

Town of Canandaigua

Zoning Board of Appeals

July 29, 2016

Dear Sirs and Madam:

I attended the public hearing on July 19, 2016 with an interest in the Mink variances requests for 4788 County Road 16.

The proposed development of the barn on said property into a residence requires the four stated area variances to proceed. It has come to my attention, however, that an additional variance may need addressing: that of nonconformance. In its present state, the barn has a pre-existing nonconformity, in that it is not set back from the road 60 feet. To develop the barn into a residential structure will mean expanding the nonconformity to additional or more intensive use(s), which is prohibited under Chapter 220, Article XIII. One wonders, too, about the RLD District's height restriction to 25 feet.

Make no mistake, the vision described before the Board is not one of preservation of an "iconic red barn." Very little of the original structure, which was faithfully maintained by the Lowenthal family for decades, could be utilized. A nearly completely new structure absent of barn integrity would appear in its stead. It would not be a barn, it would be a barn-like house. And another rental property in a neighborhood already dense with rentals.

Yours truly,

Jean Horton, 4791 County Road 16

