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Jan. 16, 2017

Mr. Doug Finch
Town of Canandaigua Development Office
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: 5265 Menteth Drive
Reiser-Hyman Residence, Area Variance Application

Dear Mr. Finch,

Please share these comments with the Zoning Board of Appeals. I plan to attend tomorrow's ZBA meeting to speak in opposition to the application.

As member of a family group which owns the property abutting the Reiser-Hyman parcel on the south (4760 South Menteth Drive), I have followed this proposed development since last March/April, and I expressed reservations in writing at that time. While the current application shows some minor revisions from last year's materials, it does not appear that my stated concerns or those of the County Planning Board and the Watershed Council officials have been addressed. My comments below address the variance tests, and then include general observations.

I have two objections to these variance requests. The first is that the proposed replacement home represents a very substantial building expansion within the 100 foot stream buffer. The second is that the size and scale of the proposed home are detrimental and not appropriate to the neighborhood.

Test 1. The applicant states, without supporting evidence, that the proposed home will not create an undesirable change to the character of the neighborhood or a detriment to nearby properties. I respectfully disagree. The size and scale of the home is well outside of the norms for the neighborhood, even considering several other properties where homes have been replaced in recent years. Based on information available online through the Assessment Office, the average living area of the 16 homes to the north and south of the Reiser property is 3,083 square feet (see attached). All but two are in the range of 2,000 to 4,000 square feet, with one below that range and one (Schottland, at 7,402 square feet on a lot of 1.3 acres) above that range. The applicants propose an overall built area of 8,340 square feet in two structures, an increase of 281% from the current two structures. Its very shallow pitched roof, unique for the neighborhood, will make the overall volume of the home appear particularly large in the context of smaller buildings

with pitched roofs. This house will be far and away the largest, tallest and most massive structure in the neighborhood. I cannot agree with the statement that the placement and scale of the home is within the context of the neighborhood and the neighboring homes, or that this change is a desirable one.

In addition I am concerned that the extensive filling and regrading of the site to create a terraced lawn area around the new house may have the unintended consequence of exacerbating periodic flooding on adjacent properties, certainly a detrimental effect – more on this later.

Test 3. I respectfully suggest that the area variances requested are indeed substantial, especially the requested setback from the edge of Menteth Creek. The 100 foot stream setback requirement is based on the solid environmental principle that streams will periodically overflow, and they need an undisturbed buffer zone to accommodate and hopefully filter the excess water. Construction within a stream buffer is to be avoided. If you already have a structure within a stream buffer zone, I can endorse the reconstruction of a building with the same or a very similar size and footprint at a raised elevation, in order to reduce property damage on this property, as long as the project does not increase property damage for others. However this proposal goes well beyond that, with a much larger building footprint in addition to extensive filling to raise the grade around the home, which appears to affect the path of flood waters entering the property from the north and northwest, driving the flow in other directions and increasing flood risk on adjacent properties.

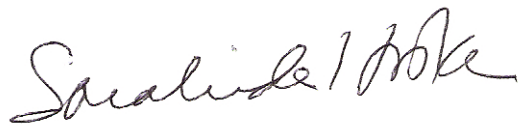
Test 4. As owners of an adjacent property, our family has seen the periodic flooding of the properties surrounding the mouth of Menteth Creek over many years, and we share the concerns expressed by Kevin Olvaney and George Barden in their letters dated January 9, 2017 and April 7, 2016 about the possibility of increased flooding on other properties as a result of this development. The contrasting views expressed by Olvaney/Barden and by Town Floodplain Administrator Chris Jensen (e-mail of 1-9-17) are difficult to reconcile, and it would be very helpful if these professionals could resolve their different interpretations of the situation among themselves rather than making the ZBA choose between them.

Test 5. It is certainly true that the shape and orientation of this parcel, together with the presence of Menteth Creek flowing through it and occupying approximately 20% of the lot area, make replacement of a home on this parcel problematic. However, there is a self-created difficulty here - the applicant's desire to build a much larger home, well outside of the neighborhood norms and within a regulated stream buffer area where construction is prohibited. This environmentally sensitive and flood-prone parcel is not the appropriate site for construction of 8,340 square feet of living area and the largest, tallest and most massive home in the neighborhood, with the related raising of grade in a wide area surrounding the home. The applicants should choose between their desire for a large home and their desire to remain at this location. The two are not compatible.

On a related matter, I note in the Olvaney-Barden letters of 4-7-16 and 1-9-17 that they indicate an error in the method of calculation for lot coverage (impervious/pervious structures and surfaces). They indicate that the portion of the site occupied by Menteth Creek should be considered a pervious surface. If this adjustment were made, the lot coverage percentage would be in the neighborhood of 45%, well above the 25% limit. I suggest that the Town and the ZBA seek clarification on this issue.

In conclusion, I admire the design of this house, but I think its size and scale are absolutely inappropriate, unreasonable and unjustified for this site. I understand that the applicant is not seeking a variance on overall size, and maybe a house this size on a lot this size would be appropriate in a different location, but not in this context, and not within a regulated stream buffer. If this project is to proceed I suggest that it be very much reduced in size and scale to make it reasonable and compatible within the context, and to better address the neighborhood-wide flood concerns. I would be glad to participate in a joint effort that looks at the flooding problem from a wider perspective.

Sincerely yours,

A handwritten signature in dark ink, reading "Saralinda Hooker". The signature is written in a cursive, flowing style with a large initial 'S' and a distinct 'H'.

Saralinda Hooker

Street	#	Name	Sq. Ft. living area	Stories	
N. Menteth	4699	Cornell-Weinstein	2,257	1.7	
N. Menteth	4703	Coronas	3,949	2	*
N. Menteth	4705	VanDemark	2,145	2	
N. Menteth	4709	Knight	3,449	2	
N. Menteth	4711	Schottland	7,402	2	*
Menteth	5271	Jacobson	3,832	1.5	
Menteth	5269	Henry	2,193	1.5	
Menteth	5267	Levy	3,165	1	
Menteth	5265	Reiser-Hyman	2,003	1	SUBJECT
S. Menteth	4760	Hayashi-Hooker Etal	2,820	1.5	
S. Menteth	4757	Schenkel	1,212	1	
S. Menteth	4753	Menteth Point LLC	3,360	1	
S. Menteth	4749	Rohrer	3,803	2	*
Summerwind	4755	Kusminsky	2,142	1.5	
Summerwind	4751	Cresta LLC	2,717	2	
Summerwind	4747	Spall	2,175	1.7	
Co Rd. 16	4727	Brewer	2,700	2	*being replaced
Average of 17			3,019		
Average of 16 without Reiser-Hyman			3,083		* home replaced since 2000