

My husband Steven and I reside full time at 5525 Wells Bay Lakefront. Thank you for the opportunity to speak towards the variance for lot 331.11-1-10 located with the R1 District owned by Drexler, LLC.

The Town of North Harmony's Vision Plan for the future lists some key goals that led us to purchase our home. Among those are to:

- Retain its charming natural beauty and visual appeal and to control development to maintain the quiet, peaceful, small town feeling.

Within the Town of North Harmony Zoning Law, Article IV it states: "The RI District was established to primarily provide for new "subdivision" single family development or to protect existing neighborhoods from encroachment of all other uses."

All of the existing homes on Wells Bay Lakefront are single family, residential dwellings utilized by the homeowners. As indicated on the application for the variance, the intended use of this property is to reward and incentivize employees or clients of Drexler, LLC. The use of this property is designed to enhance the productivity and profit of the corporation that owns it and encroaches upon the intended use of property within the R1 district. This makes it commercial in nature.

A transient population will be introduced into our family oriented community. The increased traffic will negatively impact our children who ride their bikes and play along the road and parking congestion will surely result.

Thus far, lot 10 has been used by this corporation to accommodate parking for the guests in their adjacent house on

lot 11. This summer, that house has hosted up to 16 people and six vehicles. Lot 10 provided the much-needed parking space. The site plan for lot 10 shows only minimal parking and any new construction will leave only the narrow road that is Wells Bay Lakefront for parking. Please note the Town prohibits street parking in Wells Bay from November 1 - April 15th to allow for snow plowing.

All of this seems to be in direct contrast to the stated purpose of the R1 District as outlined in the Town Code, Section 402, which states that the use of a dwelling unit for commercial/transient use is "NOT ALLOWED". It is contrary to the stated vision plan for our town.

On a personal note, since Drexler, LLC has developed property; my driveway has become a turnaround for their traffic. At times I have been either delayed or unable to exit my driveway or even my road due to congestion. As a volunteer firefighter with the Ashville FD I have, sadly, been delayed in responding to calls for help. In short, our quiet peaceful community has been disrupted, I ask you for your consideration and take the steps to preserve our community.

Thank you for listening and for your time.

Anna Marie Damore-Bialkowski

Reed 7/27/22 mm

App. A. # (2) 7/27/22

From: **craig harris** giharr@yahoo.com
Subject: land development, home, wells bay
Date: July 25, 2022 at 12:14 PM
To: Annamarie016@gmail.com

We presently reside at 5532 Wells Bay Rd. I am aware of the proposed additional home planned next to the newest house, adjacent. First of all, the lot is way too small and is next to wetlands which should preclude any plan to develop. The newest home (not aware of exact address) is a rental with possible multiple families occupying it at the same time. The home virtually has no parking access presently, which will cause congestion during the summer months. I don 't understand why the empty lot would not be used for this purpose. An additional structure will be nothing more than an eyesore and nuisance. This construction proposal is nothing more than financial gain and does nothing to enhance or improve the residences that exist presently. Your priority for the community is to maintain quality and safety for the neighborhoods, not greed. Respectfully submitted, Craig and Sandra Harris.

We are opposed to the request for an area variance to build a new 1344 sq ft. structure on Section 332.11-1-10, the lot attached to the 5518 Wells Bay Lakefront property, for the following reasons:

Parking

Drexler LLC has already pushed the envelope by constructing an overly large structure at 5518 that is totally out of scale with the rest of the neighborhood. They incorporated a free standing garage into the structure to create a "sleeping room", increasing the capacity of this short term rental and severely reducing the parking spots. We were told this parking issue would be handled by using Lot #10 which obviously will not happen if they are permitted to build this new structure. Any new structure will only serve to increase annoying on-street parking.

Setback issues on three sides

The existing 5518 structure already effectively abuts Lot #10's eastern property line. A new structure should not be allowed to encroach into the codified side setback area, which is designed to create an aesthetically pleasing appearance between homes and method of egress. Allowing an encroachment along the drainage ditch side would compromise the stability of its banks and possibly weaken the effective filtering of the adjacent hillside runoff. It is hard to fathom that they would be permitted to build a structure closer to the lake than what is allowed within the current guidelines. With all of the environmental issues and problems surrounding the lake it would be detrimental and unfair to allow someone to breach this 50' setback.

Destroying the neighborhood family oriented feel of Wells Bay Lakefront

The existing 5518 structure is to be used as a short term rental and already contains 4 bedrooms as well as the "sleeping room". This will allow for a large number of renters with the noise and traffic that will accompany them. Allowing another Air B'n'B type structure to be constructed on Lot #10 will add additional disruptions in our single-family neighborhood and further erode our right to quiet enjoyment of our homes and property.

The reason we are so upset about this is because there were variances granted on the first structure that probably should not have been allowed. Now they want variances on the second lot including encroaching into the lake setback. We feel this new owner has already spent all the goodwill of North Harmony and the residents of Wells Bay.

Jeff and Nancy Link

Town Clerk

From: G Bloom <gbloom222@hotmail.com>
Sent: Wednesday, July 27, 2022 3:55 PM
To: Code Enforcement; Town Clerk; Town Supervisor
Cc: G Bloom
Subject: Drexeler LLC request for variance

RE: Drexeler LLC request for variance. 07/27/2022

To Mr. Robert Yates Town Supervisor and Town Board

We are opposed to granting a variance for a new build at 5520 Wells Bay Road. Our opposition is for the exact reasons described in the request. The lot is too small and does not follow town regulations. We currently have a limited view of the lake from our house. The town once told us that we are taxed based on lake view, a new build will only reduce what lake view we have. Our view is also currently restricted from people who park multiple 5th wheel motor homes on their property and live in them all summer long. A new build will also add to the traffic on an already busy street that is often used by the area children.

Respectfully submitted,

George and Gloria Bloom
5545 Wells Bay Road
716-688-2673 home
716-912-1907 cell

Sent from my iPad