

Schofield/Cosgrove
60 Lake Dr. North
New Fairfield, CT

May 9, 2022

Town of New Fairfield
Zoning Board of Appeals
4 Brush Hill Road
New Fairfield, CT 06812

Re: **Application #18-22**: Imhoff, 73 Lake Dr. North
Continued Hearing date: May 19, 2022

Dear Mr. Chairman and Zoning Board of Appeals members:

We, Eileen Schofield, Paul Schofield and Jeanne Schofield Cosgrove, are the owners of the premises located at 60 Lake Drive North. We are writing this letter in **strong** opposition to the Zoning Board of Appeals application #18-22 submitted by the Imhoffs seeking to tear down and rebuild their house located at 73 Lake Drive North. Our house is located next door to the Alpers' house, 62 Lake Drive North, which is across the street from the applicants' lakefront house. Our house sits lower on the lot than the Alpers' house.

We enjoy our home's beautiful lake view and are concerned about the consequential loss of its property value should this application be granted. The proposed tear down and planned new larger house is more than doubling the size of the existing livable space and the higher roof lines will impair our view of the lake.

The architectural drawing submitted with the revised application shows proposed vertical expansions of 13'-6" to 15'-1 1/8" (The calculation being $12'-8 \frac{1}{8}'' + 2'-5'' = 15'-1 \frac{1}{8}''$) over the existing premises. (See copy of architectural drawing submitted with revised application.)

The size of this proposed house is much larger than any of the neighboring properties. We used the tax assessment data supplied by the Town of New Fairfield's tax assessor to its contracted provider Vision Government Solutions

<https://gis.vgsi.com/newfairfieldct/> and found the living space of the applicants' premises and nearby neighbors on Lake Drive North to be the following:

73 LDN	1,968	Imhoff (Applicant seeks to 4,250)
60 LDN	1,146	Schofield/Cosgrove
62 LDN	1,833	Alper
64 LDN	1,609	Gravante/Looby
65 LDN	1,556	O'Connell, Trustee.
67 LDN	2,127	Stern, Trustee
69 LDN	1,828	O'Sullivan
77 LDN.	2,892	Gravante (Castellano)
58 LDN	805	Jiminez/Lee
56 LDN	1,470	Ballarini
71 LDN	2,349	Stryker, Trustee

The existing Imhoff house is 1968 sq. feet and the proposed new house will be 4200 sq. feet according to the testimony of their architect. (The minutes of April 21, 2022 ZBA meeting state it's an increase to 4250 sq. ft.) This is a massive change in size and would be a significant change for the neighborhood.

The existing home's eve roof line is consistent with roof lines of other surrounding properties which protects the lake views. The proposed higher gabled roof line does not. Raising the roof line will not be in harmony with the neighborhood.

This board when reviewing applications has been very concerned about protecting neighboring homeowners' lake views, as shown in your decision regarding Berier ZBA application #26-16. The importance of maintaining a neighbor's lake view was also shown by the board in its Rubio decision. The Rubio ZBA applications, #24-15, #01-17, and #37-17, involved a rebuild of their home and garage at 61 Lake Drive North. It is our understanding this board in its decision put a condition on their approval that the height of the rebuild could not exceed the roof line of the current existing house. We are concerned about the slow creep of lake views being obstructed by new construction if precedents are not applied.

The present Imhoff application seeks to expand a nonconforming use by essentially demolishing the existing building and replacing it with a larger structure. There was ambiguous testimony about the basement area and its unknown potential ceiling heights of the applicants' new construction. We want to stress again that we do not want any rebuilt house to have any part of the roof line higher than it exists today in order to protect our lake views.

We have attached with this letter copies of four (4) photographs. These photos show from our property the view when facing the direction of the Imhoffs' property. They are a fair and accurate representation of the lake views shown in them.

The first photo was taken on April 24th from the top of our driveway which is on the right side of the house when looking up from the street. The second photo is the same photo, only zoomed in. You can see better on the zoomed in photo when looking toward the middle, to the right of the white boat covering, a device the applicant Mike Imhoff had placed on top of his roof to show how high the proposed roof line will be on


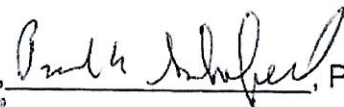
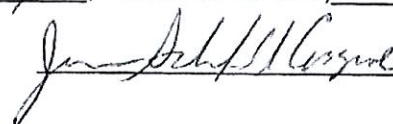
the far left side. The device has a black squarish pad with a horizontal white metal pole extending above it. It shows the roof line will be at the height of the second telephone wire from the bottom. Our view of the lake, as shown by the photos, will be totally eliminated by the proposed building.

The third photo was taken on May 1st from inside the bedroom of our house where we have a built in desk under the window. The fourth photo is the same photo, only zoomed in. The device is no longer on the applicants' roof on this date but the proposed height can easily be inferred from the unchanged height of the telephone wires shown in both photos. The proposed roof line will be at the height of the second telephone wire from the bottom. It will be even higher to the right of this area. This will significantly eliminate, if not completely taken away, our view of the lake. (See attached notarized statement of owner Paul K. Schofield who took these photographs.)

The application seeks variances to increase its nonconformity and increase the footprint of the building which is not in harmony with the general purpose of the zoning regulations. It would obstruct neighboring lake views and also not be in harmony with the surrounding neighborhood.

We appreciate having been notified of this application after the first hearing date of April 21st, so we are now given the opportunity know of the pending application and state our opposition. If you need to contact us further, our mailing address is 76 Oakview Terrace, Short Hills, NJ 07078 or phone (917) 502-2541.

Very truly yours,

 , Eileen Schofield,  , Paul K. Schofield
 , Jeanne Schofield Cosgrove

In the matter of the application of the
ZBA application of **Imhoff #18-22**
73 Lake Drive North, New Fairfield, CT

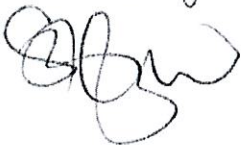
Affidavit

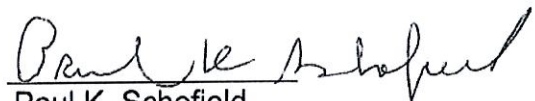
State of New York)
County of Rockland)ss

Paul K. Schofield, being duly sworn says the following:

1. That I am a co-owner of the property located at 60 Lake Drive North, New Fairfield, CT.
2. I had taken four photographs facing the direction of the Imhoff's property which is the subject of this appeal. These photographs are submitted with our letter dated May 9, 2022 to this board.
3. The first photograph was taken on April 25, 2022 from the top of driveway which is on the right side of our house when looking from the street. The second photo is same photo only in zoomed. On April 25, 2022, the applicant, Michael Imhoff, had explained that he had put a temporary marking device on top of his house to show high the proposed roof line will be on the proposed house. This device can be seen in these photos.
4. The third photo was taken a week later on May 1, 2022 from a bedroom in our house. The fourth photo bedroom is from the same photo only zoomed. The temporary marking device had been removed from the roof when this photo was taken.
5. The above four photos fairly and accurate depict what I had observed April 25, 2022 and May 1, 2022.

Sworn to this day

Michael Imhoff



Paul K. Schofield

STACY KUO
Notary Public, State of New York
No. 01KUS277660
Qualified in Rockland County
Commission Expires March 11, 2025



property

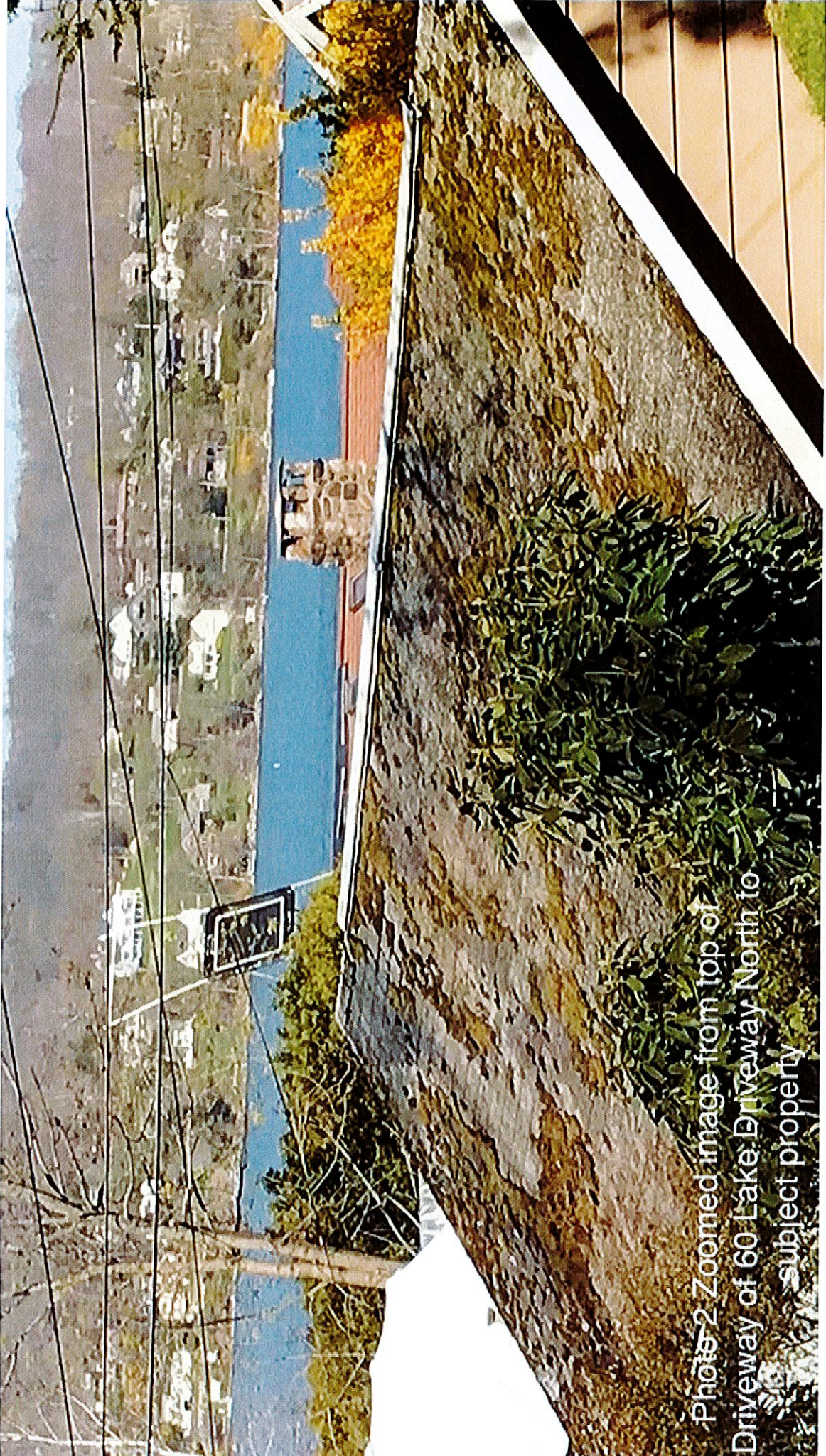


Photo 2 Zoomed image from top of Driveway of 60 Lake Driveway North to subject property



Photo 3 view from

