck

New Deck

Patio

Inside Home

(please circle one)

Other: _____

*See Attached
Pool Plan*

Boundary Line

Road / Street Name W. Lake Rd

DIMENSIONAL DESCRIPTION	Applicant to Complete	Development Office Staff to Complete	
		Required By Code	Variance Required
Distances To Property Lines From The:			
Swimming Pool/Hot Tub to Rear Property Line	34	15 ft	
Swimming Pool/Hot Tub to Right Side Property Line	16' 6"	15 ft	
Swimming Pool/Hot Tub to Left Side Property Line	30'	15 ft	
Pool to On-Site Wastewater Components	N/A	20 ft	NOT PERMITTED
Pool to On-Site Wastewater Absorption Field Base	N/A	35 ft	NOT PERMITTED
Square Footage of New Deck			
Deck to Rear Property Line		15 ft	
Deck to Right Side Property Line		15 ft	
Deck to Left Side Property Line		15 ft	
Square footage of pool house			
Pool house to Rear Property Line	50	15 ft	
Pool house to Right Side Property Line	60	15 ft	
Pool house to Left Side Property Line	10	15 ft	
Pool House Height	8	16 ft	
Height of Fence Enclosure	48	minimum 48"	
Length of Fence Enclosure	200'		
Type of Fence to be installed (please circle one): Stockade Chain Link Vinyl Other <u>Alum.</u>			

7. General Contractor: PETTIS POOLS INC.
 Address: 1186 MANITON RD HILTON NY 14468
 Telephone / E-mail: 585-392-7741

Contractor Insurance Certificates Required:
 (C-105.2 or U-26.3) Worker Compensation and DB-120.1 Disability or CE-200 / BP-1

The undersigned represents and agrees as a condition to the issuance of these permits that the development will be accomplished in accordance with the Town Zoning Law, the New York State Uniform Fire Prevention and Building Code, approvals/conditions described on the ZBA / PB decision sheet, and the plans and specifications annexed hereto.

Owner's Signature: *J.R. Naprdano* Date: 6/14/15
Agent for Property
owner

PERMIT CANNOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE

Please **DO NOT** send payment with this application.
 Payment shall not be made until the fee is determined & the permit is issued.

For Office Use Only

Application requires review by Planning Board and/or Zoning Board of Appeals. Yes No

 Reviewed By Date

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

 Code Enforcement Officer Date

Permit Issued	Permit Number	Fee
Permit Fee (non-refundable)		



**Eastside Internal
Medicine**

800 Ayrault Rd, Ste 200
Fairport NY 14450
Phone: 585-425-7460
Fax: 585-425-2750

October 15, 2015

John Casey
3796 County Rd 16
Canandaigua NY 14424

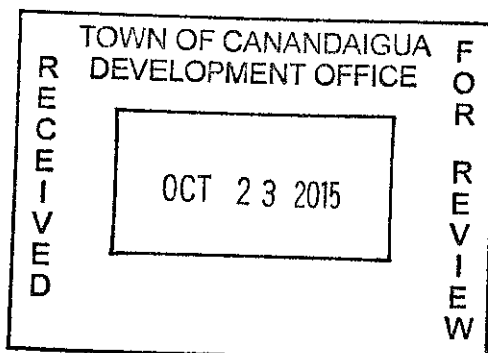
Dear John:

This letter is provided to you for your use as needed to confirm that it is my medical assessment that given your paraplegia your health would benefit if you were able to build in IN GROUND POOL on your property for your use in physical conditioning.

I would be happy to provide further information as needed to the Town of Canandaigua.

Sincerely yours,

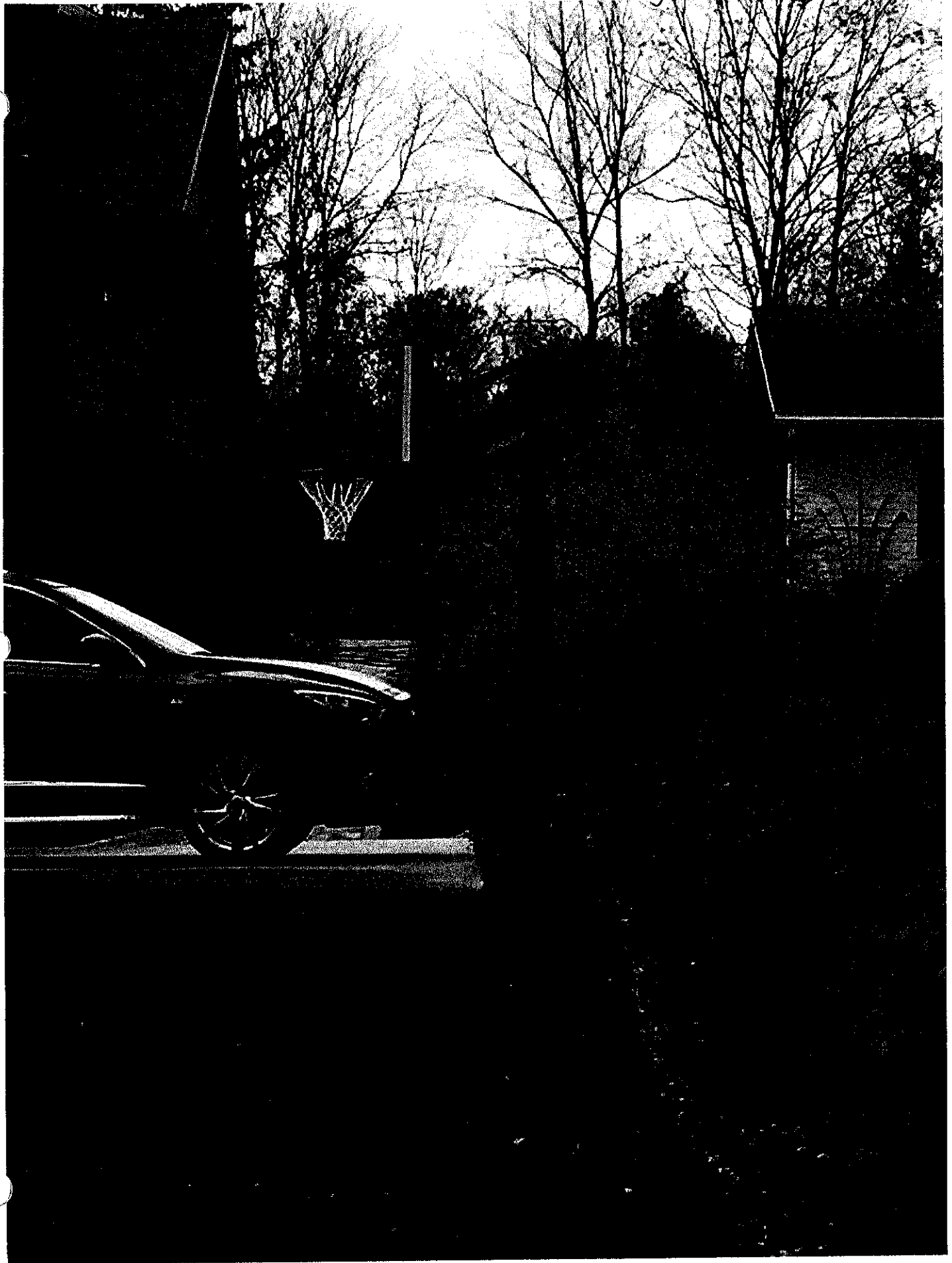
Electronically signed by WALLACE E JOHNSON, MD 10/15/2015 3:51 PM



10/22/2015

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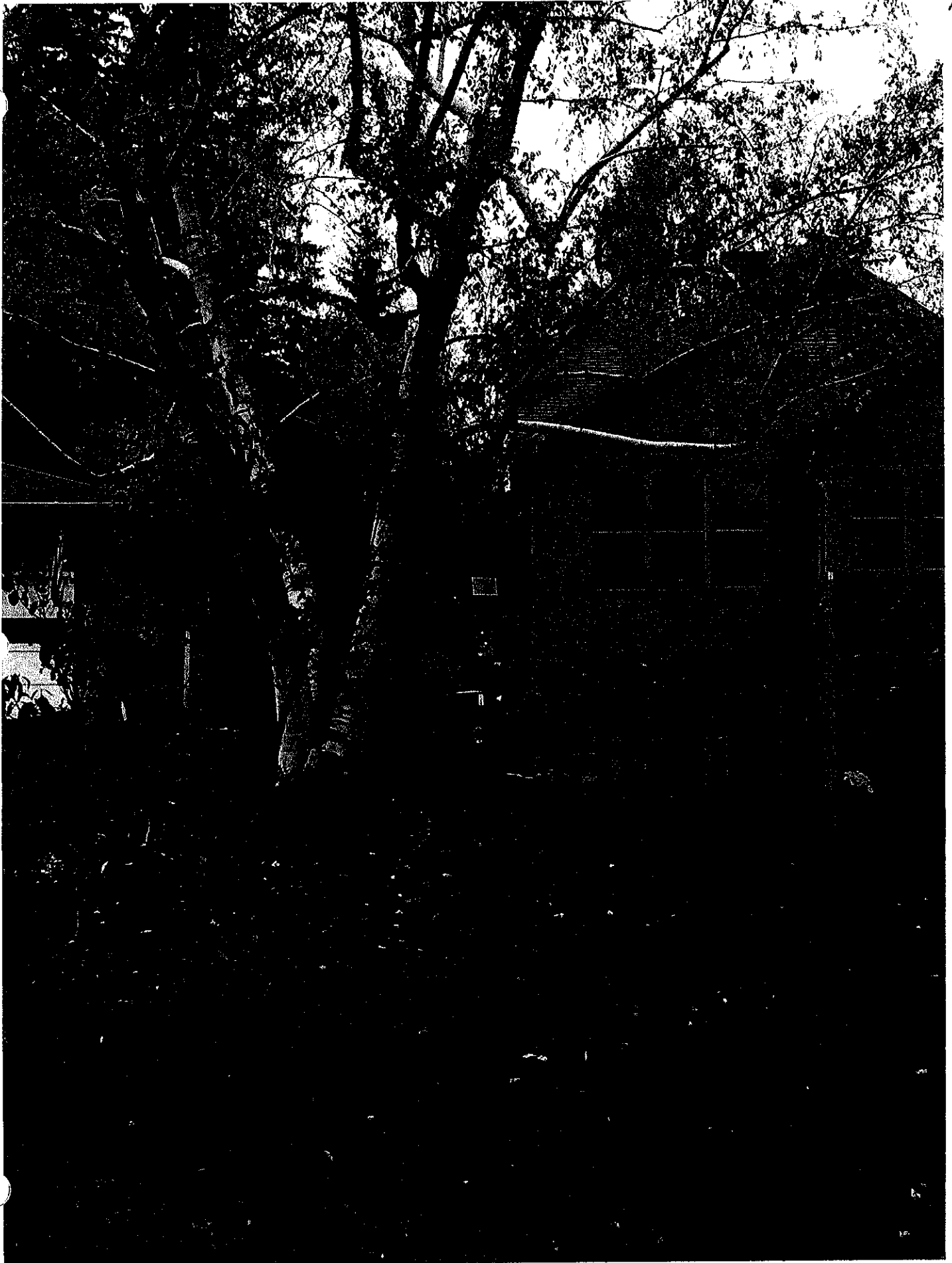
Front - North end of house
looking west from the road.



10/22/2015

IMG_3709.JPG

front - south end of the
house looking west from the
road



October 17, 2015

Scott & Joanne Kreher
3792 County Road 16
Canandaigua, NY 14424

Town of Canandaigua
Zoning Board
5440 Routes 5&20 West
Canandaigua, NY 14424

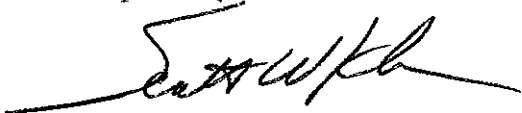
Dear Zoning Board Members,

We purchased our property at 3792 West Lake Road approximately two years ago. Since then we have spent virtually every weekend and available moment away from our careers in Clarence, NY, at our second home in Canandaigua.

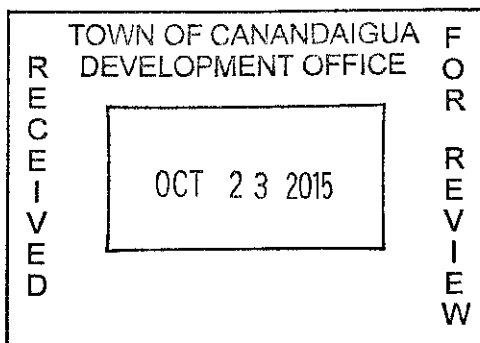
The Caseys live right next door. We are happy to have become friends as well as neighbors and look forward to our frequent chats while taking care of our shared properties. Before moving ahead with their pool/shed application, the Caseys discussed their plans with us and we support their proposed plan for a larger shed and in ground swimming pool for John's continuing physical therapy.

Thank you in advance for considering this letter.

Respectfully submitted,



Scott Kreher
Joanne Kreher



October 17, 2015

David Bernardo
3788 County Road 16
Canandaigua, NY 14424

Town of Canandaigua
Zoning Board
5440 Routes 5&20 West
Canandaigua, NY 14424

Dear Zoning Board Members,

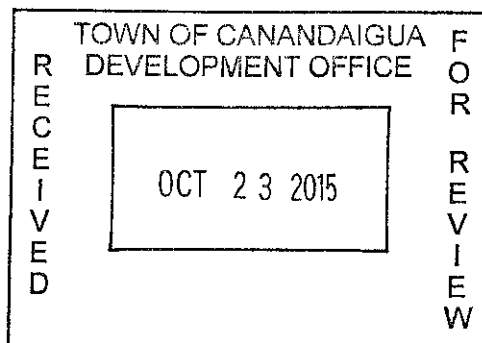
I have been a neighbor of John Casey for many years.

He explained his purpose for putting in an in ground swimming pool and a larger shed and I am not opposed to this plan.

Thank you in advance for considering this letter.

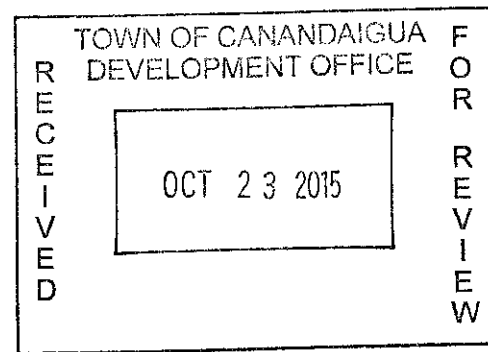
Respectfully submitted,

David Bernardo



October 14, 2015

Town of Canandaigua
Zoning Board
5440 Routes 5&20 West
Canandaigua, NY 14424



Dear Town of Canandaigua Zoning Board,

In preparation for your November 17 Zoning Board meeting, my wife and I submit this letter of explanation to accompany our completed applications for Accessory Structure and Swimming Pool at our home at 3796 County Road 16 (aka West Lake Road). We seek your approval to construct an in ground swimming pool and an enlarged shed to replace the existing 8x8 shed currently in place.

When contemplating this project in late spring of this year, we learned that a new law was enacted just weeks prior to our application, allowing a maximum 25% lot coverage and that we were above this maximum. We believe we have compelling reason for a variance to be granted in this case. I have owned this property since 1991, and have continuously improved it since then. Even during a job transfer to Florida from 2005-2010 we kept and maintained the property in hopes that we would one day move back. After making that hope a reality, in December 2012 we finished a complete teardown and rebuild of a new home on the site (with no variances required). The home was constructed with several storage closets inside. On July 11, 2013, my life and my family's lives were forever changed when I was struck by a car while riding my motorcycle just two miles from my home. I am now a paraplegic, confined to a wheelchair for the rest of my life. I am very lucky and fortunate to be alive!

As a result of the accident, I have had to make some major modifications to my house to accommodate my new way of life. Three large indoor storage closets had to be removed and replaced with an interior elevator for me to have access to my living space. My garage now has to house medical equipment and a wheelchair-accessible van. We also needed to add a paved ramp/sidewalk for me to have an alternative means of egress from the home in case of an emergency. I currently cannot access much of my own front and back yards because my wheelchair cannot traverse over grass or slopes.

As part of a continuing regimen of physical therapy to remain as healthy as possible, my physician has recommended swimming as an important part of my well-being as a paraplegic. It is difficult to comprehend how complicated it is for me to swim at a pool away from home.

Therefore, I am asking the board's permission to install a 20x40 swimming pool and enlarge the existing outdoor shed in my backyard to provide some storage for pool equipment and things I once had room for inside the house. I believe the new shed would be much more attractive than what is there now. Neither the pool nor the shed will be extensively visible from the front.

Our current building coverage is 16.2% versus the allowed 15%. The lot coverage will increase to 41% from its existing 35%. Much of this existing lot coverage is hardscape necessary for a

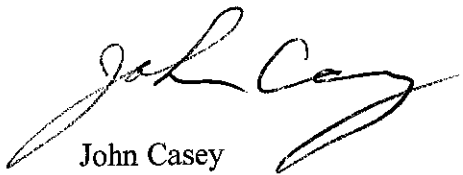
wheelchair-user to access the property effectively. For example, a patio and sidewalk were added to our lakefront to provide access to this part of the property for me.

In order to help you make your decision, we respectfully submit to you:

- * Letter of support from Scott and Joanne Kreher, 3792 County Road 16 (immediate neighbors to the north)
- * Letter of support from David Bernardo, 3788 County Road 16 (neighbor two homes to the north)
- * Letter of support from Kevin and Judy Simpson, 3804 County Road 16 (neighbors two homes to the south)
- * Letter of recommendation for swimming as medical therapy from Dr. Wallace Johnson (my primary care physician)
- * Photo of proposed 12x16 shed
- * Photo of current shed
- * Photos from front yard with view to the back.

I thank you in advance for considering my request. My family and I deeply love Canandaigua and respect your efforts to preserve our community for the future. If you have any questions about this issue, please feel free to call me anytime at 585.315.8218.

Sincerely,

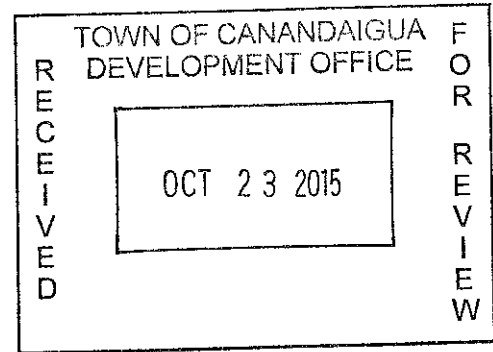


John Casey

October 17, 2015

Kevin & Judy Simpson
3804 County Road 16
Canandaigua, NY 14424

Town of Canandaigua
Zoning Board
5440 Routes 5&20 West
Canandaigua, NY 14424



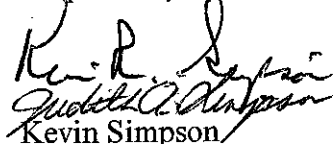
Dear Friends,

We recently moved to Canandaigua as full-time residents and are thoroughly enjoying our new home on beautiful Canandaigua Lake.

We have gotten to know the Caseys over the past few months and consider them to be good neighbors and respectful of their property. Before moving ahead with their pool/shed application, the Caseys discussed their plans with us and we support their proposed plan for a larger shed and in ground swimming pool for John's continuing physical therapy.

Thank you in advance for considering this letter.

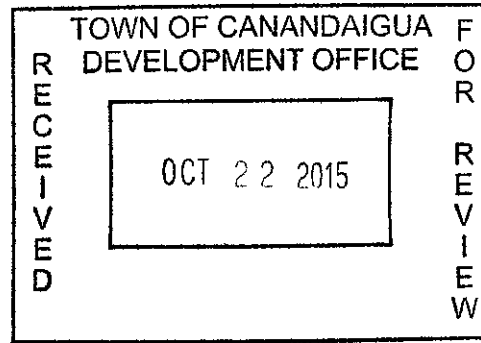
Respectfully submitted,


Kevin Simpson
Judy Simpson

October 17, 2015

Scott & Joanne Kreher
3792 County Road 16
Canandaigua, NY 14424

Town of Canandaigua
Zoning Board
5440 Routes 5&20 West
Canandaigua, NY 14424



Dear Zoning Board Members,

We purchased our property at 3792 West Lake Road approximately two years ago. Since then we have spent virtually every weekend and available moment away from our careers in Clarence, NY, at our second home in Canandaigua.

The Caseys live right next door. We are happy to have become friends as well as neighbors and look forward to our frequent chats while taking care of our shared properties. Before moving ahead with their pool/shed application, the Caseys discussed their plans with us and we support their proposed plan for a larger shed and in ground swimming pool for John's continuing physical therapy.

Thank you in advance for considering this letter.

Respectfully submitted,

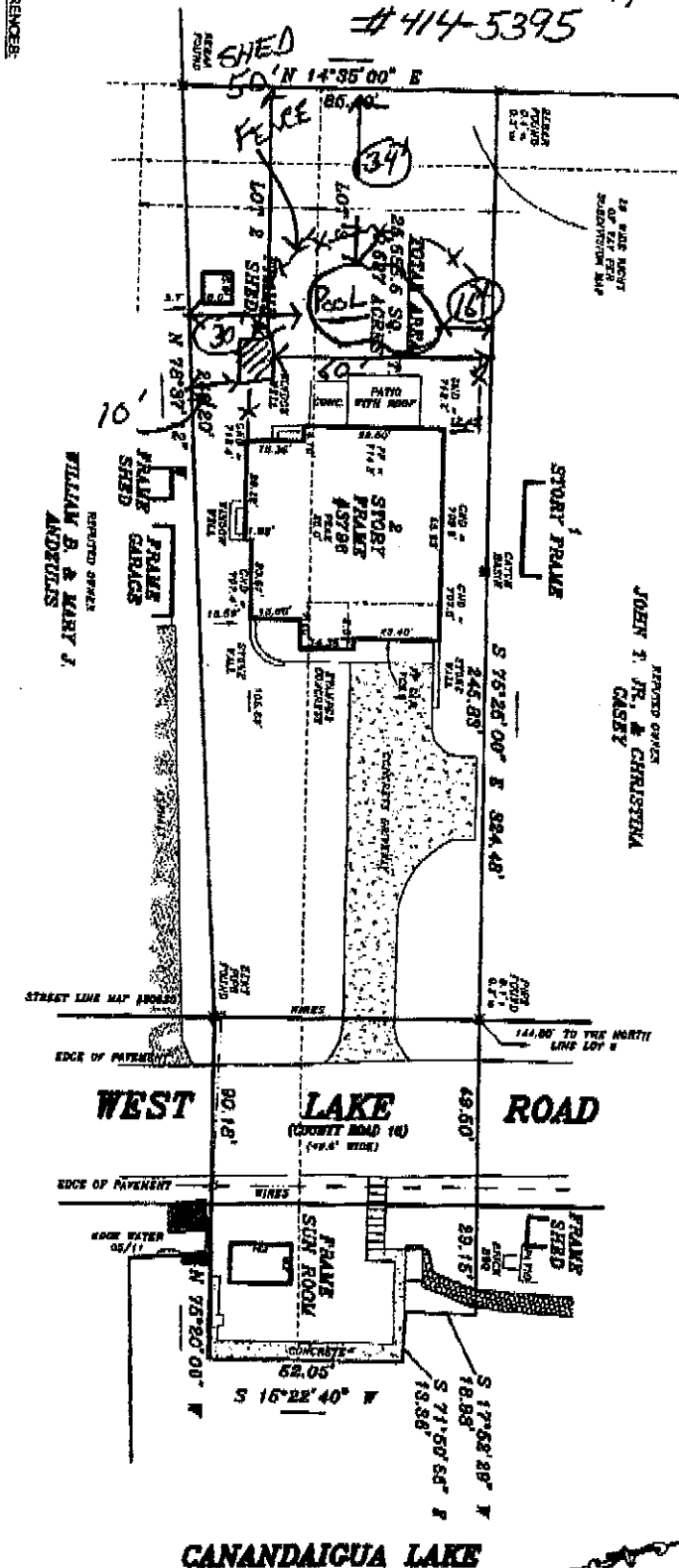
A handwritten signature in cursive script, appearing to read "Scott Kreher".

Scott Kreher

A handwritten signature in cursive script, appearing to read "Joanne Kreher".

Joanne Kreher

HOMEDWATER

JOHN CASEY
3796 W. LAKE RD.CANANDAIGUA, N.Y. 14424
#414-5395Pool Size
20x36See
Pool
Plan
attachedWILLIAM B. & MARY J.
ANDREWSJOHN P. JR. & CHRISTINA
CASEYWEST LAKE ROAD
(BOWEN ROAD 10)
(49.6' WIDE)

CANANDAIGUA LAKE

REFERENCES:

MAP BY VENEZIA & ASSOCIATES DATED NOVEMBER 30, 1992 FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT #2000.
 MAP BY GEORGE W. POWELL, C.E. DATED SEPTEMBER 14, 1993 FILED IN THE ONTARIO COUNTY CLERK'S OFFICE IN BOOK 2 OF CANANDAIGUA MAPS, PAGE 46
 (SHEET 1294 OF DEEDS, PAGE 696)

NOTES:

PARCEL TAXED #11306-43

WE, ONEIL-RODOK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO JOHN CASEY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED DECEMBER 10, 2012.

THOMAS A. RODOK, P.E. 14014
 THOMAS A. RODOK, P.E. 14014



ONEIL-RODOK
 LAND SURVEYING ASSOCIATES, P.C.
 LAND SURVEYORS - PLANNERS
 FLOOD ZONE DETERMINATIONS
 ALTAIR SURVEYING

6 SOUTH FITZ-ROD STREET
 ROCHESTER, NY 14014
 PHONE (585) 325-7520 FAX (585) 325-1789
 e-mail: onerodok@oneilrodok.com

MAP OF A SURVEY
 LOT 3 & PART OF LOT 2
 LOCUST LAWN SUBDIVISION
 TOWN OF CANANDAIGUA
 ONTARIO COUNTY, NEW YORK

CLIENT: MR. JOHN CASEY
 SCALE: 1" = 30'
 DATE: 12/11/2012
 PROJECT NO.: 2014-028-1

