

3-12-18

To: Eric Cooper  
Zoning Inspector Town Of Canandaigua  
[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)

From: Richard & Linda Corbett  
4855 Ashton place  
Canandaigua, NY 14424  
585-394-5776

Dear Eric,

Thank you for taking the time Thursday to explain zoning laws, processes, etc., you were very helpful. As I explained my interest is the proposed "Ashton Extension" which you indicated is in the early stages. The developer will be presenting to the town planning board next week to exchange thoughts and ideas but not for approval.

My wife and I would be opposed to this proposed development or anything of this scale hooking into Ashton Place. Based on our objections, to be stated, we would like you to communicate these objections to the proper town entity. We built our house at 4855 Ashton 30 years ago. A Significant part our decision to build here was a dead end street with limited traffic where we/our kids would be safe walking up or down the street, walking to their bus etc. our kids are grown and now our grandchildren are able to walk the street safely. When we bought here the project was designed and built to accommodate 24 houses both traffic wise and drainage wise. The amount of traffic on West Lake Road has increased geometrically over the past 30 years which is reasonable considering it is a thru-affair type road for people to get to their turnoffs. Even today getting onto West Lake from Ashton is challenging with the amount of traffic on West Lake. It would not surprise me if Ashton place were proposed today it might be rejected because the safety needs to limit cutoffs into a busy road as West Lake. We're talking about increasing the number of houses from 24 to 59 for a project designed for 24 units. Assuming two cars per family you're going from 48 cars to 118 cars and the added number of delivery vehicles etc. will change the character of the street with traffic volume will increase by 145%.

Fox Ridge and Morrel's project off Middle Chesire were original designed to be large projects from the beginning, which is why they don't have cutoffs from busy thru traffic roads such as West Lake and why they have multiple roads and cul-de-sacs going in various directions to control the speed of vehicles and to provide multiple neighborhoods within the project.

Of even greater concern is water runoff and flooding. The creek that Ferris Hills, Ashton Place and this new project ultimately flow into, has been there forever. It was originally built when none of these projects existed. Prior to Ferris Hills being built the Ashton storm sewer system was already at capacity. Since the building of Ferris Hills our Street has experienced multiple flooding problems from top to bottom. This past summer during a rainstorm the storm sewers became overwhelmed with water passing right over them as if they didn't exist flooding the street. It would be my assumption this proposed project would not tie into the Ashton storm sewer system which is already inadequate. I fully realize Ferris Hill was built with retention ponds, as was Ashton Place. Retention ponds are a good idea but these are certainly not the magical solution to flooding. Ashton's retention pond has never come near capacity for the 30 years we have lived here. It serves a purpose but has absolutely no value when the storm sewer system becomes overwhelmed. This new project indicates a retention pond right next to the drainage creek. I am sure that if this project went forward this additional runoff would go over the top of West Lake Road at the point where the Creek goes under it and further back up the drainage creek. As was proven in the Houston flood the problem was excessive building creates rooftops and roads not allowing the ground to absorb the water. This is a microcosm of that situation. Jim Fletcher has cleaned out a retention pond which continues to operate as designed but it will not solve this runoff problem. Jim is very familiar with the Creek situation but is limited to even cleanup of the Creek which would not solve the problem but reduce it. I encourage to speak to him about the situation.

Just to understand our concerns are not about '*not in my backyard*' from the rear of our house is the retention pond and then an additional piece of property. Even if this development were to go forward we would not be able to see any houses from the rear of our house even in the middle of winter.

In conclusion our objections to this project or any project of this scale built on that property are:

- the increased traffic from this project would change the entire character of our street changing what was envisioned when homes were bought

- This amount of increase traffic exiting out onto Westlake Road would create a traffic hazard.
- The existing storm sewer system is already beyond capacity. The runoff created by this new project would multiply that problem and create flooding problems for the entire length of the creek down to the lake.

Please feel free to contact us if you have any questions.

Sincerely

  


Richard and Linda Corbett