

DATE: November 12, 2018

ADDRESS: 5020 Wyffels Road

Tax Map #: 11202-1-72.000

Application#: CPN-18-073 Requesting an Area Variance for construction of a 2300 square foot two story garage in the side yard.

FROM: Michael and Patricia Mullally

We received the letter from the Town of Canandaigua Environmental Conservation Board and we are concerned that some of our information was misconstrued or not clear in our proposal.

First the garage we want to build has a 15-foot open overhang on the front. If we were to remove that, the actual garage would be less than 1600 square feet. The garage will be architecturally the same as our house, with stone front and green vinyl siding. It will not be a large pole barn structure that would look out of place in the neighborhood. We also plan to remove the current small 900 sq. ft. garage on our property after the new garage is built. We already have one extremely large two-story garage that was built on the opposite side of the street so we are not asking for anything that hasn't already been approved.

Secondly, we explained when we turned in the application that we were not planning to have a massive 3600 square feet of additional paved driveway in the side yard. I'm not sure where that even came from. That lot was originally seeded when we built our house but left fairly natural due to the nature of the soil. We plan to do the same when the building is complete. There will be no "massive" paved driveway or parking area. It will remain grass. This garage is to be used for storage only, not a typical garage where there is traffic in and out. Our present driveway will be used if we need to get out to the road.

The existing drainage swale will not be touched as is noted in your letter and there will be no mature trees taken down. The picture you have doesn't depict the correct spot the garage would be built on. The trees along side the driveway would not be touched nor would the trees to the back, If anything would be taken out it would be some scrub brush along the side yard. There has never been any standing water in the swale we put in despite some extremely heavy rains and flooding in the past 10 years. It has done its job for the neighborhood for years, keeping water from running down the road and we expect it to continue to do its job even with another building.

The stream runs through our property at an angle. Just the tip of the northwest corner of our property is affected and the garage we hope to construct will be built at a minimum of 100 foot from any part of the stream.

We have talked to our neighbor who adjoins our property and she had no problem with us building our garage as long as it was going to compliment our house, and we

assured her it was. Hopefully, this clears up the issues you raised in your letter of November 1<sup>st</sup>. Please let us know if you have further questions.