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Subject: 3492 Sandy Beach Drive TM#83.00-1-25.112 Public Hearing for 3/15 & 3/23 CONCERNS
Date: Friday, March 11, 2022 12:50:08 PM

To the Canandaigua Zoning Board, Planning Board & Conservation Board,

We received notice of an upcoming project on Sandy Beach Drive. The new 3492 home owner has submitted an application for a complete tear down and rebuild of the single family dwelling. We live next door at 3490 Sandy Beach Drive and have a number of concerns we would like to be reviewed regarding this project.

1. There is presently a French drain between our two properties that is connected to a sump pump on the side of the 3492 house. The water build up is very heavy between the properties even now with the existing drain. It looks like the new plan is showing the new building to be four feet higher than it is currently. Why is it being elevated so high? The runoff of water will be directed toward our property and will cause increased flooding in an already frequently flooded area. Is there anything like a pump in the plan that will take the water to proper drainage. The other flooding issue on the property is behind their present garage. It is always under water there and directed toward our property. Is there a drainage plan to address this flooding and standing water?
2. The new plan calls for a variance in spacing between new building & property line to under 10 feet. The plan does not label what that bump out is that brings it to under 10 feet. We want to make sure that there is plenty of space for emergency vehicles to go between the properties.
3. The new patio plan shows a position much closer to the lake than variance allows. This will block our view of the south end of the lake and should not be allowed.
4. The new landscaping plan shows Giant Green Arbs being planted around their new huge patio. This will also greatly affect our view of the lake. Giant Arbs grow to a height of 10-15 feet tall minimum. We are totally against this from happening.
5. The new dock plan calls for a large extended dock. We want to make sure that the dock does not protrude into neighbors' water space.
6. The new plan also calls for a double driveway to be installed on the lake side of Sandy Beach Drive. Having a driveway elevated and full of cars will greatly affect our vision of oncoming traffic coming down Sandy Beach Drive from the south and may lead to further safety concerns on the private road. As previously stated the elevated driveway will continue to add to the drainage issues.

Please make sure that boards and committees see these concerns before approving any kind of new plan.

Thank you,
Jim & Lori Vanderhoof
3490 Sandy Beach Drive