



July 8, 2021

Zoning Boards of Appeals
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

**Re: 2536 Rochester Road
Updated Area Variance Application**

2759

Dear Board Members:

On behalf of the applicant, Apogee Development LLC, we are revising the requested variances submitted for the above-referenced project scheduled to appear at the July 20, 2021 Zoning Board of Appeals meeting. We enclose the following additional application materials for your review:

- Site Plan (BME dwg. #2759-04, Revised 07/02/2021)
- ZBA Application Form (re-signed & dated)

This application continues to request two area variances requested with the June 9, 2021 application, however the relief being sought is revised as a result of building footprint revisions. It was confirmed with the Town Planner that the third variance requested in relation to the Open Space requirement (Town Code §220-33.E(4)) is not necessary, however with the plan revisions the open space on the project site has been increased from 32.2% to 34.4%.

The applicant now requests the following area variances:

1. From Town Code §220-23.D(1) to reduce the required front setback from 150 feet to 51 feet.
2. From Town Code §220-23.D(1) to reduce the required rear setback from 40 feet to 30 feet.

The revised requests result from modifications to the building design and footprint to help it integrate better into the existing property, provide additional architectural features, and incorporate conceptual plan review comments received. The factors of consideration provided as part of the initial application for each of the two requested variances are still applicable as the updated requests are consistent with the original requests.

We request the ZBA to review this information. If you require any additional information prior to your July 20, 2021 meeting, please contact our office.

Sincerely,
BME ASSOCIATES

A handwritten signature in blue ink, appearing to read 'J. Cretekos', is written over the printed name.

James G. Cretekos, P.E.

/JGC

Enclosure

c: Bill Dowell; Apogee Development