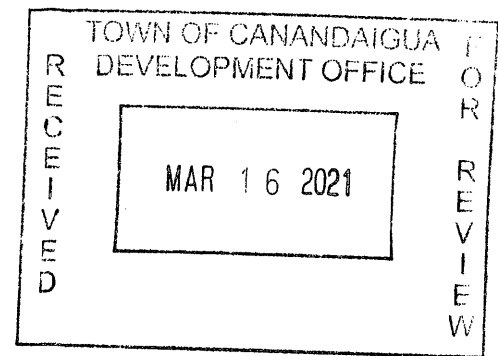


To: Zoning Board of Appeals, Town of Canandaigua, NY

From: Carl and OJ Sahler

4214 County Road 16



RE: Area Variances for Driveway setback and parcel coverage at 4210 County Road 16

Date: March 16, 2021

Concerns:

1. Procedural: there was no sign posted on the property that it is under review by the Town until the day before the hearing.
2. Safety:
 - a. There will be a 2.4' to 3.0' distance from the property line for 35' with a wall ranging in height from 6' to 2'. No indication of any safety railing or shrubbery is indicated. For the next 50' toward the road the driveway is 3-4' from the property line. In this 3' space it is proposed to place a row of 12 - 6' tall arborvitae. I do not believe one could plant those trees so close to the driveway and not impinge on our property. They will also provide a great snack stop for the deer.
 - b. Going further toward the road the driveway shifts to a maximum of 6.1' from the property line. A rough calculation of the area of driveway within less than 10' of the property line is 930Sq.ft or 28.6% of the entire driveway.
 - c. Having the driveway run straight to the road is dangerous because the last 45' has a grade of about 20%. With the way ice forms in the winter, it can be impossible to stop on that much of a downgrade.
3. Snow removal: With an open lawn to the west of the turnaround area in the lee of the retaining wall there will be considerable drifting into that area. To remove snow from the turnaround area will require a heavy-duty snow blower to throw the snow over the 5-7' wall. This will blow snow over onto our property and more likely onto the side of our house, vents, and windows. (our house is 14' from the property line. I know that with a smaller snow blower, such as we have, the ridge of snow it leaves is 15- 20 or more feet from the driveway.
4. Keeping the driveway so close to the south property line to the road necessitates cutting a large spruce that is over 60 years old. Maintaining trees in the RLD is an emphasis of the Mooring and Docking guidelines.
5. Access for maintenance: Leaving such a restricted area to the boundary line makes access for mowers and other equipment very difficult without going on our property (ok with us but not perhaps for subsequent owners). Major mowers will need to go up north of the house in the drainage swale to reach the rear yard.

The above all confirms that this is a significant variance with more ramifications than just being near the property line: requiring a 75% variance from the 10' setback.

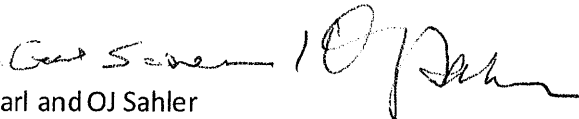
The need for the variances is self-created.

Is there a way the variances could be eliminated or minimized?

Yes, both variances are required by putting the 3-car garage behind the house. The garage could be in the front, facing the road on the ground floor and have the main floor living space and decks above it. Several houses in the area on a slope have this configuration. It would also be possible to face the garage south and move the house back further than now planned. The garage as planned is large with 3 car bays that are 28' deep and a total area of 1008 sq.'. Moving the garage to the front could eliminate the need to cut down the large spruce but also a large maple and flowering cherry tree.

An improvement on the current proposed driveway plan would be to at least curve it to the north and enter the road in the mid-part of the property. This would allow a less steep grade approaching the road and allow retention of the large spruce tree. It would also eliminate the need for steps and a long walk up from the road which could decrease lot coverage. Also, the driveway, as planned, is 12' wide until it widens further at the road. Our drive is 11' wide and more than wide enough for driving in and out. Just reducing that width could reduce a requested lot coverage variance by 0.5%.

Thank you for your consideration of these concerns.


Carl and OJ Sahler