

Endorsement of the project from a neighbor adjacent to the property.

From: Alan Lupton II <alupton@luptons.com>

Date: December 19, 2022 at 08:09:44 EST

To: Shawna Bonshak <sbonshak@townofcanandaigua.org>

Cc: Brooke Lupton <blupton861@gmail.com>, Kelly Alvermann <kelly@rochester.rr.com>

Subject: Alvermann Project - Lakeview Lane - letter of support

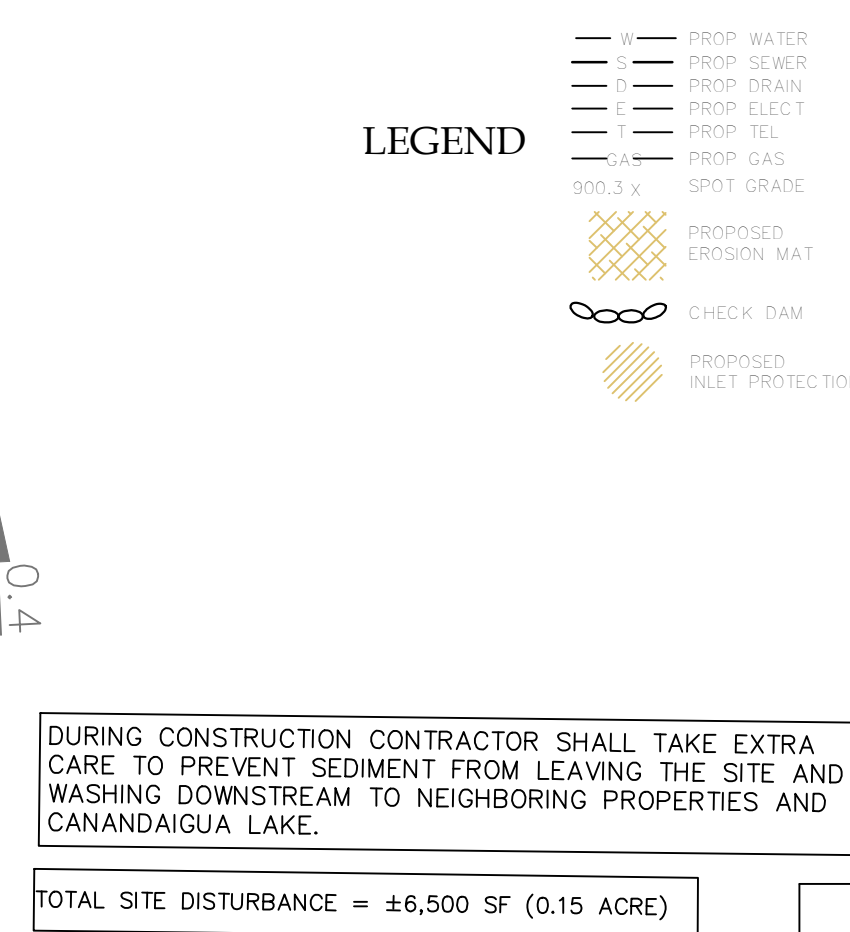
Shawna

I am writing to offer my support for the project which my neighbor Jack and Kelly Alvermann have proposed for their property on Lakeview Lane. We believe their proposal is in keeping with the appearance of the neighborhood and will not adversely effect ourselves or our other neighbors. We recognize they are requesting variances from the Town. We do not believe they could accomplish their project without the requested variances and the conditions of their request are not self imposed.

Please let me know if you have any questions.

Alan and Brooke Lupton
3459 Lakeview Lane
Canandaigua NY 14424
585-739-3015

	Alvermann Residence				
	3473 Lakeview Lane				
	Evolution of the design				
	February 21, 2023				
		Variances	Lot Coverage	Lot Coverage	Relief
	<u>Date</u>	<u>Requested</u>	<u>Area</u>	<u>Percentage</u>	<u>Requested</u>
	11/14/2022	5	4,550	57.4%	17.4%
	12/06.2022	3	4,550	57.4%	17.4%
	2/21/2023*	3	4,236	53.4%	13.4%
	* The reduction in lot coverage was achieved by slimming down the driveway to the greatest extent possible, and by eliminating the walkway from the side door to the lakefront. Any further reductions will change the project materially.				



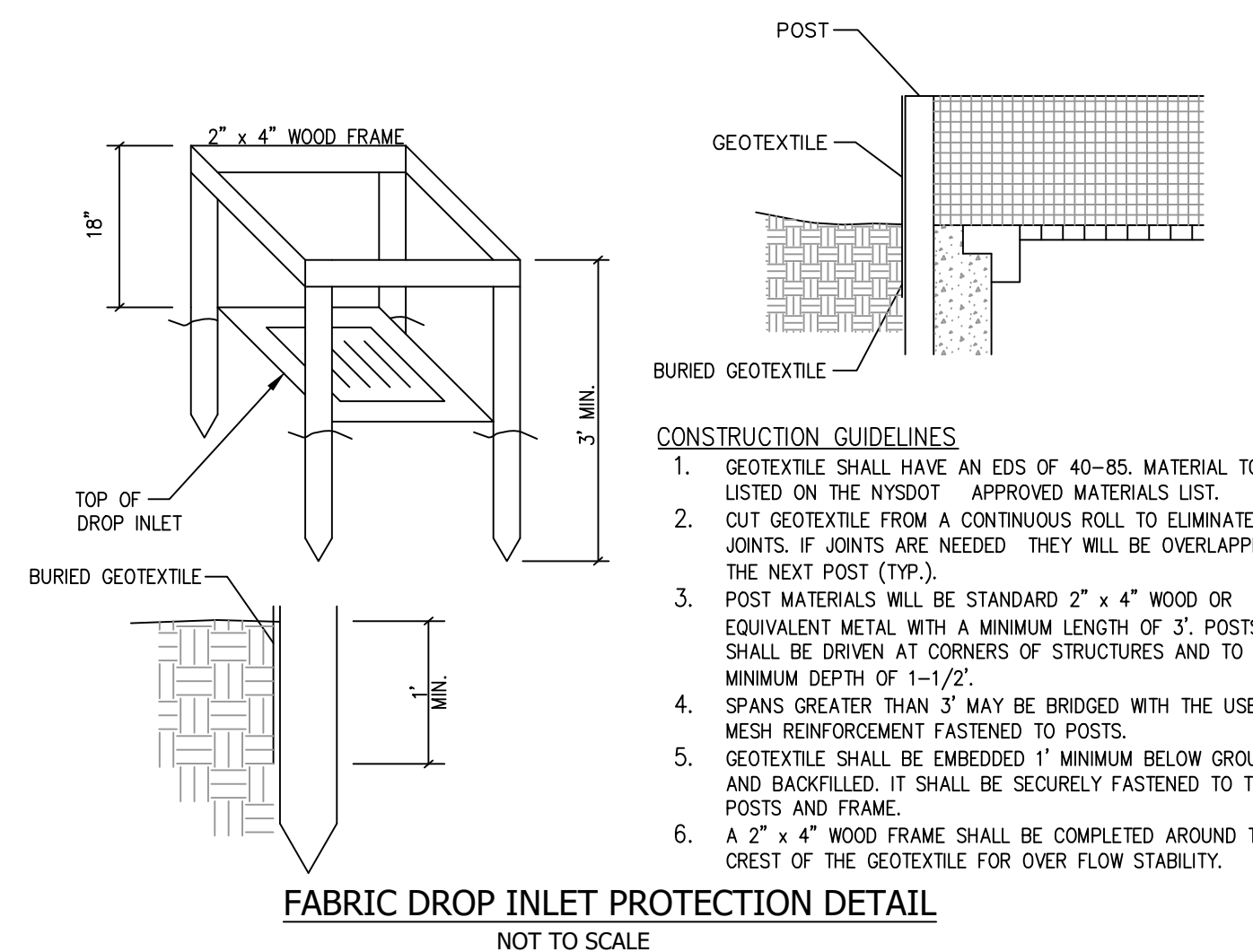
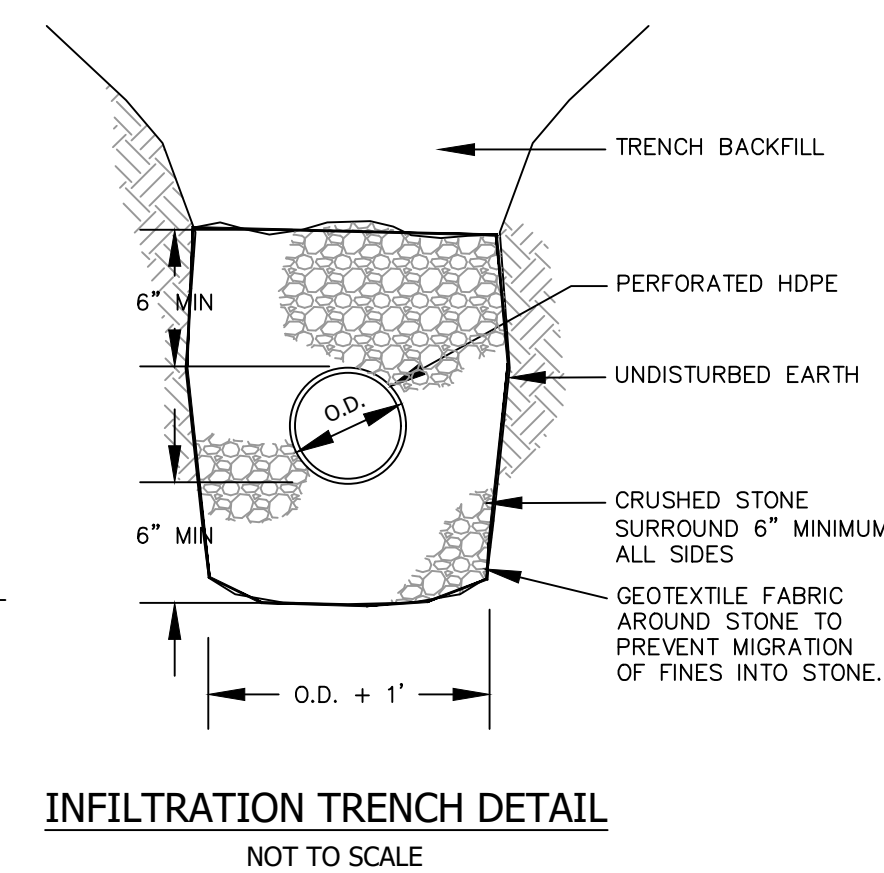
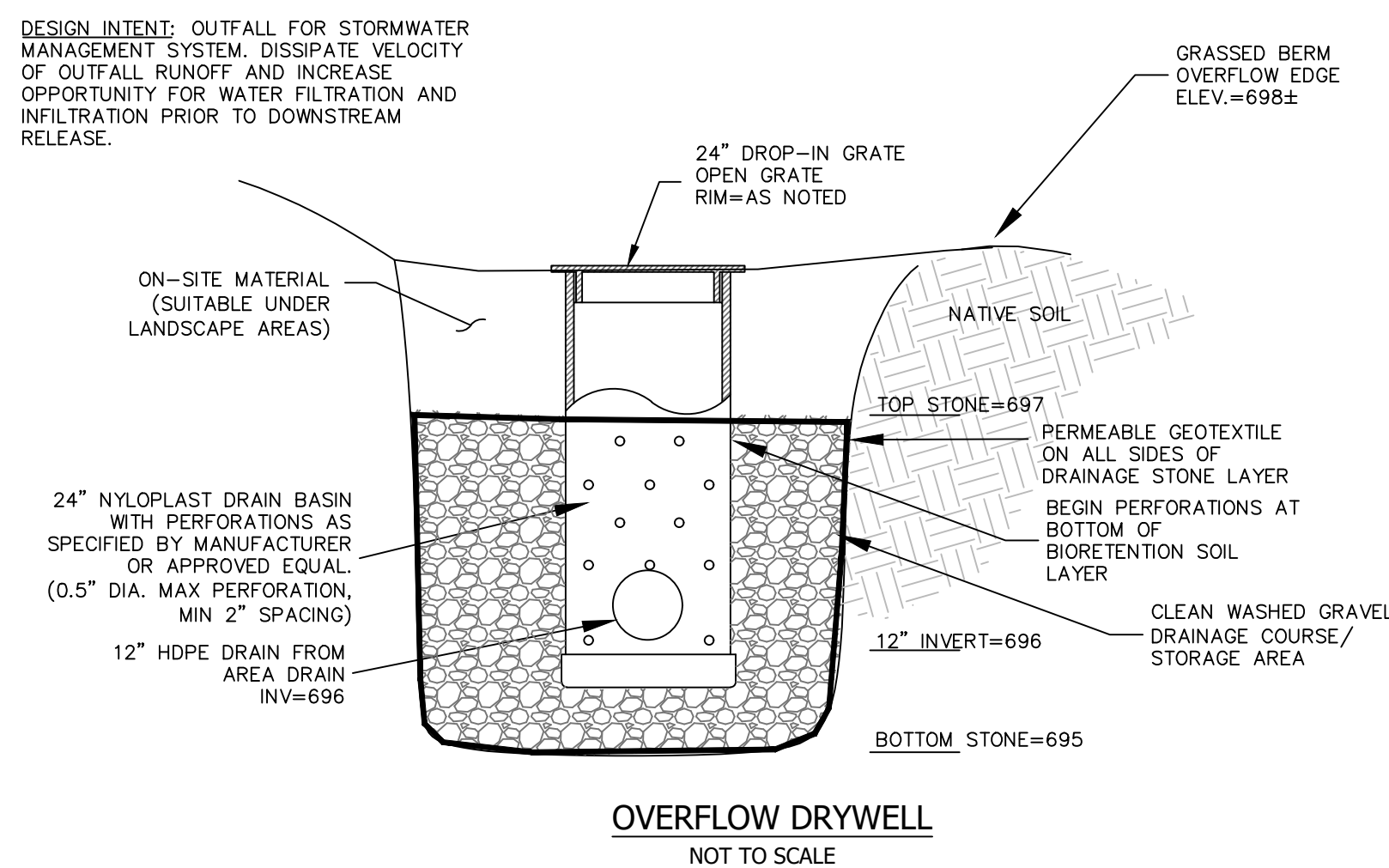
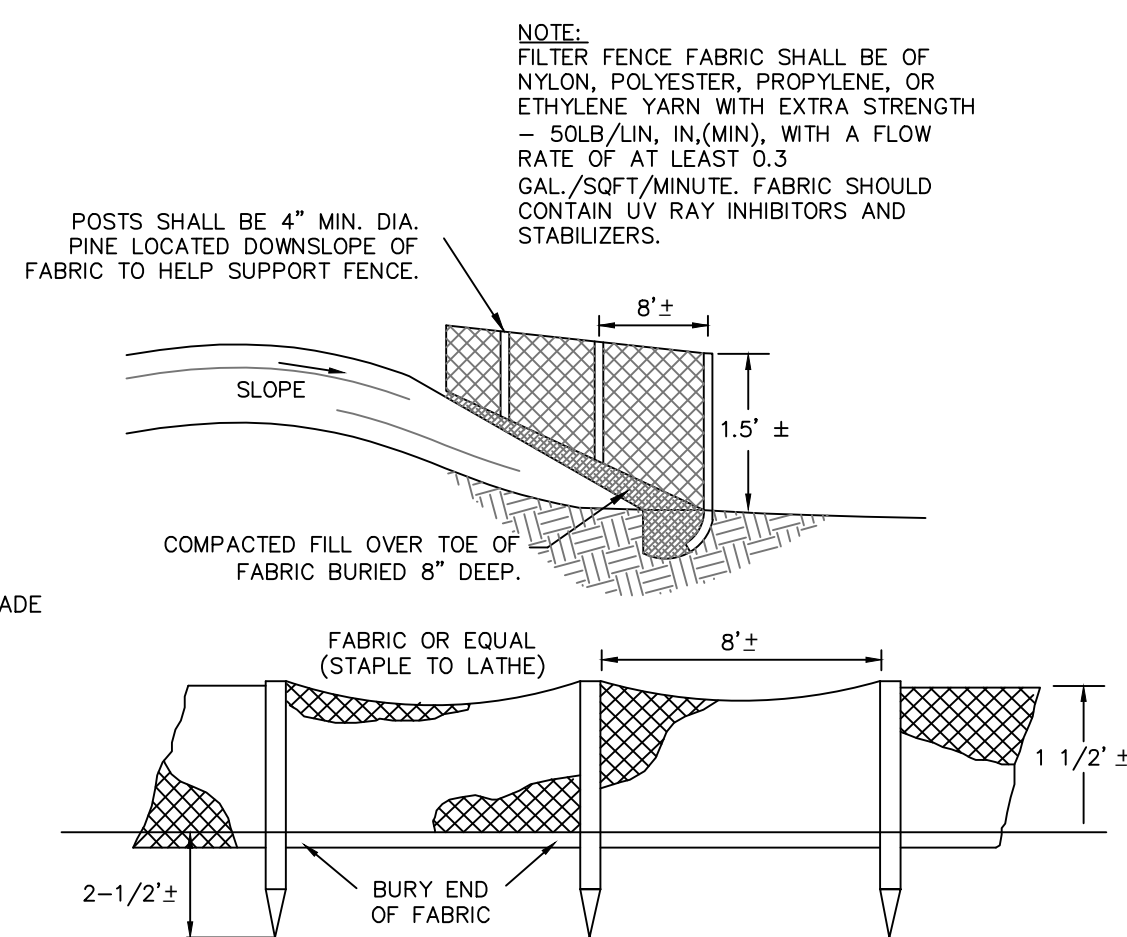
GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND ON A FIELD INSTRUMENT SURVEY PERFORMED BY VENENZIA AND ASSOCIATES ON OCTOBER 26, 2022.
2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
3. THIS UPLAND PORTION OF THE SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES PER C.P. #3605980015C MAP REVISED MARCH 3, 1997.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
7. ELEVATIONS REFERENCE NAVD83 DATUM.

ZONING CHART			
TOWN OF CANANDAIGUA			
ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD) (LOT SIZE < 10,000 SF)			
	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	N/A	7,927 SF	NO CHANGE
MIN LOT WIDTH	125'	NO CHANGE	NO CHANGE
MIN FRONT YARD SETBACK	50'	67.48'	31.25'
MIN SIDE YARD SETBACK	8'	10.39'	8.00'
MIN REAR (LAKE) YARD SETBACK	30'	33.3'	NO CHANGE
MIN REAR YARD SETBACK (ACCESSORY)	15'	32.58'	N/A
MAX BUILDING HEIGHT	25 FT	<25 FT	<25 FT
MAX ACCESSORY STRUCTURE HEIGHT	16 FT	<16 FT	N/A
MAX BUILDING COVERAGE	25%	27.8%	37.6%
MAX LOT COVERAGE	40%	44.1%	53.4%
SITE DISTURBANCE			6,500 SF ±

Existing Lot Coverage:	Proposed Lot Coverage:
House & Garage.....2,207	House & Garage.....2,982
Walkway567	Walkway 250
Driveway.....273	Driveway..... 556
Walls 448	Walls 448

Total Area.....	7,927	Total Area.....	7,927
Total Coverage.....	3,495	Total Coverage.....	4,236
% Coverage.....	44.1%	% Coverage.....	53.4%
% Building Coverage.....	27.8%	% Building Coverage.....	37.6%



ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

FOR PERMITTING ONLY



VENEZIA AND ASSOCIATES
5120 LAURA LANE, CANANDAIGUA NY
rocco@veneziasurvey.com
585.396.3267

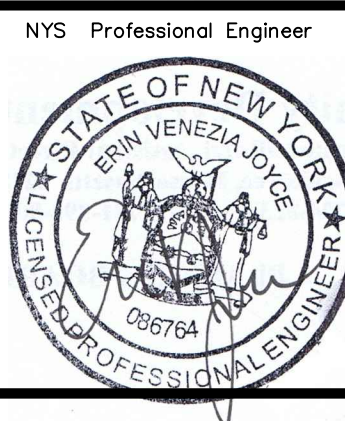


JOYCE CONSULTING GROUP, PC
100 WYMAN ROAD, BRAINTREE MA
www.joyccg.com
781.817.6120

SCALE: 1" = 10'



PER SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



Revisions			
NO.	Date	Description	By
1	12/6/22	OWNER HOUSE REVISION	EVJ
2	2/20/23	OWNER LOT COVERAGE REVISION	EVJ

NYS Land Surveyor

Drawing Title:

SITE PLAN

Site Plan Prepared For:

John M. Alvermann and Kelly J. Alvermann

Town of Canandaigua 3473 Lakeview Lane State of New York
County of Ontario

File# 22181

Scale: 1"=10'

T.m. # 98.13-1-20.0

Date: 10/31/2022

Sheet:

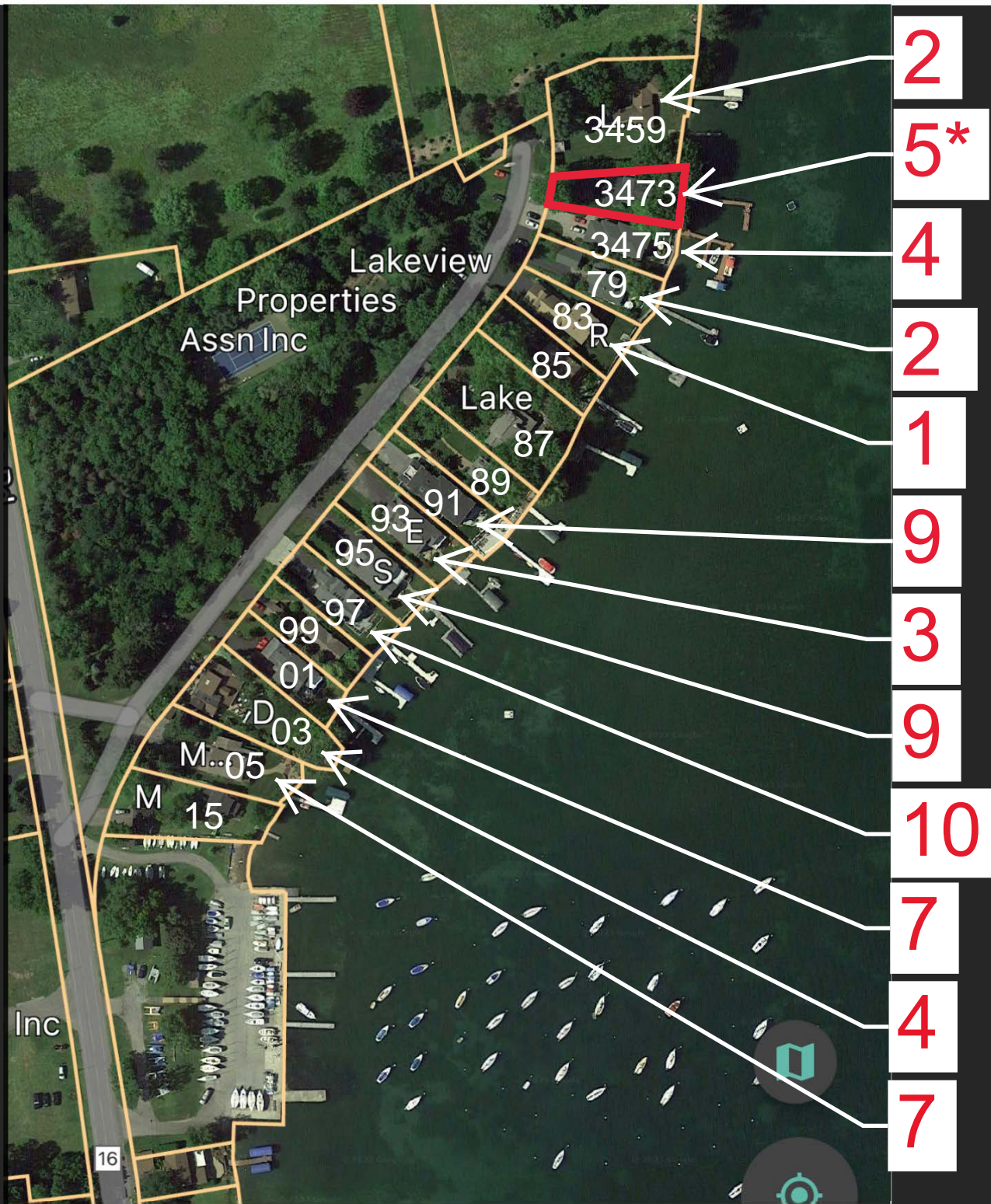
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Alvermann Residence

3473 Lakeview Lane

Number of Variances per property is indicated



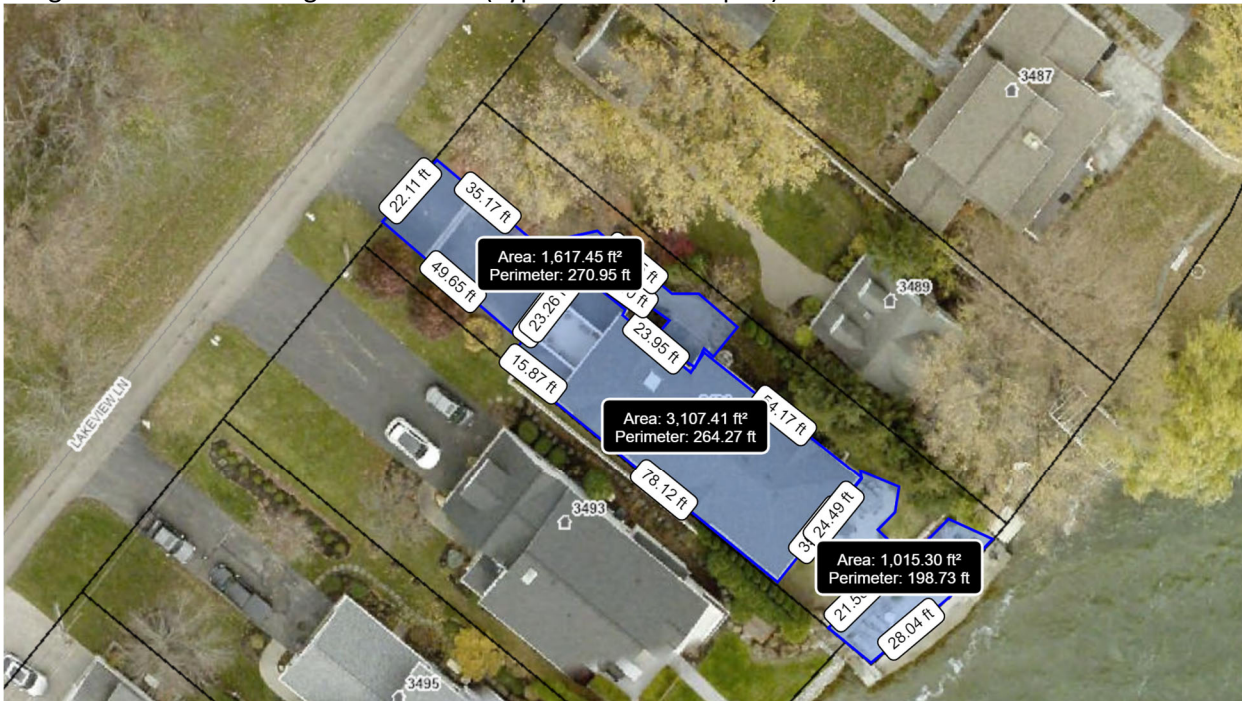
* = This is the subject property. The current ask is for 3 variances. There were 2 variances granted in the past for this property.

There are 17 properties on this street.

12 properties have been granted a total of 62 variances for an average of 5.1 variances per property. All 12 of the properties required area variances.

3491 Lakeview Lane (98.13-1-27) Area= 0.21 (9,147 sf)

Image Source: ONCOR Eagle View 2021 (Typical for all examples) as referenced from ONCOR



Building Coverage = 3,107 sf (34%)

Driveway/Walk= 1617 sf (62.7%)

Lakeside Patio= 1015 sf

3475 Lakeview Lane (98.13-1-21) Area=0.19 (8,276 sf)

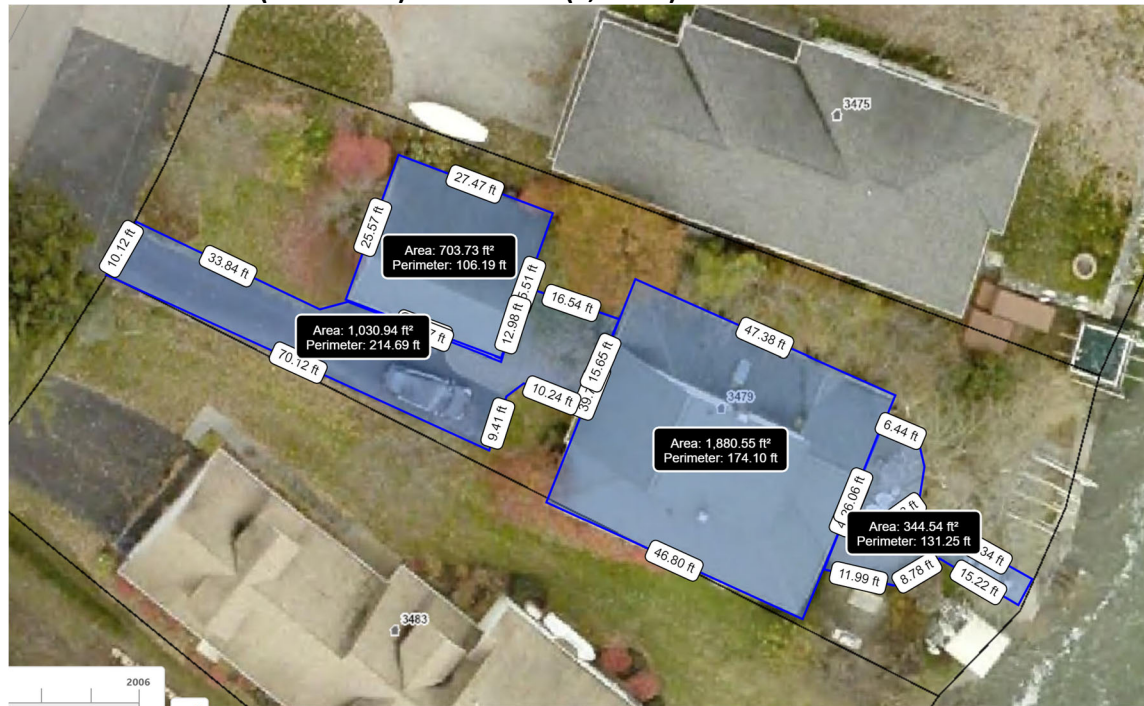


Building Coverage = 2,555 sf (31%)

Driveway/Walk= 1505 sf (54%)

Lakeside Patio= 407 sf

3479 Lakeview Lane (98.13-1-22) Area= 0.18 (7,840 sf)



Building Coverage = 1,881+704= 2,585 sf (33%)

Driveway/Walk= 1031 sf (50.5%)

Lakeside Patio= 345 sf

3483 Lakeview Lane (98.13-1-23) Area= 0.2045 (8,908 sf)



Building Coverage = 2,856 sf (32%)

Driveway/Walk= 774 sf (43.6%)

Lakeside Patio= 250 sf

Comparison of four properties on Lakeview Lane.

This is in response to a request made by the board at our last meeting.

Lot coverage taken from publicly available Ontario County Online Resources pictometry. The values given below are approximate, based on OnCOR pictometry.				Building Area	Building Area	Lot Coverage	Lot Coverage
	Building Area	Lot Coverage	Total Lot Size	Percentage	Relief Needed	Percentage	Relief Needed
3491 Lakeview Lane	3,107	5,739	9,147	34.0%	9.0%	62.7%	22.7%
3475 Lakeview Lane	2,555	4,497	8,276	30.9%	5.9%	54.3%	14.3%
3479 Lakeview Lane	2,585	4,232	7,840	33.0%	8.0%	54.0%	14.0%
3483 Lakeview Lane	2,856	3,800	8,908	32.1%	7.1%	42.7%	2.7%
Averages	2,776	4,567	8,543				
3473 Lakeview Lane	2,982	4,236	7,927	37.6%	12.6%	53.4%	13.4%