

# *Town of Canandaigua*

5440 Routes 5 & 20 West

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*Established 1789*

September 2, 2014

Ms. Barbara Welch, Supervisor  
Town of South Bristol  
6500 Gannett Hill Road, West  
Naples, New York 14512

**RE: EVERWILDE INN & SPA PROJECT  
CORNER OF SENECA POINT ROAD & COYE ROAD**

Dear Supervisor Welch:

In response to your letter dated August 11, 2014, the Canandaigua Town Board fully supports the South Bristol Town Board taking Lead Agency responsibility for the State Environmental Quality Review (SEQR) for the above referenced project.

As the neighboring municipality most likely to be impacted by the proposed project, the Town of Canandaigua appreciates being designated as an Interested Party. We respectfully request as additional information about this project becomes available, it is shared with us and we are provided an opportunity to review, evaluate and provide feedback for your consideration.

Based upon the information available at this time, we offer our initial concerns and requests:

- **Traffic Impact** – It appears the majority of the traffic generated by the proposed application will utilize Town of Canandaigua owned and maintained roadways. These roads include Coye Road, Seneca Point Road and possibly Monks Road. These are also the same roads utilized by the Bristol Harbor residents, guests, delivery vehicles, and construction vehicles. Seneca Point, Coy Road and Monks Roads are mainly rural and residential roads. The Town of Canandaigua does not believe these roads are currently designed to safely handle the additional traffic that will be generated during the construction phase of the proposed project and during the peak usage times. We are also concerned about the financial implications associated with more frequent road usage. Therefore we are requesting that the Town of South Bristol provide the results of road studies and traffic surveys attesting to whether or not these existing roads can safely handle the increased usage associated with the proposed project. And, we are asking for detailed information outlining how the proposed project will impact the frequency and cost of both short term (construction period) and long term road maintenance.
- **Road Impact** – Seneca Point Road and Coye Road are in general oil and stone pavements. The Town of Canandaigua does not believe these roads will endure the heavy wheeled traffic typical of construction activities of this scale. Should the proposed project be approved, rather than passing the burden of costly repairs and maintenance onto the taxpayers of the Town of Canandaigua, we believe the cost to restore the road to the pre-construction condition or better is a cost that should be passed on to the


Developer. We will be looking to the Town of South Bristol for a mutually acceptable written agreement and a financial guarantee that assures the road restoration will be completed to the satisfaction of the Town of Canandaigua Highway Superintendent.

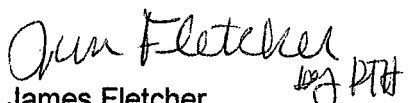
- **Land Use Impact** – The proposed rezoning application to change the zoning from R3 to a Planned Development permitting a 50 room hotel, an 18,000 square foot spa, a 25 seat bakery/café, 2 banquet/reception areas to accommodate up to 300 guests, and parking for 260 vehicles, and additional development on the lakefront is a very significant change. If approved the PD will be located adjacent to our Rural Residential (RR-3) Zoning District. The purpose of the RR-3 zoning district, per the Town of Canandaigua Town Code and Comprehensive Plan is to promote residential development of rural areas comprised primarily of abandoned farmlands, brush lands, open lands, woodlands, ravines and hills, where public sewer and water service does not exist nor is it envisioned in the near future. The current South Bristol R3 zoning designation appears to contemplate development similar in scope and density as the Canandaigua RR-3. Based on the information available for review, it appears the Everwilde rezoning application appears to create a conflict with the intent of the Town of Canandaigua Comprehensive Plan and possibly the current South Bristol zoning. We encourage the Town of South Bristol to consider the potential quality of life impacts this proposed project may have on surrounding property owners; including those living in the Town of Canandaigua.
- **Environmental Impacts** – As more information becomes available, it is the intent of the Canandaigua Town Board to request input on the potential environmental impacts associated with this project from our Planning Board and our Environmental Conservation Board. This information will then be forwarded to the South Bristol Town Board for consideration.

We understand it is the intent of South Bristol to publish Everwilde project plans and related information on the Town of South Bristol website. We applaud this undertaking. We also request that a representative of South Bristol notify the Canandaigua Town Clerk when new information is posted or becomes available. In the meantime, we support and encourage a joint meeting between the South Bristol and Canandaigua Town Boards. This would provide the Town of Canandaigua an opportunity to learn more about this neighboring project. And, it would allow both boards an opportunity to discuss potential concerns and how to address these concerns in a mutually beneficial manner. We utilized this approach with our municipal neighbor to the north and found it very beneficial to all involved parties.

Thank you for considering our requests.

Sincerely,

  
Pamela A. Helming,  
Canandaigua Town Supervisor

  
James Fletcher,  
Canandaigua Highway Superintendent

c: Canandaigua Town Board Members  
J. Chrisman, Town Clerk