



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

April 7, 2021

Chris Jenson

Town of Canandaigua  
5440 Routes 5 & 20 West  
Canandaigua NY 14424

Re: Variance and Site Plan Approval  
4495 Davidson Landing Drive  
Town of Canandaigua, County of Ontario

Dear Chris,

On behalf of our clients, Dan & Debbie Gill, we are pleased to submit plans of the above referenced project for your review. We are requesting that this application be placed on the Zoning Board of Appeals agenda of May 18, 2021 and on the Planning Board agenda of May 25, 2021.

The applicants have been using the subject property to enjoy the Canandaigua Lake summer environment for the past 30+ years and are well established in the Davidson Landing neighborhood. They would like to update the property to better support living on the lake, providing additional living square footage and a garage similar to the rest of the properties along the lake.

The existing property, located at 4495 Davidson Landing Drive, currently acts as an "accessory parcel" to the neighboring property to the south at 4501 Davidson Landing Drive, which is owned by the applicant's sister. The subject property contains a small cottage (approx. 800 sf) with a full-sized tennis court, gazebo, deck and dock area. The property is 0.7 +/- acres in size, and is zoned RLD – Residential Lake District.

In an effort to update the property to support single-family living, the applicant proposes to demolish the tennis court and gazebo and construct an addition to the existing cottage with an attached garage. The updated home will be located no closer to the front or side lot lines, and will be greater than 60 feet from the lake. Other proposed sitework includes the construction of a new driveway access on the north side of the property, a pickleball court, associated site retaining walls and steps. The applicant will also be upgrading the dock area; those improvements have been submitted separately for approval.

Both the applicant's property and the sister's property to the south currently access their docks from a shared stairway. A separate stairway on sister's property was previously removed, so the applicant is proposing to reinstall that stairway in order to promote independent functionality of both properties. Two existing stairways will be removed from the southern parcel in order to reduce the site coverage. A separate permit will be submitted for this limited offsite work.

*Going the distance for you.*

Within the applicant's property, the proposed improvements will result in a lot coverage reduction, from 40.7% to 39.2%. However, the portion of coverage associated with the buildings is increasing, from 3.7% to 20.6%. As the proposed building coverage exceeds that which is allowed by code, the applicant is seeking an area variance. In order to offset the impact of the increased building coverage, the applicant is proposing a thorough implementation of green infrastructure elements to the project, including a stormwater quality rain garden and a green roof area. The documents included in the area variance application provide further detail on the extent and justification for the variance request. A site coverage figure is included with the submission materials indicating the proposed coverage.

Another proposed improvement from a zoning perspective is the reduction of roof height on the property. The existing home has a peaked roof, which is 26.4 feet tall, when measured from average grade. As part of reconstructing this home, the roof will be replaced with a low slope roof, bringing the overall height within the 25' allowed by code. Refer to the attached building height calculation sheet.

Enclosed is the following information to aid in your review:

Planning Board

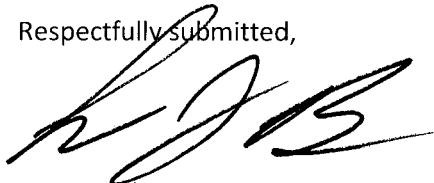
- 1) 1 copy of this Letter of Intent
- 2) 1 copy of the Authorization Letter from the Applicant
- 3) 1 copy of the Planning Board (Site Plan) Application
- 4) 1 copy of One-Stage (Preliminary and Final) Site Plan Planning Board Checklist
- 5) 1 copy of the Soil Erosion and Sediment Control Permit Application/Checklist
- 6) 1 copy of the New Structure/Addition Building Permit Application
- 7) 1 copy of the Statement of Compliance with Shoreline Development Guidelines
- 8) 1 copy of the Short Environmental Assessment Form (SEAF)
- 9) 1 copy of the Building Height Calculation Sheet
- 10) 1 copy of the Lot Coverage Figure
- 11) 1 copy of the Site Plans (full size)
- 12) 1 copy of the Concept Architectural Elevations (11x17)
- 13) 1 copy of the Concept Floor Plans (11x17)
- 14) 1 check for the Planning Board Application Fee (\$150.00)

Zoning Board of Appeals

- 1) 1 copy of this Letter of Intent
- 2) 1 copy of the Zoning Board of Appeals Application
- 3) 1 copy of the Consultant Fee Acknowledgment
- 4) 1 copy of the Tests for Granting an Area Variance
- 5) 1 copy of the Sketch Plan Checklist
- 6) 1 copy of the Short Environmental Assessment Form (SEAF)
- 7) 1 copy of the Site Plan (full size)
- 8) 1 check for the Zoning Board Application Fee (\$100.00)

We look forward to discussing this project with the Zoning Board of Appeals on May 18<sup>th</sup> and the Planning Board on May 25<sup>th</sup>. At that meeting, we will share color renderings of the site plan as well as a view from the lake demonstrating our compliance with the Shoreline Development Guidelines. In the meantime, if you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'L. Bushen', written over a horizontal line.

Lucas Bushen

Marathon Engineering

cc: Dan & Debbie Gill; Applicant  
David Hanlon; Hanlon Architects