

From: [Jay Harris-Maxwell](#)
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Cc: [Chris Jensen](#); mrowlinson@townofcanandaigua.org; [Todd Campbell](#)
Subject: 3542 Sandy Beach Dr.
Date: Friday, January 15, 2021 9:24:15 AM
Attachments: [3542 Sandy Beach site plan and elevations REV 1-14-21 sealed.pdf](#)
Importance: High

Eric-

Please accept the revision to Marcello Battisti's project site plan and elevations @ 3542 Sandy Beach Drive, Canandaigua.

As you may know, Marcello and Chris Jensen have been working back and forth on the issue of the flood plain elevation as it relates to the finish floor elevation. With the substantial improvements that are being planned for the project, the entire finish floor needs to be above the flood plain, which would require the finish floor of existing house to be raised up approximately 9" at a minimum.

Marcello has worked to get estimates of the work involved of raising the existing home, and found that it is far more cost effective to demo the entire home and reconstruct as new in lieu of raising the home. With this finding, the proposed site plan now reflects a new home footprint, approximately 25'-6" X 64'-0". This intent is to also utilize the existing foundation (and footprint) as much as possible- with the starting point at the SW corner of the home.

To meet the intent of the initial project, though we are introducing a new footprint, we are still only asking for a front yard setback. The previous site plan had this proposed setback as 36.16', whereas the new proposed setback is 41.33'. All other zoning requirements are met, including the lot coverage now being 1% down from the existing conditions.

We hope that the challenges of this project recognized, and the revised plans can be accepted without further delaying the project. Upon review, please let us know if we need to provide any further information necessary for the ZBA. We will follow up with any outstanding comments related to the PB.

Respectfully,

Jay H-M