

Kyle Ritts

From: Kyle Ritts <kritts@townofcanandaigua.org>
Sent: Wednesday, January 15, 2020 12:20 PM
To: Rocco Venezia; anthony@veneziasurvey.com
Cc: 'Development Clerk'; 'ecooper@townofcanandaigua.org'; 'Alan Lupton'
Subject: RE: Determining the Area Variances Required for 3459 Lakeview Lane

After talking with Mr. Lupton today, we noticed another correction that should be addressed on the plans:

It sounds like a portion of the retaining wall is to be removed. On page C-2 (Site Grading and Utility Plan), just make sure the plans accurately reflect these proposed changes to the existing retaining wall.

Thanks,

Kyle Ritts
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From: Kyle Ritts [mailto:kritts@townofcanandaigua.org]
Sent: Tuesday, January 14, 2020 12:45 PM
To: Rocco Venezia <rocco@veneziasurvey.com>; anthony@veneziasurvey.com
Cc: 'Development Clerk' <devclerk@townofcanandaigua.org>; 'ecooper@townofcanandaigua.org' <ecooper@townofcanandaigua.org>; 'Alan Lupton' <alupton@luptons.com>
Subject: RE: Determining the Area Variances Required for 3459 Lakeview Lane

Hi all,

Mr. Lupton came in today to sign the building permit. After discussion it sounds like the patio is a relatively ground-level, and not considered a part of the principal building. **Therefore, a variance is not needed for rear (lake) setback** because the proposed dwelling is getting further from the lake (Pre-existing Non-conforming setback is 36.4' from lake; proposed setback is 40.41' from the lake).

However, you **will need an additional variance request** for the pool (hot tub) in the rear yard when said rear yard adjoins Canandaigua Lake.

Side note: It looks like the scale is off on the Existing Conditions Plat. In the bottom right-hand corner it states 1"=15'. On the plat it seems like 1" is roughly 10'.

Overall, by **Friday, January 17th**, we need:

- 1 pdf/21 hard copies of the plans (with corrections described above & in PRC minutes).
- Updated ZBA Test Questions to reflect the additional hot tub variance.
- Fee of \$100 paid to Town Clerk (for the additional variance).

Let me know if you have any questions,

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From: Kyle Ritts [<mailto:kritts@townofcanandaigua.org>]
Sent: Monday, January 13, 2020 3:31 PM
To: Rocco Venezia <rocco@veneziasurvey.com>; anthony@veneziasurvey.com
Cc: 'Development Clerk' <devclerk@townofcanandaigua.org>; 'ecooper@townofcanandaigua.org' <ecooper@townofcanandaigua.org>
Subject: Determining the Area Variances Required

Hi all,

I am determining whether or not the project @ 3459 Lakeview Lane requires a rear (lake) setback variance and was wondering if you would answer a question for me:

Is the proposed patio a raised structure (6" or greater above the finished grade of the proposed principal building) and attached via common wall/foundation?

Or

Is it a ground-level structure (less than 6" above the finished grade of the proposed principal building)?

Thanks,

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