

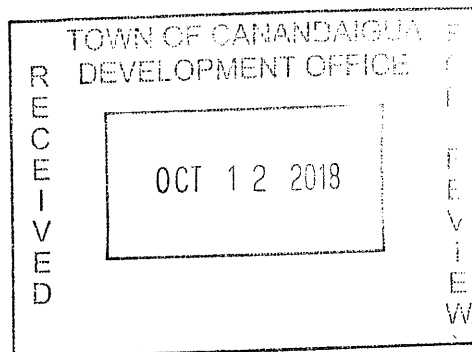


39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

October 12, 2018

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

Re: Variance and Site Plan Approval
4519 Davidson Landing Drive
Town of Canandaigua, County of Ontario



Dear Eric,

On behalf of our clients, John and Joanne Smith, 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 November 20, 2018 and on the Planning Board agenda of November 27, 2018.

The project is located on the southeastern side of Davidson Landing Drive, approximately ½ mile south of the intersection of Foster Road and West Lake Road. The property is 0.895 acres in size, and is zoned RLD – Residential Lake District.

The applicant proposes to enclose and reconfigure the existing lakeside porch, and, on the Davidson Landing Drive side, expand the house by 7 feet, and construct an attached garage. Other proposed sitework includes the removal of existing asphalt currently used for parking, the reconfiguration of the driveway, and removal of an existing shed. The Total Area of Disturbance is 10,730 square feet, but it should be noted that 2,200 square feet of that disturbance is restoration to grass. The overall impervious area is being reduced.

The existing house is less than the 25 feet maximum allowable height. The proposed additions and garage are also each less than 25 feet in height, therefore the average building height will not exceed 25 feet. Please refer to the Building Height Calculation sheet for additional information.

We have identified one variance that will be required:

Variance:	REQUIRED	PROPOSED
1) Min Front Setback (from Davidson Landing Drive)	60.0 ft	24.0 ft

Going the distance for you.