

October 5, 2020

Town of Canandaigua
Att: Mr. Eric Cooper & Zoning Board
5440 Route 5 & 20
Canandaigua, NY 14424

Dear Mr. Cooper and the Zoning Board:

I am the owner of 3413 West Lake Blvd., which is the cottage to the south of 3411 West Lake Blvd. I oppose the request for a variance to the side setback being requested for 3411 West Lake Blvd. I believe the request for the variance to the side setback is excessive, will change the character of the neighborhood, will change the natural flow of water running down the property to the lake, will damage the roots of the trees straddling the property line and will set an undesirable precedent.

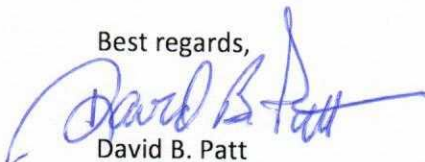
There are 16 lots on West Lake Blvd and they are unique because the lots are generally large and offer the owners the ability to scale the size of a structure and the placement on the property to meet the current zoning requirements for lot coverage and setback requirements. If my information is correct, I believe the smallest lot in the tract is about 75' wide x 103' deep. (Survey attached) The lot associated with 3411 West Lake Blvd. is about 125' wide x 266' deep if my information is correct. It is my opinion any structure(s) being considered for this lot can be arranged to meet the current side setback requirements and therefore meet the zoning criteria to maintain the current neighborhood character and charm.

Water from rain and snow melt running down the hill to the lake has been a concern for the past several years. I do not know what has changed over the years but water has become an issue in the basement of our cottage. I am concerned a structure(s) close to the property line it will divert the natural flow of water coming down the hill on the property of 3411 to my property as it makes its way to the lake thereby causing even more issues with water in our basement.

There are two (2) large trees straddling the property line between 3411 and 3413 and I am concerned any excavation close to the trees will damage the roots and thereby put the trees in jeopardy of dying. We had to remove four (4) ash trees in August of this year because of the Emerald Ash bore and I would prefer not to lose additional trees because of construction.

I respectfully request the Zoning Board of Appeals deny the request for a variance to the side setback.

Best regards,



David B. Patt

Cc: N. Salafia

Enc.

David Patt
29 Waterworks Lane, Fairport, NY 14450



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