

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

Stephen Smeulders
4093 Onnalinda Drive
Canandaigua, NY 14424

November 11, 2020

Re: 4015 County Road 16 Use Variance

Dear Board Members:

I wish to submit my comments to you in writing with this letter.

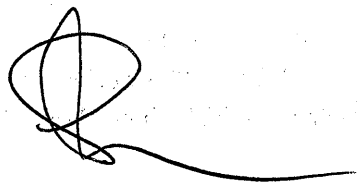
The gravel access driveway immediately west, and across Onnalinda Drive, of this lot is not well designed. The corrugated drainage pipe underneath this driveway is set too high. During downpours, I've seen that runoff rainwater draining in the swale from the north is unable to climb up into the pipe. Instead it flows across Onnalinda Drive into the lot. Similarly, runoff rainwater flowing down the gravel driveway, will flow across Onnalinda Drive into the lot. This design flaw has in my opinion had the unintended benefit of reducing the runoff burden in the swale of the steep/southern portion of Onnalinda Drive. The problem I describe, if left unchanged, will be additive to new runoff. The proposed development, by its very nature, will convert a large portion of steep, adjacent to shore, woodland into impermeable surfaces. Please give consideration to rainwater runoff during peak thunderstorms.

As proposed, do both dwellings have sufficient parking for themselves, their guests, (& construction vehicles)? Onnalinda Drive is a single lane driveway, with few passing options. It would be desirable to avoid a condition where drivers feel forced to leave unattended their vehicles on Onnalinda Drive (& obstruct traffic for other residents).

The waterfront property at 4015 County Rd 16, has seen a large number of change of ownerships. It would be nice to see less churn, some stability. Is it the current owners' intention to flip, immediately sell, one or both of the dwellings? If so, this is a reason for me not to support the construction of two dwellings, but just one.

There has been a lot of heavy construction traffic on Onnalinda Drive in recent history. Would it be possible to limit delivery of building materials to weekdays, 8am-5pm?

Respectfully,



Stephen Smeulders

