

January 16, 2017

Town of Canandaigua
Zoning Board of Appeals
5440 N.Y.S. Route 5 & 20 West
Canandaigua, NY 14424

Re: Property at 5265 Menteth Drive: Hyman-Reiser residence

Dear Chair of Zoning:

Apparently the Hyman-Reiser request from last spring for variances to construct a mammoth house at 5265 Menteth Drive is back before your boards. As a family member who has been coming to Menteth Point for almost 75 years I object most strongly to the construction of a huge "lake front cottage" directly across Menteth Creek from our homes.

We understand that the Hyman-Reiser proposal replaces a 2,350 square foot cottage with a 7,480 square foot house including attached garage, sharply changing the character of our neighborhood. Our own three cottages together amount to about 3,000 square feet. Others on either side of Hyman-Reiser average about 3,000 square feet. While existing house size should not dictate future houses, one new house should not totally change the character of an area, particularly when most of the homes are vacation cottages where owners come to relax and enjoy the lake and the surrounding environment.

The Hyman-Reiser project also increases the risk of Menteth Creek flooding by raising the ground level on its side of Menteth Creek. Already we have observed from past floods that the bank of the creek is somewhat higher on the Hyman-Reiser side of Menteth than on our side, causing most flooding to flow across our parcel first, inundating our cottages. In the past we have had to replace floors, carpets and appliances due to flooding from recent spring storms. Any changes that increase the flooding risk from Menteth Creek would affect our property first and most severely.

Our family has owned this property since 1924 (over 90 years) and have been steady, faithful taxpayers since the beginning. Despite the explosion in real estate taxes in the last 20 years and the wide dispersion of our family, we have continued to make our payments promptly and to maintain our property in a safe and attractive condition. Unfortunately we do not have the means, even if allowed, to build high berms along the creek side to protect our property from flooding.

We strongly urge you to deny any the variance requested for 5265 Menteth Drive property that would increase the potential flooding onto our property.

Thank you for your consideration.

Sincerely

John A. Payne

John A. Payne
(grandson of Willard and Ruth Hooker)
400 Bardwells Ferry Road
Shelburne, MA 01370