

Roach Family Real Estate Trust

19 Harvest Hill Rd

West Simsbury, CT 06092

Owner of 4935 County Road 16

March 7, 2017

Re: Zoning Board of Appeals action sought by D & K Wegman

Town of Canandaigua Zoning Board of Appeal;

As the owner of 4935 County Road 16 we received a notice of your public hearings on Daniel & Konstanze Wegman's request for Area variances and Sketch Plan Approval. I am opposed to the requested variances.

My family has owned the property at 4935 County Road 16 since 1965 and has seen the development of the lake area during that time. We have experienced increased run off into the lake, a dramatic increase in weeds reaching the surface of the water at a depth of over 8 feet, increased turbidity and a dramatic decrease in water clarity.

Over recent years there have been significant changes to the properties immediately to our South. Continued area variances would allow further development of property of greater size in this cove. I believe that further development which requires zoning variances will negatively impact not only the quality of the lake water but the character of the area and our taxes.

Specifically to taxes, each time that we have asked for an explanation for the tax increases on our property exceeding similar or larger properties on the lake we have been told: "Look at your neighbors' property."

I believe that the Wegman's request to the variances and approval of their sketch will have a negative impact on the character of the neighborhood, allowing the building of such a large home requiring more than one property. Such a large construction project which disturbs so much natural topography of the land abutting the lake is of great concern. Concerns include proximity to the stream on the North side of the property and to the lake, erosion of the natural lake cliff on the property, increased runoff and removal of vegetation including unnatural runoff from the road and the developed property. The construction of such a large property will negatively impact the quiet enjoyment of our property.

I request the Zoning Board to deny the Wegman's request for Variances and the Sketch Plan Approval.

Sincerely,

Maryanne Roach Innes

