

Development Clerk

From: Eric Cooper <zoninginspector@townofcanandaigua.org>
Sent: Tuesday, January 21, 2020 11:24 AM
To: mrowlinson@townofcanandaigua.org; 'Kyle Ritts'
Subject: FW: Alan and Brooke Lupton - Support for Variances

Please put the comments below in files and online. Thanks.

From: Reh, Toby <tobreh@ravenwoodgolf.com>
Sent: Tuesday, January 21, 2020 10:35 AM
To: Alan Lupton <alupton@luptons.com>
Cc: Deanna Reh <dreh1@rochester.rr.com>; ecooper@townofcanandaigua.org; Kate and Larry Jacobs <lsjacobsnym@msn.com>
Subject: Alan and Brooke Lupton - Support for Variances

Dear Alan,

Welcome to the neighborhood!

I've reviewed the proposed variances necessary for your project. They are entirely reasonable, would have no negative impact on the neighborhood, and I fully support the variances being granted. We live 3 just houses away from you (3483) and it certainly is more than acceptable to us.

Best of luck to you with the new build and the move; feel free to touch base anytime and I look forward to meeting you and your family. I've copied Mr. Cooper on this correspondence so that he has this information for his file.

Note: please utilize this 'new' e-mail address going forward.

Thomas 'Toby' Reh
tobreh@ravenwoodgolf.com
Cell:585-749-3304

On Jan 19, 2020, at 10:07 AM, Alan Lupton <alupton@luptons.com> wrote:

Toby and Deanna,

Larry Jacobs had shared your contact information along with the other families on Lakeview Lane. I am writing to share some information about our family, our plans and to ask for your support.

My wife Brooke (*Henehan*) and our three daughters (*Samantha - 12, Kailee - 16 and Mackenzie - 18*) are planning to build a new home at 3459 Lakeview Lane as our full time residence. We recently bought the Oseroff's home and have been working with an architect since mid October to create a lake inspired, cottage style home that sits naturally on the property and seamlessly integrates within the existing neighborhood. We will start construction this spring and plan to move in early 2021. Brooke and I grew up in Canandaigua and have lived here all of our adult life. We currently live at 861 West Lake Drive which has lake access but is not directly on the water. We look forward to building our "forever home" and living year round on the water.

I have attached the most recent submission to the town board for a February ZBA and Planning Board meeting. We are requesting four minor variances for the construction of our home.

1. A variance for the Building coverage of 20.8%. The updated code allows building coverage of 20% for a lot between 15K and 20K sq ft and 15% for a lot over 20K sq ft in the Residential Lake District. Our lot is 20,647. The added 5.8% will allow us the ability to have a two car garage and sufficient space for an active family of five to live in our home year round.
2. A variance for lot coverage of 29.8% when the code allows coverage of 25%. This restriction was added in March of 2016. It does not exist in other municipalities on Canandaigua Lake. The lot coverage includes all non-permeable surfaces - retaining walls, roofs, driveway, building, patios, sidewalks, etc. Many of the lot coverages on Lakeview lane currently exceed 60%.
3. A variance for a front yard setback at Lakeview Lane of 34.15 feet when the code requires 60 feet. Most of the homes on Lakeview Lane would require this same variance. The garages are close to the Lane to maximize the size of the structure and minimize paving. We pushed the house about 15 feet away from the lake - closer to the lane to shrink the driveway, better the lakeside setback and reduce the lot coverage while improving the view.
4. A variance is required in the rear, lake side of the house for an in ground spa, not visible from the lake, at patio level. The code is written to allow a spa in the side yard but not in the front or rear of the structure.

If you have any questions, please do not hesitate to contact me. The Town will be sending public notices in the coming weeks.

If you are willing, we would ask that you share your support for our project and the requested variances with Eric Cooper at the Development Office for the Town of Canandaigua. Eric Cooper

[<ecooper@townofcanandaigua.org>](mailto:ecooper@townofcanandaigua.org)

Thank you in advance for your consideration. We look forward to meeting you in the coming months.

Alan Lupton
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<Lupton Town Submittals_01-10-20.pdf>