



Marks Engineering

42 Beeman St.

Canandaigua, NY 14424

April 17, 2020

Town of Canandaigua
c/o Kyle Ritts
5440 Routes 5 & 20 W
Canandaigua, NY 14424

Re: CPN 20-024 – Larry Werges, 4963 Water Edge Drive – Letter of Intent

Dear Mr. Ritts:

Mr. Larry Werges has contracted our firm to provide civil engineering design for the tear-down and construction of a new residence on an existing lot referenced above. The existing building is dilapidated and in disrepair. The existing house is also located within the lake floodplain and encroaching into the lakeside setback as required by town zoning. The plan is to remove the existing structure completely and construct a new 2,500 single-story timber-framed structure. The new structure will have a full basement which will be partially finished and an attached 2 car garage. The house will have a wrap around deck at the upper level. The garage will be connected to public right of way with a new gravel driveway. The existing lot is a pre-existing non-conforming lot which does not meet the towns zoning requirements for size and width. This non-conformance presents several hardships for the owner to re-develop the lot with an average size residence.

In order to accomplish these improvements, the owner requests three variances are required for front side setback, building coverage and lot coverage. The following is a list of the required variances:

- 1) 15' front setback variance from the 55' required for the house to be setback 35' from the private right-of-way line.
- 2) 5.17% building coverage variance from 20% required for the construction of a new house with 25.17% building coverage.
- 3) 14.50% lot coverage variance from the 30% required for the construction of a new house with 44.50% lot coverage.

The variance is justified for the following reasons:

- 1) The owner wishes to replace the existing house with a new house that is located further back from the lake and more inline with neighbors to the north and south. The other option for redevelopment of this site is to rebuild the existing house in the same footprint and the addition of a second story. This would not be beneficial for the neighbors or the shoreline views. The goal is to increase the aesthetics of the site and neighborhood by constructing a modest size house aligning with neighboring houses in location size and quality.
- 2) The owner wishes to build a 2,500 square foot house which has an 1,976 square footprint and an attached 2 car garage of 802 square foot. This size house and garage is consistent with the average size house in this area. Total footprint of the house, garage and deck is 3,721 square foot.
- 3) The existing lot is 14,784 square foot of that there is a 1,712 square foot private driveway right-of way that serves the two properties to the north which is over 80% impervious. This right-of-



MarksEngineering

42 Beeman St.

Canandaigua, NY 14424

way and driveway do not serve purpose to this lot or new house however this development suffers from the impervious area of the driveway. This impervious area contributes to 9.65% of the lot coverage for this site. If the owner could remove this impervious are from the site the lot coverage would be 34.85%.

We provide the following statement in regard to the town's shoreline guidelines: The existing house which could be re-built in place is an old structure that is less than 20 feet from the lake. The structure has plywood siding and no architectural features. See picture below. The proposed structure is a timber framed building with a natural Adirondack appearance with timber and wood earth tone siding. See attached renderings. This appearance will be significantly better than the recently constructed buildings within the city of Canandaigua which can be seen from the front of this property (See third picture below). The proposed structure will share similar characteristics as the structure that is two properties to the north without the (seen in the first picture) without the excessive deck and bar that is at the lake front. Finally, we will be preserving an old growth black walnut tree at the waterfront.

Please understand that the supporting information presented above is the owner's intent and justification for the owner's requests. Please also see attached photos for your reference. Feel free to contact myself with any questions or comments.

Sincerely,

Brennan Marks, P.E.

Marks Engineering, P.C.

585-905-0360

Bmarks@marksengineering.com

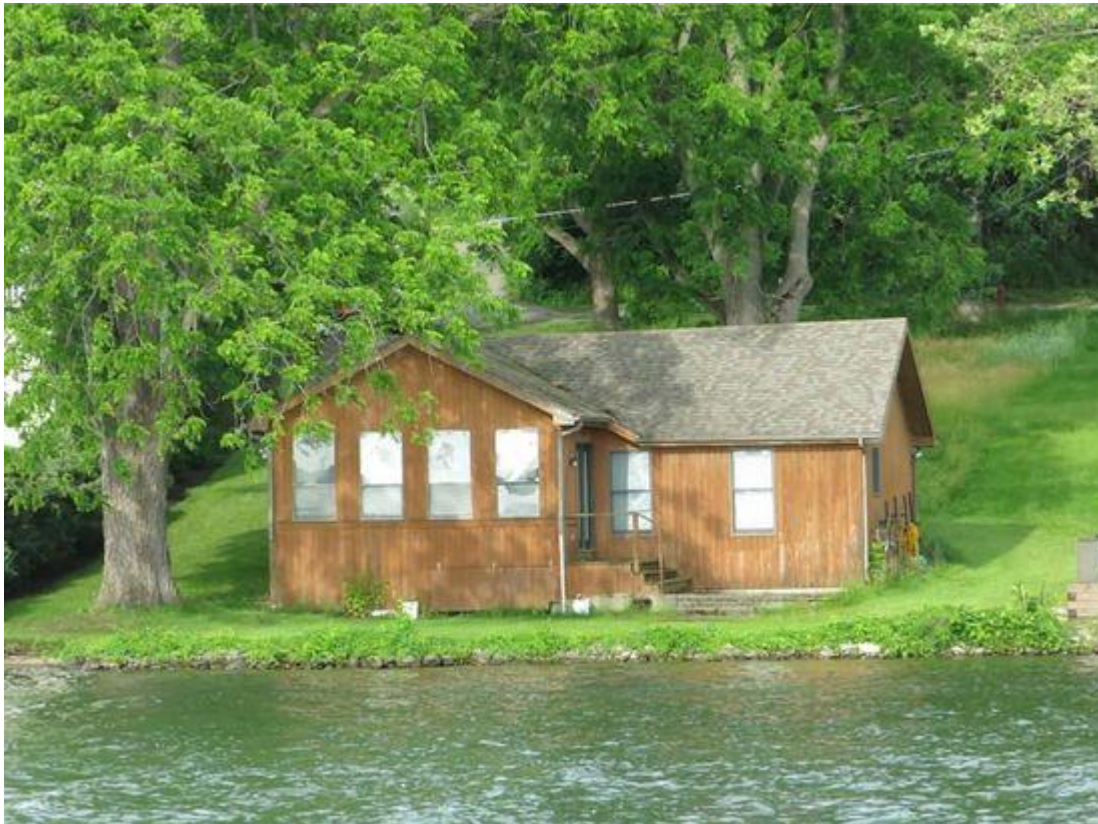
Cc: Larry Werges - Applicant



MarksEngineering

42 Beeman St.

Canandaigua, NY 14424





MarksEngineering

42 Beeman St.

Canandaigua, NY 14424

