

TOWN OF CANANDAIGUA

Exploring additional public access to Canandaigua Lake

January 11, 2021

TOWN OF CANANDAIGUA

Exploring additional public access to Canandaigua Lake

Town Board Meeting Presentation – January 11, 2021

No final decision has been made;

No decision will be made tonight;

Prices have not been determined;

Use has not been finalized at either parcel;

Neither parcel would be purchased by the end of January;

Public hearings will continue January / February and maybe longer;

Purchase (if moves forward) of 4351 Tichenor Pt **IS** subject to permissive referendum;

This is an opportunity to learn more about the options, and hear from residents during public hearings

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

- Overview
- Town Budget
- Why Explore Now?
- Citizen Requests
- Canandaigua Lake Water Trail
- Opportunities to purchase (2 parcels)
- Possible Future Use
- Impact to budget (taxes)
- FAQ

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

TOWN BUDGET

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

Town Tax Rate \$ 1.03

Tax Rate of \$1.03 includes the following services:

- Town Operations / Town Hall;
 - Town Board
 - Town Clerk
 - Town Manager – town facilities, finance, grant, budgeting, communication, state regs / operations
 - Planning, Zoning, Land Use, Permits
 - Code Enforcement
 - Town Court
 - Town Assessor
 - Street road stripping / lighting
 - Police Enhanced Law Enforcement
 - Committee Operations / Citizens Engagement
- Town Highway Operations;
 - Road Plowing & Treatment / Safety
 - Road Reconstruction
- Town Transfer Station service (waste and recycle free);
- Town Parks and all maintenance;
- Town Recreation Programs including day camps and senior;

TOWN OF CANANDAIGUA - 2021 BUDGET OVERVIEW

FISCAL / CALENDAR YEAR 2020 - PROJECTED REVENUES:					
\$ 11,637,559					
STATEAID/GRANTS:		MORTGAGE TAX:		SALES TAX:	
% of total:	3%	% of total:	2%	% of total:	33%
Amount:	\$ 310,000	Amount:	\$ 230,000	Amount:	\$ 3,855,000
PROPERTY TAX:				% of total:	30%
				Amount:	\$ 3,477,011
EXPENDITURES:	% TOTAL:	CATEGORY:	TAX RATE:	COMPARISON TAX RATES: (2020) \$/1,000	
\$ 11,637,559.49	100%	Town-wide	\$ 1.03	Cdga School District:	\$ 19.64
\$ 3,499,177.00	30%	Highway Fund	\$ 0.62	City of Geneva:	\$ 17.13
\$ 4,472,407.00	38%	General Fund	\$ 0.41	City of Canandaigua:	\$ 7.45
\$ 1,141,320.00	10%	Fire District	\$ 0.76	Ontario County:	\$ 6.27
\$ 1,942,191.49	17%	Water Districts	varies	Town of Geneva:	\$ 6.27
\$ 1,569,305.00	13%	Cdga Cons Water	\$ 0.62	Town of Naples:	\$ 5.33
\$ 20,988.00	1%	Lighting Districts	varies	Town of Bristol:	\$ 3.41
\$ 52,766.00	2%	Drainage Districts	varies	Town of E Bloomfield:	\$ 3.28
\$ 18,210.00	0%	Sewer District	\$ -	Town of W Bloomfield:	\$ 2.72
				Town of Phelps:	\$ 1.80
				Town of Victor:	\$ 1.67
				Town of Manchester:	\$ 1.38
				Town of Hopewell:	\$ 1.27
				Town of S Bristol:	\$ 1.17
				Town of Farmington:	\$ 1.10
				Town of Canandaigua:	\$ 1.03
Cdga Avg Home 2020 Tax					
Tax Bill:		Rate(s):	2020	2021	Variance
General / Hwy:		\$ 1.03	\$ 303.27	\$ 301.75	\$ (1.52)
2021 Avg Home:					
\$ 294,250					
Fire:		\$ 0.76	\$ 229.89	\$ 223.55	\$ (6.34)
Water:		\$ 0.62	\$ 155.95	\$ 147.13	\$ (8.83)
Lighting:		varies	\$ -	\$ -	\$ -
Drainage:		varies	\$ -	\$ -	\$ -
		\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

\$11,637,559

General / Highway Fund: \$ 7,971,584.00
 General: \$ 4,472,407
 Highway: \$ 3,499,177

Revenue Sources:

Sales Tax: \$ 3,855,000.00 48%
 Mortgage Tax: \$ 230,000.00
 State Aid: \$ 310,000.00
 Property Tax Levy: \$ 1,425,000.00 18%
 User Fees: \$ 414,769.00
 Specific Funds/Trans: \$ 702,965.00
 Other Services: \$ 1,033,850.00
 \$ 7,971,584.00

TOWN OF CANANDAIGUA - 2021 BUDGET OVERVIEW

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Lighting:		varies	\$ -	\$ -	\$ -
Drainage:		varies	\$ -	\$ -	\$ -
		\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

How is Tax Rate determined?

Budget must be balanced:

Expenses to operate

VS.

Revenue to operate (missing \$)

General / Highway Fund: \$ 7,971,584.00

General: \$ 4,472,407

Highway: \$ 3,499,177

Revenue Sources:

Sales Tax: \$ 3,855,000.00 48%

Mortgage Tax: \$ 230,000.00

State Aid: \$ 310,000.00

Property Tax Levy: \$?

User Fees:	\$ 414,769.00
------------	---------------

Specific Funds/Trans: \$ 702,965.00

Other Services: \$ 1,033,850.00

\$ 7,971,584.00

Missing Amount: \$ 1,425,000.00

TOWN OF CANANDAIGUA - 2021 BUDGET OVERVIEW

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					Town of Farmington:	\$	1.10
					Town of Canandaigua:	\$	1.03
<u>Cdga Avg Home</u> <u>2020 Tax</u>							
		<u>Tax Bill:</u>	<u>Rate(s):</u>	<u>2020</u>	<u>2021</u>	<u>Variance</u>	
2021 Avg Home:		General / Hwy:	\$ 1.03	\$ 303.27	\$ 301.75	\$ (1.52)	
\$ 294,250		Fire:	\$ 0.76	\$ 229.89	\$ 223.55	\$ (6.34)	
		Water:	\$ 0.62	\$ 155.95	\$ 147.13	\$ (8.83)	
		Lighting:	varies	\$ -	\$ -	\$ -	
		Drainage:	varies	\$ -	\$ -	\$ -	
			\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)	

TOWN BUDGET

How is Tax Rate determined?

Budget must be balanced:

Expenses to operate

VS.

Revenue to operate (missing \$)

Missing Amount: \$ 1,425,000.00 equals amount to be levied against the taxpayers of the Town of Canandaigua based on 100% valuation of total Taxable Assessed Value

2021 Budget (March 2020 tax roll):

Total Assessed Value: \$ 1,642,210,585.00

Taxable Assessed Value: \$ 1,389,594,265.00

Tax Levy (missing amount) / (Taxable Assessed Value/1,000)

\$1,425,000.00 / (\$1,389,594,265.00/1,000)

Tax Rate = \$ 1.03

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					Variance
		Fire:	\$ 0.76	\$ 229.89	\$ 223.55
		Water:	\$ 0.62	\$ 155.95	\$ 147.13
		Lighting:	varies	\$ -	\$ -
		Drainage:	varies	\$ -	\$ -
			\$ 2.41	\$ 689.12	\$ 672.43
					(16.69)
2021 Avg Home:					
\$ 294,250					

TOWN BUDGET

Tax Cap Printable Summary

<https://online.service.osc.state.ny.us/taxcap/wicket/page?3>

Property Tax Cap

Tax Cap Form

Town of Canandaigua (320312100000)
Fiscal Year Ending: 12/31/2021

Certifier

Doug Finch, Town Manager
(585) 394-1120
dfinch@townofcanandaigua.org

Summary

Tax Levy Limit, Before Adjustments and Exclusions

✓ Real Property Tax Levy FYE 2020	\$3,419,234
✓ Tax Cap Reserve Offset from FYE 2019 Used to Reduce FYE 2020 Levy	\$0
✓ Total Tax Cap Reserve Amount (Including Interest Earned) from FYE 2020	---
✓ Tax Base Growth Factor	1.0152
✓ PILOTs Receivable FYE 2020	\$25,107
✓ Tort Exclusion Amount Claimed in FYE 2020	\$0
✓ Allowable Levy Growth Factor	1.0156
✓ PILOTs Receivable FYE 2021	\$25,107
✓ Available Carryover from FYE 2020	---

Tax Levy Limit Before Adjustments/Exclusions **\$3,626,749**

Adjustments for Transfer of Local Government Functions

✓ Costs Incurred from Transfer of Local Government Functions	\$0
✓ Savings Realized from Transfer of Local Government Functions	\$0
Total Adjustments	\$0

Tax Levy Limit, Adjusted for Transfer of Local Government Functions **\$3,626,749**

Exclusions

✓ Tort Exclusion	\$0
✓ Teachers' Retirement System Exclusion	\$0
✓ Employees' Retirement System Exclusion	\$0
✓ Police and Fire Retirement System Exclusion	\$0
Total Exclusions	\$0

Your FYE 2021 Tax Levy Limit, Adjusted for Transfers plus Exclusions **\$3,626,749**

✓ Total Tax Cap Reserve Amount Used to Reduce FYE 2021 Levy	---
✓ FYE 2021 Proposed Levy, Net of Reserve	\$3,477,011

Difference Between Tax Levy Limit and Proposed Levy **\$48,738**

✓ Do you plan to override the Tax Cap for FYE 2021 ?	Yes
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History

Date and Time	Status Changed To	User
09/23/2020 11:51:48 AM	Submitted	Doug Finch
09/23/2020 11:49:50 AM	Changes Pending	Doug Finch
08/19/2020 3:27:47 PM	Submitted	Doug Finch

2021 Town Budget

Tax Cap Compliant

Resolution No.2021-005

* Would adopt a local law to rescind the tax cap
override law adopted in 2020 for the 2021 budget

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

TOWN BUDGET

Town Taxes Actual

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

TOWN BUDGET

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRIE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$303,000	/ 1000 =	\$5,736.51	2018-2019
County Tax:	6.350357	x	\$303,000	/ 1000 =	\$1,924.16	2019
Town or City Tax:	1.024586	x	\$303,000	/ 1000 =	\$310.45	2019
Village Tax:	0.000000	x	\$303,000	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$7,971.12

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$2,800,000	/ 1000 =	\$53,010.64	2018-2019
County Tax:	6.350357	x	\$2,800,000	/ 1000 =	\$17,781.00	2019
Town or City Tax:	1.024586	x	\$2,800,000	/ 1000 =	\$2,868.84	2019
Village Tax:	0.000000	x	\$2,800,000	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$73,660.48

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$1,210,800	/ 1000 =	\$22,923.32	2018-2019
County Tax:	6.350357	x	\$1,210,800	/ 1000 =	\$7,689.01	2019
Town or City Tax:	1.024586	x	\$1,210,800	/ 1000 =	\$1,240.57	2019
Village Tax:	0.000000	x	\$1,210,800	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$31,852.90

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$4,810,000	/ 1000 =	\$91,064.71	2018-2019
County Tax:	6.350357	x	\$4,810,000	/ 1000 =	\$30,545.22	2019
Town or City Tax:	1.024586	x	\$4,810,000	/ 1000 =	\$4,928.26	2019
Village Tax:	0.000000	x	\$4,810,000	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$126,538.19

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

WHY EXPLORE NOW?

WHY EXPLORE NOW?

- Availability – 2 parcels available (willing sellers)
 - 3950 County Road 16
 - 4351 Tichenor Point Drive
- Record Low Bonding Rates (NIC net interest cost)
 - BAN (7/16/2020) – 0.71%
 - BAN (10/7/2020) – 0.55%
- Grants / Reserve Funds
- Ability

MOODY'S INVESTORS SERVICE

U.S. PUBLIC FINANCE

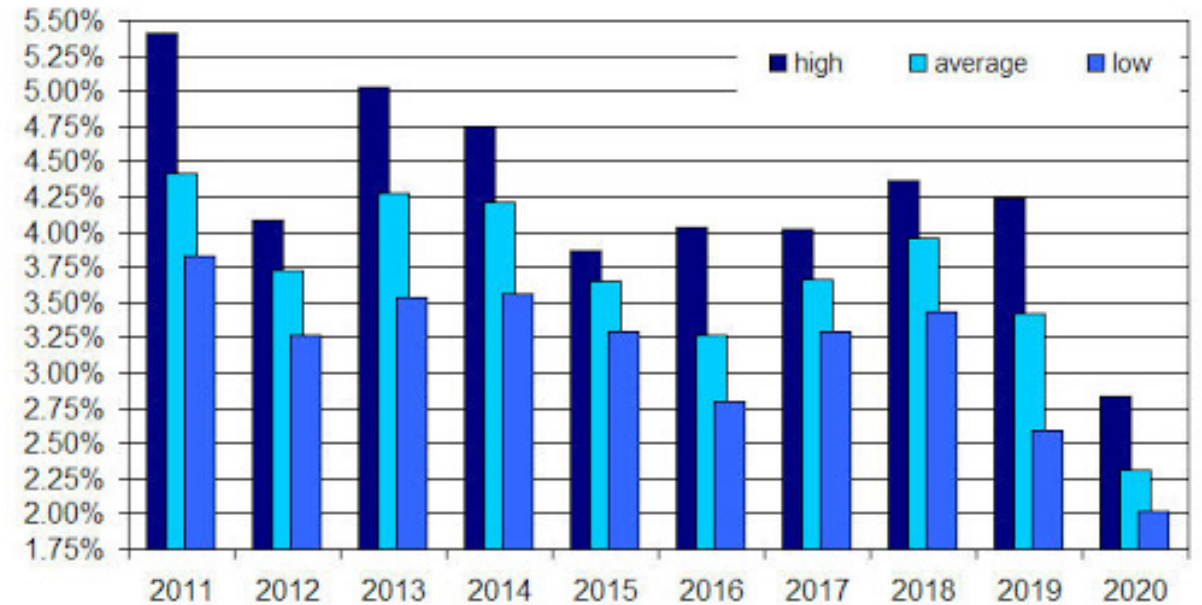
Key indicators

Exhibit 1
Town of Canandaigua, NY

Town of Canandaigua, NY	2013	2014	2015	2016	2017
Economy/ Tax Base					
Total Full Value (\$000)	\$1,127,301	\$1,144,822	\$1,207,475	\$1,219,036	\$1,282,355
Population	10,156	10,285	10,390	10,602	10,602
Full Value Per Capita	\$110,999	\$111,310	\$116,215	\$114,982	\$120,954
Median Family Income (% of US Median)	117.1%	118.6%	115.2%	119.1%	119.1%
Finances					
Operating Revenue (\$000)	\$6,702	\$6,887	\$7,060	\$7,054	\$6,994
Fund Balance (\$000)	\$3,969	\$3,870	\$5,164	\$5,365	\$4,616
Cash Balance (\$000)	\$6,011	\$5,164	\$5,816	\$6,168	\$5,407
Fund Balance as a % of Revenues	59.2%	56.2%	73.1%	76.1%	66.0%
Cash Balance as a % of Revenues	89.7%	75.0%	82.4%	87.4%	77.3%
Debt/Pensions					
Net Direct Debt (\$000)	\$2,023	\$2,292	\$2,329	\$2,147	\$7,014
3-Year Average of Moody's ANFL (\$000)	\$0	\$0	\$5,504	\$5,514	\$5,708
Net Direct Debt / Full Value (%)	0.2%	0.2%	0.2%	0.2%	0.5%
Net Direct Debt / Operating Revenues (x)	0.3x	0.3x	0.3x	0.3x	1.0x
Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%)	0.0%	0.0%	0.5%	0.5%	0.4%
Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x)	0.0x	0.0x	0.8x	0.8x	0.8x

Table reflects audited figures through fiscal 2017
Source: Audited Financial Statements, Moody's Investors Service, and US Census

THE 20-BOND INDEX
2011-2020



* Rate as of December 31, 2020 is 2.12%

WM Financial Strategies

Bond Rating: Aa2

Town of Canandaigua Comprehensive Plan

Citizen Requests

**5 Professional firms over 13 years
Hired by the Town of Canandaigua
2007 – 2020**

**Each Time Residents said
“more public access”**

Town of Canandaigua

Parks and Recreation Master Plan 2018-2028

Town of
CANANDAIGUA



Richard P. Outhouse Park



Onanda Park



West Schoolhouse Park



Leonard Pierce Memorial Park

Prepared for:

Town of Canandaigua
5440 Route 5 & 20 West, Canandaigua, NY 14424

Prepared by:

MLA

McCord Landscape Architecture
2129 Five Mile Line Road
Penfield, NY 14526

MRB group

MRB Group
The Culver Road Armory
145 Culver Road, Suite 160
Rochester, NY 14620

B. Community Involvement

Citizen participation is a key component in the creation of the Parks and Recreation Master Plan. The planning process for this master plan included outreach to both the general public and to key stakeholders. Representatives from the Town serve on the Parks, Trails and Recreation committee, and provided continuity and oversight. The general public was invited to attend a public meeting to learn more about the Plan, and provide feedback. In addition, stakeholders from private sports groups were called, emailed and surveyed to discuss the needs and opportunities of groups using the Town of Canandaigua facilities. Table 1 chronicles the meetings that were conducted regarding this project.

Date	Event	Purpose
January 1, 2017	Project Meeting	Project Kick-off with PTR Committee
January 25, 2017	Committee Meeting	Creation of public opinion survey and private sports group survey
February 15, 2017	Committee Meeting	Finalization of Public Opinion Survey and private sports group survey
March 22, 2017	Committee Meeting	Review Survey results and discuss needs and opportunities
June 20, 2017	Citizens Implementation Committee Meeting	Review Survey results and discuss needs and opportunities
June 21, 2017	Committee Meeting	Review of preliminary list of recommendations from survey and committee
July 26, 2017	Committee Meeting	Review of proposed priority projects, recommendations, and solicit feedback from the committee
August 24, 2017	Committee Meeting	Review of proposed priority projects, recommendations, and solicit feedback from the committee
September 6, 2017	Public Meeting	Review of proposed priority projects, recommendations, and solicit feedback from the public
September 19, 2017	Citizens Implementation Committee Meeting	Review of proposed priority projects, recommendations, and solicit feedback from the CIC.
October 25, 2017	Committee Meeting	Approval of Parks and Recreation Master Plan by PTR Committee

CITIZEN REQUESTS

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

Date	Event	Purpose
November 20, 2017	Canandaigua Town Board Meeting	Present plan for review
November 21,	Zoning Board Meeting	Present plan for review
November 28	Planning Board Meeting	Present plan for review
December 7	Environmental Conservation Board	Present plan for review
December 18	Canandaigua Town Board Public Hearing	

Public Opinion Survey

A Public Opinion Survey was distributed to the public for their input on recreational opportunities of all types—indoor and outdoor, summer and winter, youth and adult. Survey data was captured through the use of Survey Monkey, a third party online survey tool, as well as through the use of paper surveys that were available in select locations. The survey went live in February 2017 and concluded in May 2017. Over 200 surveys were received. The entire survey results are provided in Appendix 4. Some of the key findings include:

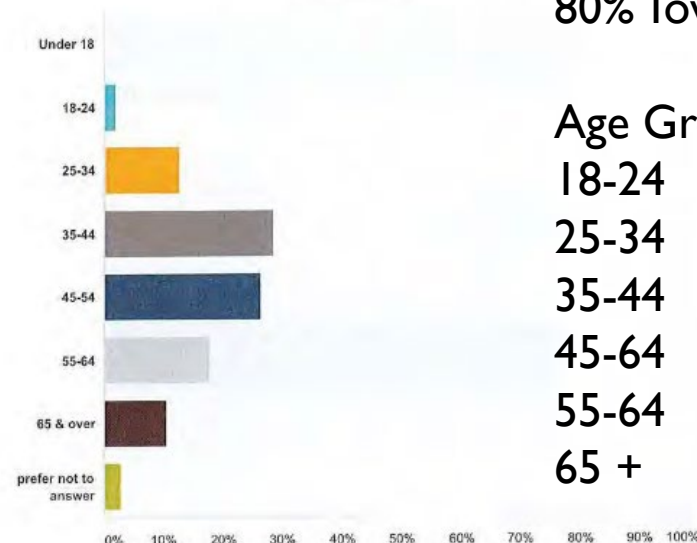
- Approximately 80% of respondents are Town of Canandaigua residents. About 70% of respondents are between the ages of 35 and 54.
- Approximately 85% of respondents have a Canandaigua zip code (7% Farmington, 7.6% Other).
- 33.3% of respondents have lived for 20 or more years in Canandaigua, 30% for 10-20, 17% for 5-10, and 27% for under 5.
- Approximately 65% of respondents are satisfied or very satisfied with the park and recreation facilities in the Town.
- More natural areas or trails was chosen as the most important idea that would most improve park and recreation facilities in Canandaigua. Indoor recreational facilities was a close second.
- More than 75% of respondents indicated that preserving environmentally sensitive areas, providing safe play areas for youth, and protecting open space from development were very important when considering the value of their park and recreation areas.
- Between the months of July and September, Onanda Park and Richard P. Outhouse Memorial Park were visited the most.
- The top three facilities/activities that the most respondents would like to see accommodated in/ improve future park facilities or upgrades are natural areas/ wildlife observation, indoor ice skating rink, and programmed recreation/ community center (youth/adult).
- Approximately 65% of respondents think there is a need for a new community center for the town, and 60% of those respondents said operation and upkeep expenses should be partially paid by the Town's tax base and partially by a "user fee".
- Approximately 63% of respondents have children 18 or younger living in their household. The 2 most popular programs/organization that the children use are the Canandaigua Area Soccer League and the YMCA.
- Approximately 56% of respondents or respondent's household are currently utilizing recreational facilities or programs outside the Town.

Town of Canandaigua Parks and Recreation Master Plan

SurveyMonkey

Q19 What is your age group?

Answered: 152 Skipped: 61



Survey Respondents:
80% Town Residents

Age Group:

18-24	1.97%
25-34	12.5%
35-44	28.2%
45-64	26.3%
55-64	17.7%
65 +	10.5%

Answer Choices	Responses
Under 18	0.00% 0
18-24	1.97% 3
25-34	12.50% 19
35-44	28.29% 43
45-54	26.32% 40
55-64	17.76% 27
65 & over	10.53% 16
prefer not to answer	2.63% 4
Total	152

2017 – survey monkey link web/social/online/water bills

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE CITIZEN REQUESTS

Lake Access

One of the greatest assets that the Town has that few other Towns in the region have is Canandaigua Lake. The Town staff, committee and public all state that expanding Lakefront access should be a high priority goal for the Town in the future. Expanding lake access is a noted goal within the Comprehensive Plan from which this Parks Master Plan derives (See 2011 Comprehensive Plan update, pg.48). Currently swimming and other water activities in the Town are offered at Onanda Park and West Lake Schoolhouse Park. Acquiring lake access should be a continuing goal, and, when a parcel becomes available, the Town should not hesitate to evaluate the parcel and obtain if suitable. It is recommended that the Town continue to look for opportunities to acquire lake front access through purchases, easements, gift, or permit.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS

Exploring Options to address:

* Lake Access

* Water Trail Expansion

Canandaigua Parks and Recreation Master Plan

Canandaigua, Farmington, Victor, Geneva and senior living facilities to promote senior programs. As the percent of parks and recreation users is generally smaller in the senior demographic, sharing this service between neighboring municipalities may be necessary for beneficial economies of scale.

2) Lake Access

One of the greatest assets that the Town has that few other Towns in the region have is Canandaigua Lake. The Town staff, committee and public all state that expanding Lakefront access should be a high priority goal for the Town in the future. Expanding lake access is a noted goal within the Comprehensive Plan from which this Parks Master Plan derives (See 2011 Comprehensive Plan update, pg.48). Currently swimming and other water activities in the Town are offered at Onanda Park and West Lake Schoolhouse Park. Acquiring lake access should be a continuing goal, and, when a parcel becomes available, the Town should

Canandaigua Parks and Recreation Master Plan

170

not hesitate to evaluate the parcel and obtain if suitable. It is recommended that the Town continue to look for opportunities to acquire lake front access through purchases, easements, gift, or permit.

3) Water Trail

Implementing the water trail within the Town of Canandaigua should be a goal for 2018. The Parks and Recreation Committee believes that this is a desirable change for the Town and has identified the necessary changes. These suggested changes have been forwarded to the Town Board's Ordinance Committee for their review, revision and potential approval.

4) Park Utilization

Leonard R. Pierce Park

- *From Survey:* Used lightly during the fall and winter months, but around half of respondents said they used Pierce Park during the spring and summer months. The large majority of users were satisfied or very satisfied with the Park's condition. Survey comments note maintenance work that has since been addressed.
- *From Department:* Pavilions and playground receive consistent use for reunions, birthday parties, etc. Soccer and softball fields are used between April to September with the heaviest use from May to July. The volleyball court was previously used by a group, but this has not happened in two years.

Blue-Heron Park

- *From Survey:* About 15% of respondents use the park during the winter months, jumping to around 30% in the spring and summer. In the fall months, it falls to about 12%. Many users were satisfied with this park, but a number of comments note issues with geese and lack of vision.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS

4) Park Utilization

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- *From Department:* Stonehurst trail used in the winter. The dog run receives a lot of use. Park is used for fishing and hockey. Ice skating in the winter time. Pavilion is used during warm months for lunch breaks by employees or surrounding businesses.

West Lake Schoolhouse

- *From Survey:* About 15% of respondents use the park 1-5 times in the winter months. Park receives considerable use in the spring as around 40% of respondents said they use the park then. In the summer, over 60% of respondents said they use the park. In the fall, 20% of respondents said they use the park. Most users were satisfied with the Park's condition and comments received noted aesthetic or small maintenance issues.
- *From Department:* Building is rented for public use for family get-togethers, parties and recreation programs (preschool activities) during the summer months. The beach is open from June to Labor Day and used daily. When the beach is closed, many residents use the park for fishing/ice-fishing.

McJannett Park

- *From Survey:* Definitely the least used park in the Town. In the summer months, its peak use is just under 20% of survey respondents, and, in the fall, winter, and spring, it is used by around 10% of respondents. Not enough people responded as users to provide data on user satisfaction, and the few comments received noted respondents' lack of knowledge of the Park or its lack of amenities.
- *From Department:* McJannett Park is essentially a car pull-off or a place for bicyclists to stop. People stop to make phone calls, eat lunch, or view the lake, but it is not a park that most people would intentionally seek out.

Richard P. Outhouse Memorial Park

- *From Survey:* One of the Town's most well used parks. Around 60% of respondents said they use this park in the fall, 50% in the winter months, jumping to 80% in the spring and 85% in the summer with relatively high percentages of frequent users. 84% of users said they were satisfied or very satisfied with the condition of Outhouse Park. Comments received dealt mostly with drainage and field conditions.

- *From Department:* This park consistently receives heavy usage. From CASL, Lacrosse, Rugby, Flag Football, Ultimate Frisbee, fields are used heavily through the spring and summer months. New bocce courts have received use and interest is growing for bocce leagues. The building and park are used daily by the summer retreat group in July and August. The trail receives a lot of use as does the playground which is almost always occupied. Basketball court gets some but not a lot of use.

Onanda Park

- *From Survey:* Onanda is another very well used park with around 50% of respondents saying they use this park even in the winter months. Notably 5% of respondents said they visit the Uplands section greater than 10 times in the winter. In the spring, 70% use the Uplands and 75% the Lakeside, and in summer 80% visit the Uplands while 90% will visit the Lakeside. The fall still brings considerable use as 60% of respondents would use either the Uplands or Lakeside. 89% of users were satisfied or very satisfied with the Uplands and the Lakeside section. Comments received regarded trail improvements and land acquisition.
- *From Department:* Numerous available activities drive strong, year-round use of Onanda Park. Cabin rentals need to be booked far in advance. Swimming is very popular from Memorial Day to Labor Day. Canoes and kayaks launch year-round. Fishing and ice-fishing draw in users year-round. Winter boat launching is available and brings in a few users. Youth recreation programs for 20-25 children are held for 6 weeks during the summer. Town/City joint Day Camp has a program for around 45 children for 6 weeks. Recreation groups from other locations bring hundreds of children to the park on a daily basis throughout the summer.

5) Dog Park

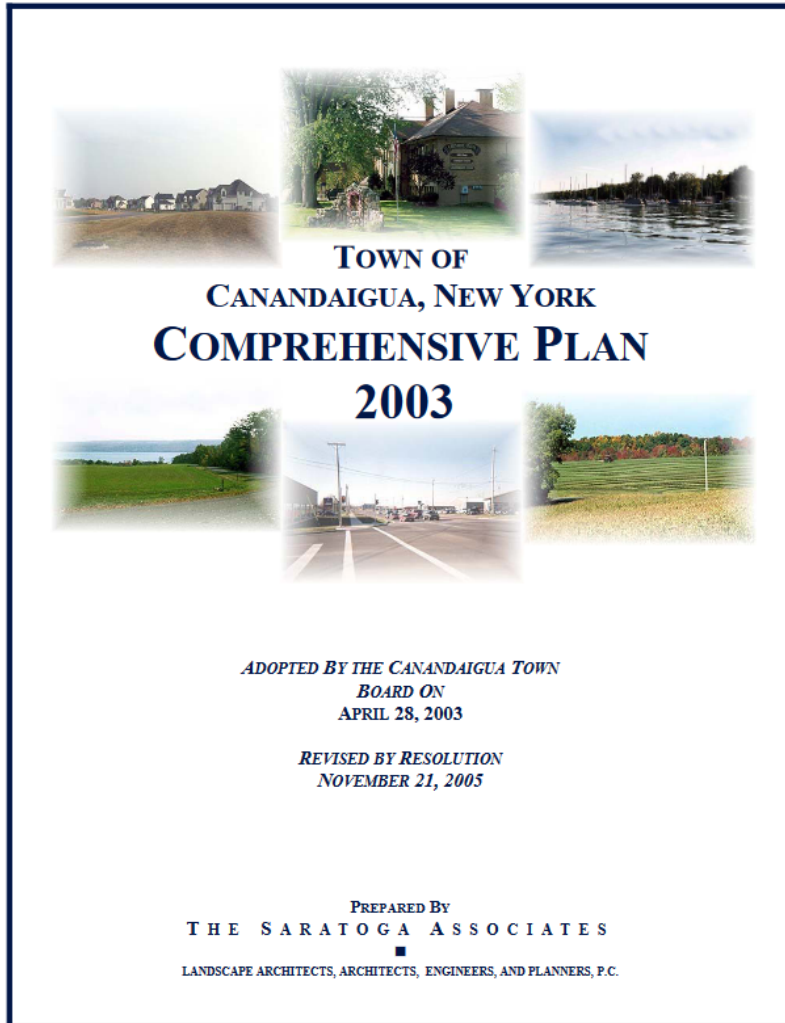
There are many societal and neighborly benefits to a dog park, and it was consistent comment by survey respondents. Although the committee is in support of such an option, it would be untimely and duplicative with the path of the City of Canandaigua. The City currently has a parcel identified and owned, and has been working with the Friends of Canandaigua Canine Campus (FCCC) to get the park open and running. The Town should explore the possibilities of working with the City and the FCCC. In the future, if the dog park is overwhelmed and new space is needed, the Town may have the ability to find space to meet that demand and the existing organizational structure of the FCCC could be used.

6) Trails

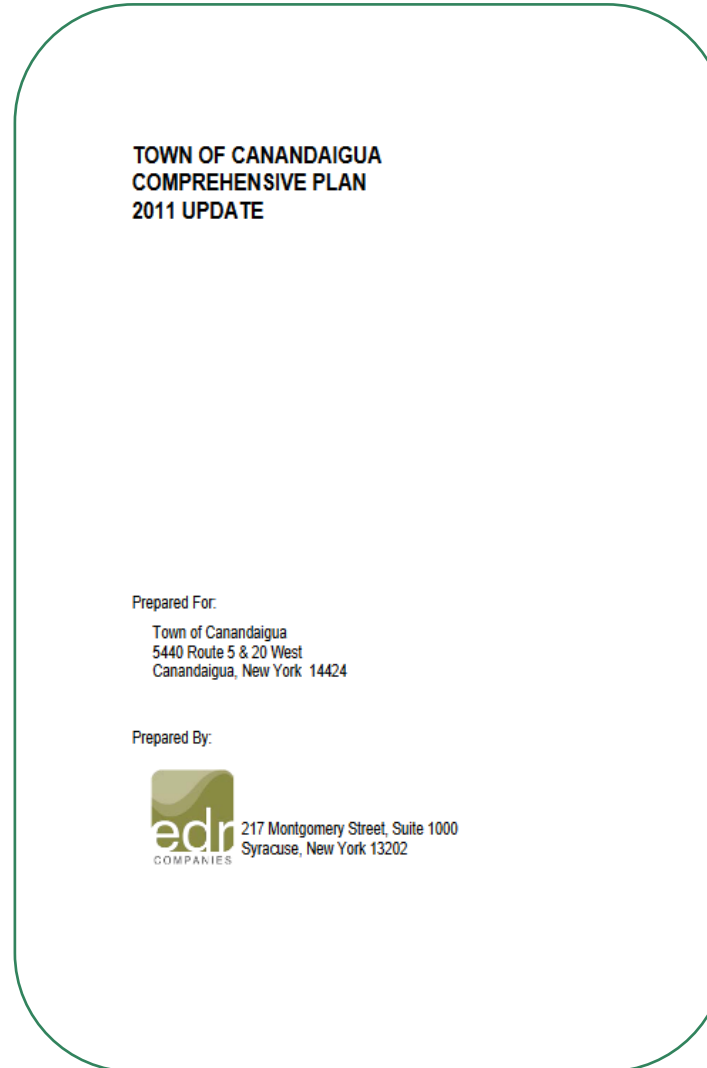
The committee would like to clearly state that there are no plans to forcibly acquire private property for a trail along Menteth Creek. While the creek provides an ideal, undeveloped natural trail, any expansion in this area would require agreement from landowners. The Committee would like to be clear that their goal is for

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS



Adopted 2003



Adopted 2011

IMPLEMENTATION PLAN COMPREHENSIVE PLAN UPDATE (2011)	
PROJECT / GOAL DESCRIPTION: RECREATION	
Goal 10: Improve and expand the Town's recreational resources to meet the needs of the community in accordance with the goals set forth in the adopted Town of Canandaigua Parks and Recreation Master Plan and Trails Master Plan.	
Project Team: N/A	
Recommended Action Steps with Status Reports:	
8/1/14	CIC meeting focusing on Goal 10. Guest expert in attendance was Dennis Brewer, Town of Canandaigua Director of Parks & Recreation. CIC revised action steps.
1.	Continue to maintain, improve, and invest in the appearance, functionality, and safety of town-owned recreational properties; STATUS: IN PROGRESS / ONGOING
2015/ Ongoing	Cabins at Onanda Park received new roofs; other improvements and maintenance performed at other Town Parks as well.
2016	TB approves proposal by Dennis Brewer to treat roughly 200 affected hemlock trees in Barns Gully for Hemlock Woody Adelgid – this will maintain the health of Barns Gully and of Canandaigua Lake, as well as improve safety and functionality of the park. Treatment completed in Summer 2016.
2016	Parks and Recreation Committee combined with the Trails Committee to form one committee.
2.	Identify opportunities to increase the amount of publicly accessible waterfront areas, whether through purchase or other acquisitions. STATUS: ONGOING
Ongoing	CLWA/CLWC Water Trail
3.	Update the Town of Canandaigua Parks and Recreation Master Plan. STATUS: IN PROGRESS
9/12/14	Pam/Doug held meeting with Tom Harvey regarding trail linkage through Ontario County.
Sept. 2014	Old Brookside/Villas to add walking trails to subdivision
Fall 2015	Students from Hobart & William Smith's Finger Lakes Institute provide the results of a study & analysis on Trails and Complete Streets in the Town of Canandaigua.
Summer 2016	PB working with Centerpointe to extend sidewalk/trail to connect Auburn Trail with St. Rt. 332
Fall 2016	Development office applied for grant to complete the section of the Auburn Trail that falls within the Town of Canandaigua.
	Airport – Auburn Trail
	Canandaigua-Farmington Water – Auburn Trail
2016	Parks and Rec Committee met regularly and discussed the Plan.
Aug 2016	Director of Parks and Recreation sent out the Request for Proposals for the preparation of a new Parks and Recreation Master Plan.
Fall 2016	Town Board reviewed Proposals for the Parks, Recreation, & Trails Master Plan.

Adopted 2014

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE CITIZEN REQUESTS

TOWN OF CANANDAIGUA TRAILS MASTER PLAN

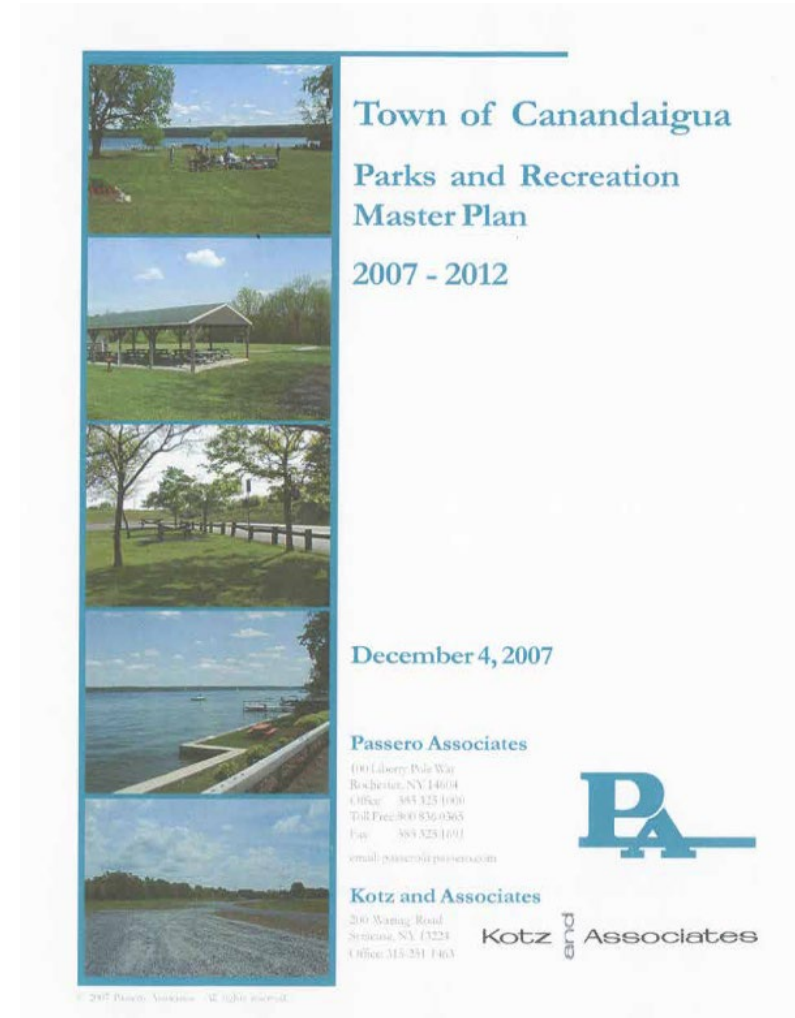


A VISION FOR CANANDAIGUA'S FUTURE

adopted August 9, 2010

20100520 TMP.doc

Adopted 2007



Adopted 2007

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE CITIZEN REQUESTS

TOWN OF CANANDAIGUA

AGRICULTURAL ENHANCEMENT PLAN



December 2016

2016



LaBella
Associates



Draft Transfer of Development Rights Demonstration Project Town of Canandaigua, NY

August 2017

Prepared for the Town of Canandaigua, NY with support from the New York State Energy Research and Development Authority and New York State Department of Transportation.

2017

BFJ Planning

SUSTAINABLE STORMWATER MANAGEMENT FOR SUCKER BROOK WATERSHED

Michael Conte, Timothy Dirgins, Ryan Kertanis, Will Mosto, Haley Noorgard, Rebecca Siegel, Alex Vitulano
with assistance from Jim Ochterski (co-instructor), Zachary Reed (teaching colleague), Robin Lewis (co-instructor), Jordan Mueller (teaching colleague)

2015

FINGER LAKES
INSTITUTE

HOBART AND WILLIAM SMITH COLLEGES

Town of Canandaigua Open Space, Conservation & Scenic Views Master Plan



JUNE 2018

LaBella
Powered by partnership

2018

Town of
CANANDAIGUA



TOWN OF CANANDAIGUA

NATURAL RESOURCES INVENTORY UPDATE

NOVEMBER 2020

2020

Town of
CANANDAIGUA

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EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

TOWN OF CANANDAIGUA COMPREHENSIVE PLAN COMMUNITY SURVEY RESULTS

In October 2001, approximately 1,000 community surveys were mailed to a random sample of property owners in the Town of Canandaigua. In total, 321 completed questionnaires were returned to Town Hall and entered into a spreadsheet by The Saratoga Associates.

Attached are the results of the Community Survey. The first attachment is the survey depicting the percentage of respondents that responded to each question (i.e., frequency distribution).

The second document is a more detailed (unrefined) analysis of the survey results showing each question, the total number of responses and the frequency distribution.

Below is a clarification of the abbreviations used in the second document:

Resp: This column shows what was available to be keyed or clicked on as a response to the question

Freq: This column shows the number of respondents that chose a particular answer category.

%: The % column shows the percentage of respondents that chose each answer category, using all respondents as a base for calculations.

Revised % (Rev. %): This column shows a percentage that uses only those respondents that responded to a user – created answer category to base the calculation on. Respondents that responded No Response/Does no know are not included when calculating this column.

Cum %: The Cum % column adds up or accumulates the % column figures to give a cumulative value.

Response Label: This column shows the answer category description in the survey.

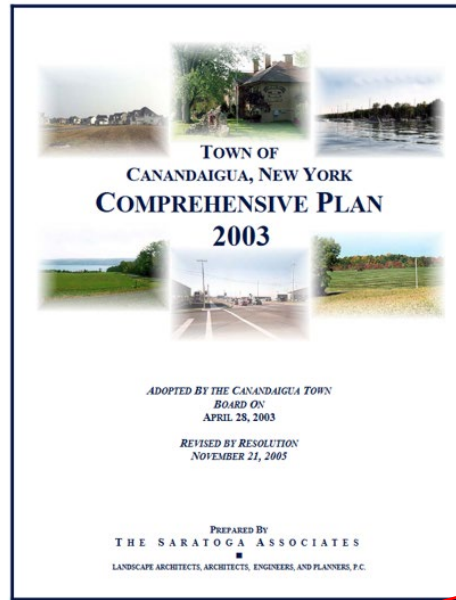
This survey has a sampling error of +/- 6% at the 95 percent confidence level – in other words, the chances are 19 out of 20 (95 percent) that the actual population value is within 6 percent of our estimate, in either direction.

TOWN OF CANANDAIGUA COMPREHENSIVE PLAN

Citizen Engagement 2001 - 2003

Community Meetings held:
Summer/Fall **2001**
Feb/March & Fall 2002

1,000 survey sample mailed
321 completed



Adopted 2003

26. Should the Town develop public lakefront access?

a. 61.5 % Yes

b. 38.5 % No

26b. If Yes, for: (check all that apply)

45.6 % Trails	74.2 % Swimming
41.2 % Boating	67.0 % Picnicking
47.8 % Fishing	
36.8 % Small craft (car top) launch	
04.9 % Other _____	

EXPLORING ADDITIONAL CITIZEN REQUESTS

TOWN OF CANANDAIGUA
COMPREHENSIVE PLAN
2011 UPDATE

Prepared For:
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, New York 14424

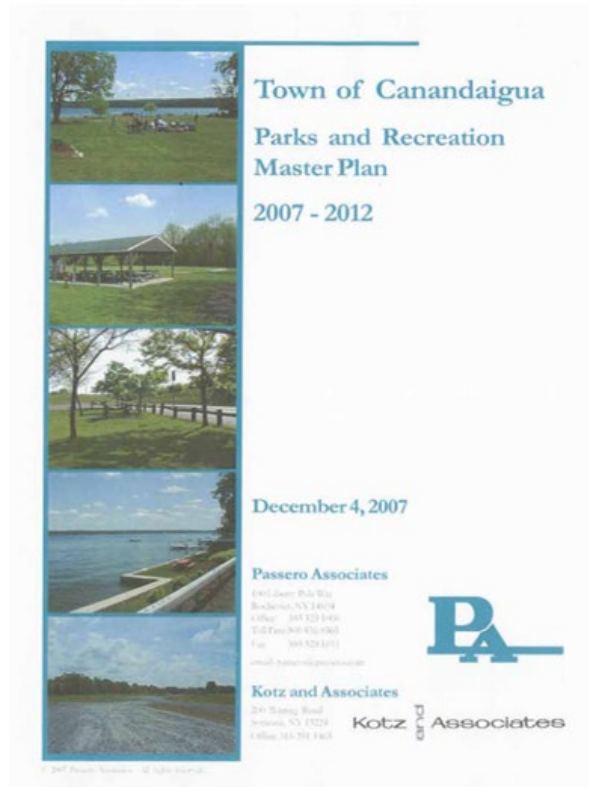
Prepared By:
 217 Montgomery Street, Suite 1000
Syracuse, New York 13202

Adopted 2011

Recreation				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
Goal 1. Improve and expand the Town's recreational resources to meet the needs of the community in accordance with the goals set forth in the adopted Town of Canandaigua Parks and Recreation Master Plan and Trails Master Plan.				
Recommended Action Steps				
1. Continue to maintain, improve, and invest in the appearance, functionality, and safety of town-owned recreational properties.			X	Director of Parks & Recreation; Town Board
2. Identify opportunities to increase the amount of publicly accessible waterfront areas, whether through purchase or other acquisitions.			X	Director of Parks & Recreation; Town Board
Goal 2. Focus on contributing to and strengthening the local and regional tourism industry through the provision of recreation opportunities.				
Recommended Action Steps				
1. Coordinate recreational opportunities with larger tourism initiatives.			X	Director of Parks & Recreation

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS



Adopted 2007

3. Linkages

Establish a Trails Committee to prepare a long range plan for acquiring, financing, developing, maintaining, and promoting a network of trails. Consideration should be given to trails for walking, hiking, jogging, biking, nature study, cross country skiing, snowmobiling, access to pioneer cemeteries, and other activities.

- Neighborhood trails within and linking neighborhoods
- Sidewalks where appropriate and desired.
- Trails to destinations within the Town - recreational, commercial, subdivisions and other destinations.
- Connections to and/or extensions of regional trails - Ontario Pathways, Canandaigua Feeder Trail, Auburn Line.

4. Lake Access

There is desire for more public access to Canandaigua Lake. The Town offers swimming and other waterfront activities at Onanda and West Lake Schoolhouse Parks and town residents have access to waterfront activities at the Kershaw Park beach in the City of Canandaigua.

It is not likely that the Town can acquire meaningful access along the western shore of the lake and, perhaps, there may be a remote chance of acquiring water frontage on the eastern shore at some time in the future.


The Town should continually look for opportunities to acquire or secure easement, permit, or other long or short term less than fee simple means of providing public access to the lake. Opportunities may arise on new developments or redevelopment of existing properties in obtaining a public access easement or other access during site plan and subdivision review and permit process. The Town should also explore potential partnering with Finger Lakes Community College for a joint program to acquire lakefront access.

5. Indoor Recreational Facilities

The Town has no indoor facilities suitable for recreation except the buildings at Onanda Park, the schoolhouse at West Lake Schoolhouse Park, and meeting space at Town Hall. Schools offer gymnasiums, a pool, and other programmable spaces. The Canandaigua YMCA offers fitness facilities. The Greater Canandaigua Civic Center offers an indoor ice hockey rink which is used for a variety of activities including box lacrosse. The Civic Center has expressed interest in expanding its facility with a second ice rink. At least one program for senior citizens in the city, at 80 Parrish Street Apartments, serves some town residents. It is possible that a new YMCA or other not for profit or commercial for profit venture may offer some future desired indoor spaces and activities within or within reasonable distance of the Town.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE CITIZEN REQUESTS

Have you taken the Town survey yet? Scan the QR code below with your phone
or go to: [BIT.LY/CDGA_COMPLAN](https://bit.ly/cdga_complan) to take it now.
YOUR input is what will shape the future of the Town.




TAKE THE SURVEY

Visit:
[BIT.LY/CDGA_COMPLAN](https://bit.ly/cdga_complan)

OR

SCAN QR CODE
USING YOUR
PHONE
CAMERA



SHARE YOUR VISION

Let us know your vision for the
Town and how we must improve
our services.

Image from 1987 Comprehensive Plan
Contact Eric Cooper
ecooper@townofcanandaigua.org

Town of
CANANDAIGUA

2020 VISION - COMPREHENSIVE PLAN UPDATE

5 Community Meetings

Please join us at whichever meeting best fits your schedule. Light fare to be served.

Your input will guide the Town over the next 5-10 years. **Please share!**

MEETING 1	MEETING 2	MEETING 3	MEETING 4	MEETING 5
August 12 @ 6pm	August 15 @ 6:30pm	August 20 @ 7:50pm	August 22 @ 5pm	August 26 @ 6pm
Town Court Room	Stryker Farm	Cheshire Fire Hall	Cdga Airport	Town Court Room
5440 St Rt 5/20	4450 Emerson Rd	4285 St Rt 21 S	2450 Brickyard Rd	5440 St Rt 5/20
		Immediately following a presentation on the Town's History @ 7pm		

For more information about these meetings or the Comprehensive Plan Update, please contact **Michelle Rowlinson** at 585-394-1120 or at MRowlinson@TownofCanandaigua.org

August 2019 Town News
Some email programs won't display the whole newsletter.
Follow link at top of this email to view the entire newsletter online.

September
Some email programs
Follow link at top of this email to view the entire newsletter online.

October 2019 Town News
Some email programs won't display the whole newsletter.
Follow link below to view the entire newsletter online.



Your Town, Your Plan

With a fresh new start to the year, here is a reminder that The Town of Canandaigua is in the midst of updating the Comprehensive Plan. In April 2019 the Town formed a committee formed of residents, board members and staff members to guide this project. Our "Kick Off" meeting was held in May 2019 with many eager volunteers willing to help out with the update. Last August we held 5 community meetings throughout the community at venues like Kim-Mar Farms, Cheshire Fire Hall and the Canandaigua Airport. Over 100 residents joined us at these meetings to share their views on the future of the Town and any new ideas. Additionally, the Town prepared an online survey open to all residents and received over 500 responses!

Currently, the Comprehensive Plan committee is working on action steps for the plan update. The Committee continues to meet once a month on the first Tuesday of the month at 5:00 pm in the Onnalinda room, lower level of the Town Hall. The Town of Canandaigua is continuously seeking recommendations and suggestions from residents, and everyone is welcome to attend these meetings. We will be holding more community meetings this spring. Keep your eye out for these dates and times. Remember this is OUR town, let's make this a great place to live.

Upcoming Meeting dates for the Comprehensive Plan update committee:
February 4, 2020, March 3, 2020, April 7, 2020.
Reminder: these are the first Tuesdays of the month and meetings start at 5:00 pm.

If you have further questions or comments, please contact the Development Office at (585)394-1120 x2230 or email Eric Cooper at ecooper@townofcanandaigua.org.

Didn't get this in your inbox? Click here to sign up to receive this newsletter and other emails from the Town.

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Current / Archived Newsletter PDFs

Town Facebook Town Website Email the Editor YouTube

Town of CANANDAIGUA

January 2021 Town e-News & Update
Some email programs don't display the whole newsletter. Follow link at top to view the entire newsletter online.

2021 - It's a New Year with New Opportunities, and Perhaps Some New Faces and Places Too

With the beginning of each new year always comes changes and thoughts of doing things differently. This year is no different and likely will come with more changes than many recent years have brought us. This issue of your newsletter brings bifurcated news as we announce the departure of staff members who will be greatly missed but for whom we are extremely excited as it means they are entering new and exciting chapters in their lives (see the Town Manager's article for details). We may also see some changes and additions in Town recreation offerings this year. And finally, we can be hopeful that this year will bring relief from the pandemic so we can move forward together. So here's to you and yours in 2021!

Town meetings will be almost all virtual for the time being. Recordings are available on the [Town's YouTube channel](#).
Contact Town Hall to inquire about a specific meeting.

Provide Additional Lake



the Town of Canandaigua is exploring two options to acquire land for the purpose of additional Canandaigua public.

in of Canandaigua have routinely requested additional public access to Canandaigua Lake. A survey of for the 2003 Comprehensive Plan found that 61.5% of the residents said the Town should develop public d in 2011 during an update the Comprehensive Plan residents cited a desire for additional public access, noting e's shoreline provides access. Again, for the 2020 Comprehensive Plan, residents were surveyed and 81.12% stated lake access was either greatly needed or somewhat needed and 73.2% of the respondents stated more

CITIZEN REQUESTS

PUBLIC ENGAGEMENT PLAN 2020 Comprehensive Plan TOWN-WIDE OUTREACH

2019 - 2020



6) SCHEDULE



2019 Survey Results

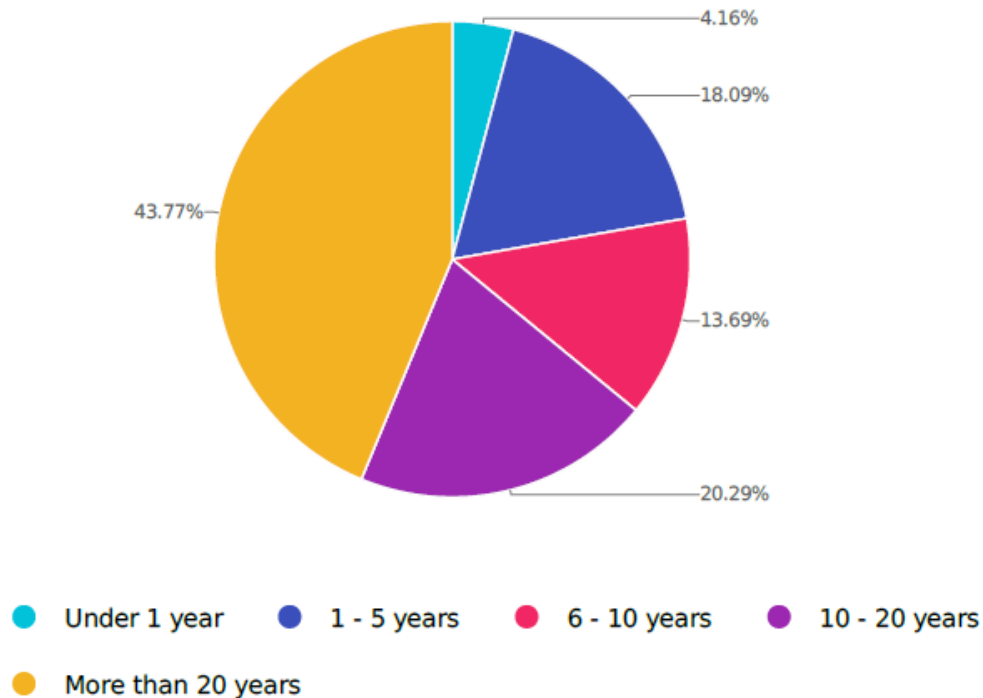
Survey ran from July – November 2019

Advertised in newsletter, water bills, Facebook, social, etc.

Q3

How long have you been a resident, landowner, and/or business owner?

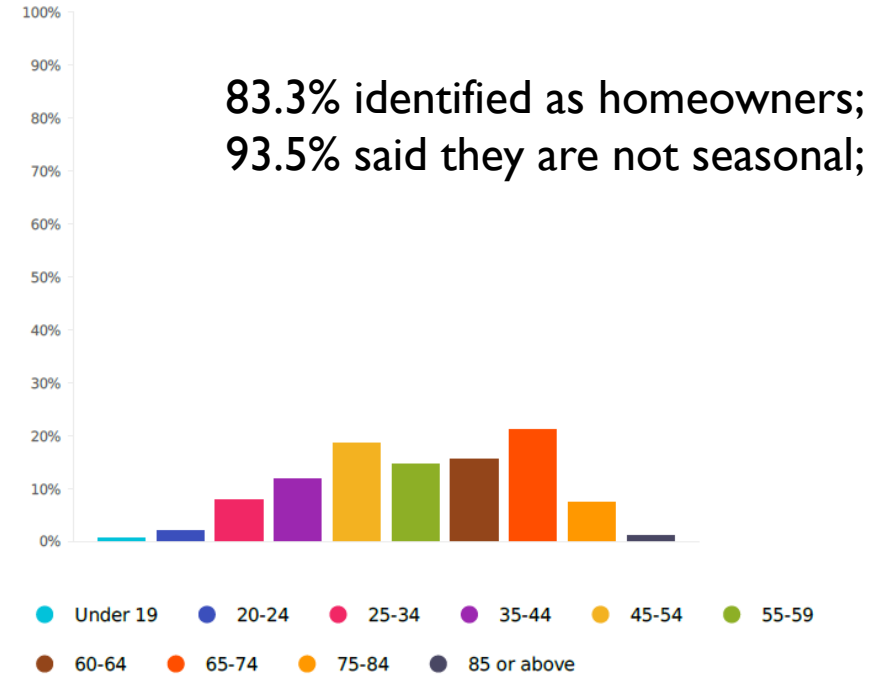
Answered: 409 Skipped: 116



Q1

What is your age?

Answered: 466 Skipped: 59



Comprehensive Plan 2020

525
Total
Responses

333 Completed Responses
192 Partial Responses

1552
Survey Visits

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

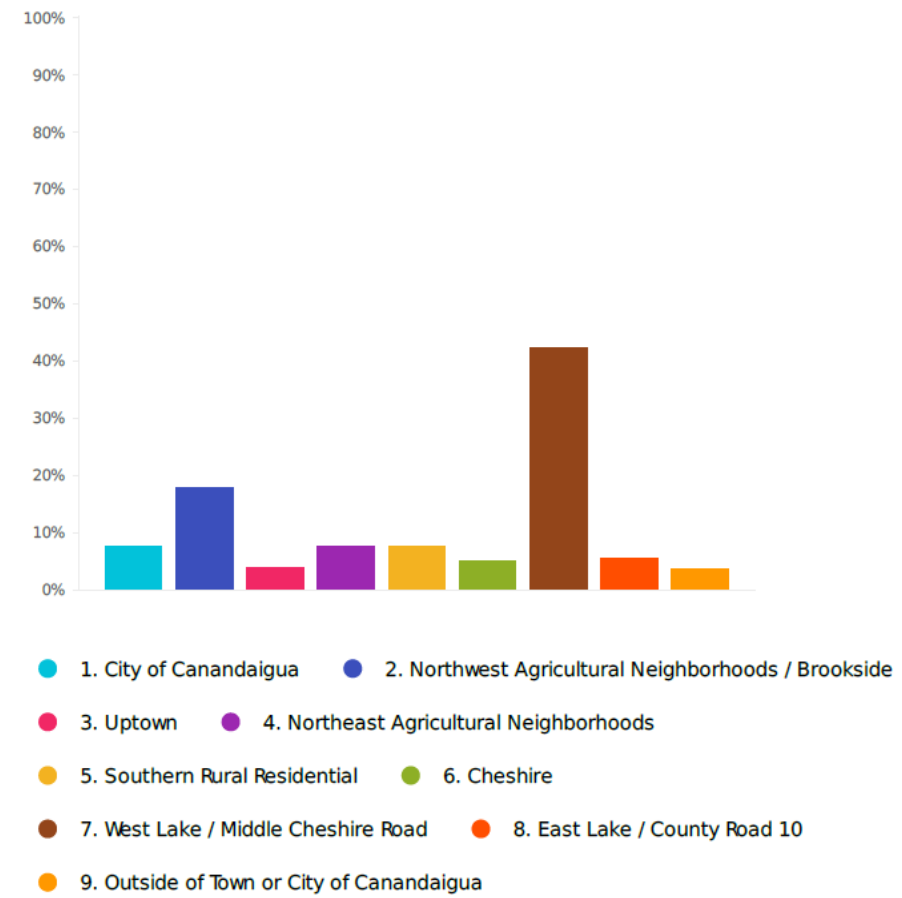
CITIZEN REQUESTS

42.2% respondents live
W Lake Rd / Middle Cheshire

Q15

Please view the map below. Which area of the Town do you reside?

Answered: 346 Skipped: 179



Choices	Response percent	Response count
1. City of Canandaigua	7.51%	26
2. Northwest Agricultural Neighborhoods / Brookside	17.63%	61
3. Uptown	3.76%	13
4. Northeast Agricultural Neighborhoods	7.51%	26
5. Southern Rural Residential	7.51%	26
6. Cheshire	4.91%	17
7. West Lake / Middle Cheshire Road	42.20%	146
8. East Lake / County Road 10	5.49%	19
9. Outside of Town or City of Canandaigua	3.47%	12

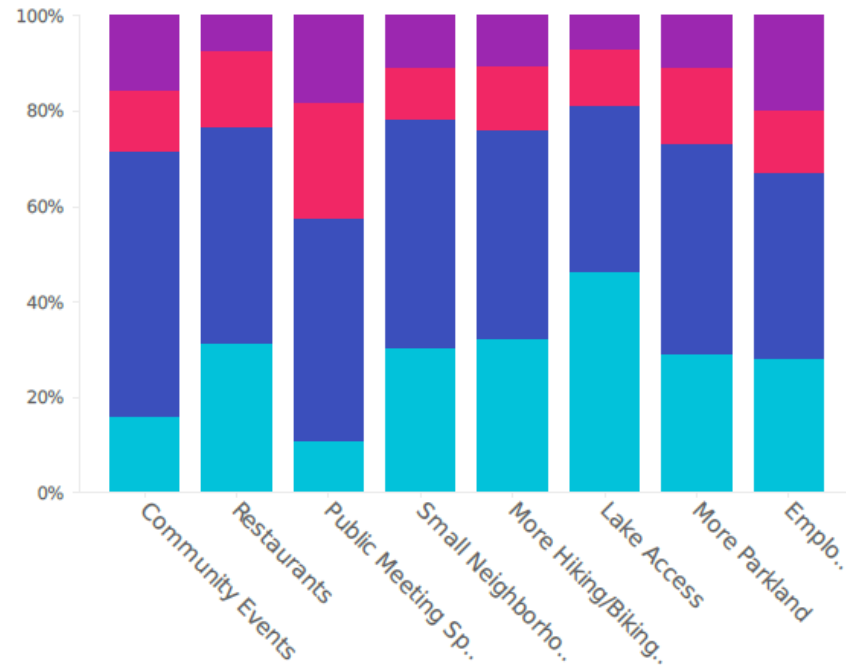
EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS

Q12

What is missing within the Town?

Answered: 399 Skipped: 126



Greatly Needed Somewhat Needed Not Important No Opinion

Row	Greatly Needed	Somewhat Needed	Not Important	No Opinion	Response count
Community Events	15.98% (62)	55.41% (215)	12.89% (50)	15.72% (61)	388
Restaurants	31.14% (123)	45.32% (179)	16.20% (64)	7.34% (29)	395
Public Meeting Spaces	10.68% (41)	46.88% (180)	24.22% (93)	18.23% (70)	384
Small Neighborhood Businesses	30.15% (117)	48.20% (187)	10.82% (42)	10.82% (42)	388
More Hiking/Biking Trails	32.13% (125)	43.70% (170)	13.62% (53)	10.54% (41)	389
Lake Access	46.17% (181)	34.95% (137)	11.73% (46)	7.14% (28)	392
More Parkland	28.87% (112)	44.33% (172)	15.72% (61)	11.08% (43)	388
Employment Options	28.02% (109)	39.07% (152)	13.11% (51)	19.79% (77)	389
Any additional suggestions?					51

81.12% said IS NEEDED

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE CITIZEN REQUESTS

81.12% said IS NEEDED

1. The city caters to old retired people who are worst than Scrooge with their money and affords minimal opportunity for the middle aged working class to cultivate a fun and exciting community.
2. More internet options (green light, etc.)
3. It is difficult for people without a lake house or boat to enjoy the waterfront. Kershaw and Onanda are beautiful but very restrictive. A weekend visit to the North end of Seneca Lake recently offered a stark contrast - So much going on there such as access to food and drink etc.
4. People are resistant to changes here. We need bike lanes. But everyone resists everything it feels like
5. Access to Canandaigua Lake is minuscule. Geneva has a spectacular park Canandaigua should model. Open Kershaw Park to swimming like years ago.
6. The above options were difficult to choose from. There should have been a choice of satisfactory. The way it is worded is very leading. It projects that the listed items ARE missing . I don't think for instance theoretical town restaurants, small businesses,etc are needed but that is not an option. And it's not that I have no opinion, therefore I did not answer.
7. In regards to restaurants, one of the things I love most about Canandaigua is the uniqueness and high quality of food options. I love that we don't have many chains, but rather family run businesses that are excellent!
8. These are loaded questions. You can't rate extent of need without considering the cost.
9. There are not very many employment opportunities in the town. Not really the fault of the town persay mostly because of NYS high taxes.
10. All that I checked as greatly needed are really available now but important to the town
11. More development regulation. Stop things like the development on Middle-Cheshire Road where all those cookie-cutter houses are jammed together. Your choices here make this difficult to answer. My "no opinion" answers mean that I think these things are fine, not missing.
14. Snowmobile trails; 4x4 trails; kayak stream locations and access.
15. CGDA needs to go back to its roots with a more rural character -- we don't need more town parks - who is going to pay for them?
16. Cafes, a central high quality groccerr, boutique hotels and tech supply retailers would be much more appreciated than clothing stores for a town commons area. vineyards would be a better use of land than industrial space.
17. The City has many parks and restaurants that are close by.
18. we need cheaper resultants like olive garden, country buffet, cracker barrel, what we have is expensive and offers little down to earth food. Lake access is poor as can not even go wading in the lake in town. parkland is ok but expensive if want to rent it for family use the community events are really not for seniors anymore
19. Lack of access to Canandaigua Lake is very unfortunate. I work in Geneva and their public lakefront certainly puts ours to shame! Kershaw Park is nice but tiny, and I wish there were more recreation opportunities for non-boat owners (biking, hiking, etc.)
20. We need a larger number of diverse resturants in town, and not just ones that cater to the old people!! Main street used to be great with small businesses and now it's kind of dying!! We definatly need more parks and wooded areas!! Too much of the land is being destroyed for all of the stupid housing developments!
21. Who wrote this??? The way this question is worded is hard to answer because you ask what is missing and ask what is need ed and these are two different things ... They are all needed - but they are NOT missing - this question should be disqualified as it is poorly written and your results will not be accurate. Who wrote the survey. If a professional survey writer wrote it - they are NOT qualified to write surveys.
22. Lakefront restaurants and general commercial development greatly needed
23. Please keep the rural atmosphere balanced with the need for expanding due to demand....
24. I think the town is doing very well with all of the above. I'm grateful to have the public access to Canandaigua Lake. I'd like to have more places to be able to meet up with people without having to meet at bars or noisy venues. There are plenty of restaurants in town, but not many in the uptown district. it might be nice if that is one of the things that is considered with some of the rezoning. Not fast food, but nice restaurants.
25. This section is misleading
26. I wish there was more boat launch access on the north end of the lake. Congestion is horrible throughout the summer. I would like more local restaurants to choose from too. The parks and trails are excellent!!
27. We are a rural area that has all the commercial needs in the city.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE


CITIZEN REQUESTS

81.12% said IS NEEDED




29. taxes too high control blue green algae
30. The question is worded poorly. What is missing from the choices is "adequate or more than adequate". All of the items on the left are IMPORTANT and in many cases are either adequate at present or more than adequate and in those cases I selected the "no opinion" option. For example, take the first three items; all are important but more of them are not necessarily needed or greatly needed at present so - - I checked "no opinion".
31. Indoor walking places for the winter months.
32. the residents of the town can't use the Kersaw beach without paying. the town beach is too far away. you need to open up the Kersaw city beach to town residents at no charge
33. Businesses should not be supported by tax dollars. They need to survive on their own merit.
34. Model Geneva lake front. Public access to our beautiful lake is minuscule
35. CDGA city and town believe we are a tourist destination, yet we have limited hotels, limited restaurants. The water park, which should be a draw, is poorly maintained, never been updated since I have lived here. Lake access has decreased even further since the construction of that monstrosity on the lake front. Nice to have the high end homes on the lake, but most of the families don't live there.
36. Waterfront dining. It's a disgrace.
37. Varied Music opportunities, in the gazebo, restaurants, stores, library, schools. (like Geneva's Musical Moments in the Library, Rochester's Jazz Festival on a smaller scale, etc.)
38. THE TOWN NEEDS LESS, NOT MORE, HOUSING DEVELOPMENTS.
39. These answers are unfortunate. Lake access is not unimportant but needs to be managed to stop the destruction of the lake. Trails are always nice
40. The town needs a center or gathering space that is located closely to uptown 332 corridor. This should include better access and walk-ability of this area. The town is divided at the major thorough-fare of uptown. What are we going to do to replace Canandaigua wine?
41. Good quality restaurants on the Lake are needed. This is a confusing question section of the survey. There should be a choice of "Enough" rather than "Not Important." I would respond Enough to all of them except restaurants.
42. Onanda Park is a gem and a well-kept secret.
43. Unemployment is currently negative
44. Build a connecting trail to the auburn trail in Farmington!
45. I love all the small businesses and local restaurants. More opportunities to expand that would be great
46. Lake access has become a joke. This town was once a great area for the residents, not developments
47. I think we are doing well in some of these areas, but can always improve...if you're not growing you're dying. We have some nice restaurant options, but I look to Geneva as an example of what we should strive for when it comes to local (non-chain) restaurants. Would love to entice some healthy casual lunch spots that offer salads/sandwiches where people can meet to talk. Hiking and biking trails would be amazing and a great addition to our town while promoting healthy living and the outdoors.
48. I marked somewhat needed as none of them are Not Important to life here but I appreciate those we have.
49. GREATER DIVERSITY A "ROYAL" CARWASH
50. I hate your categories. What is missing Restaurants its either needed or not important? What about, need is satisfied? This goes for each of the questions. Makes this a very biased survey. Until the reasons for the Blue Green algae are discovered we should restrict lake access to trailed boats
51. If there is a way to gain more access to the lake, that would be great, but unlikely...unless one of those million dollar mansions is donated. Not likely.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CITIZEN REQUESTS

 Town of Canandaigua...[Edit Learn More](#)[Promote](#)[View as Visitor](#)

of potential customers across...

-  **Add Appointment Bookings**
Display your services and availability so that people can book an...
-  **Host Paid Online Events**
Create online events that people can pay to access.
-  **Showcase Your Menu**
Make it easy for people to browse your menu and order on Facebook.

Insights

Last 28 days : Dec 11 - Jan 7 ▼ [See All](#)

People Reached **13,995**
▲305%

Post Engagements **4,342**
▲1106%

Page Likes **44**
▲340%

Set Your Page up for Success

Finish setting up your Page so people on Facebook know you're a credible business.

12 of 13 steps completed

COMPLETED

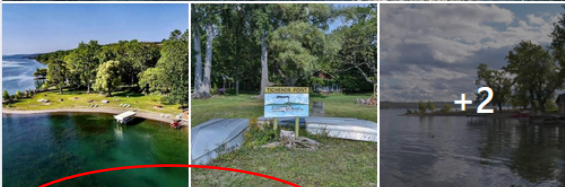

Establish Your Page's Identity

1 STEP LEFT

Town of Canandaigua Exploring Options to Provide Additional Public Access to Canandaigua Lake

The Town Board of the Town of Canandaigua is exploring two options to acquire land for the purpose of additional Canandaigua Lake access for the public.




Residents of the Town of Canandaigua have routinely requested additional public access to Canandaigua Lake. A survey of residents completed for the 2003 Comprehensive Plan found that 61.5% of the residents said the Town should de... [See More](#)



6,504 People Reached


1,841 Engagements

Boost Unavailable


   You and 135 others

36 Comments 35 Shares


Like · Reply · Message · 1w

 **G Yvonne Higinbotham Chavez**
Thank you to Cathy Menikotz - Canandaigua Town Supervisor and Town Board members for listening to the residents and moving forward on their comments.


Like · Reply · Message · 1w

 **Oksana Fuller**
Doug...from what I see of the comments, people are really excited. Please continue to make it happen with both parcels. Thank you, Doug and Town Board!


Like · Reply · Message · 6d

 **Nancy Glucksman McCarthy**
Fantastic!


Like · Reply · Message · 1w

 **Canandaigua Lake Watershed Association**
Kudos to the Town of Canandaigua for exploring these options! What a wonderful opportunity.


Like · Reply · Message · 1w

 **Priscilla Crawford**
We are life-long residents with a family history of living in Canandaigua. This is a wonderful idea and so needed on our lake. Let's make it happen!


Like · Reply · Message · 1w

 **Paul Magrich**
Yes please.


Like · Reply · Message · 1w

 **Dennis Brewer**
Doug, this is great. The park committee and I have tried over the years to add more park land to the town. I have been to both areas and either or both would be a wonderful addition for the residents to enjoy the lake.



Like · Reply · Message · 1w

 **Kym Washburn**
Great news, even those that don't live in Canandaigua feel this is a great move



Like · Reply · Message · 1w

Such welcome news!  1



Like · Reply · Message · 1w

 **McKenzie Knight**
Wow this is great!!!!  1



Like · Reply · Message · 1w

 **Eileen Mathews Wierzbicki**
FANTASTIC. Thank you!!!  1



Like · Reply · Message · 1w

 **Sheryl Ellis Alandar**
Never should have lost access to the lake before.  5



Like · Reply · Message · 1w

 **Deanna Baron**
That would be awesome that is such a big beautiful lake for summer activities.  1



Like · Reply · Message · 1w

 **Kelley Verschneider**
Wonderful news!  1



Like · Reply · Message · 1w

 **GT Jones**
Absolute no brainer! Please make it happen!  4



Like · Reply · Message · 1w

 **Mary Lou Havens**
Wonderful!!!!  1



Like · Reply · Message · 1w

 **Bryan Christina Perrin**
Outstanding!  1



Like · Reply · Message · 1w

 **Sue Blodgett Bennett**
Make it happen!  1

Like · Reply · Message · 1w

 **Jeff Graff**
Yes please!  1

Like · Reply · Message · 1w

 **Shelly Natoli Bruder**
Wow!! That's awesome!  1


EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE



CANANDAIGUA LAKE WATER TRAIL

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CANANDAIGUA LAKE WATER TRAIL



Canandaigua Lake Watershed Council and the Finger Lakes Visitor's Connection do not own, operate or maintain any of the Canandaigua Lake Water Trail Access Sites. Each access site is owned and operated by separate and independent governmental and non-governmental organizations. These sites may change without our knowledge and therefore not updated on our website. By participating, you acknowledge and agree the Canandaigua Lake Watershed Council and its affiliates shall not be liable for any loss or damage of whatever nature (direct, indirect, consequential or other) that may arise as a result of your participation or that of any minor child(ren) under your care in this or any other activities.

[Home](#) [About](#) [Maps](#) [Plan](#) [Safety](#) [Contact](#)

Water Trail Amenities

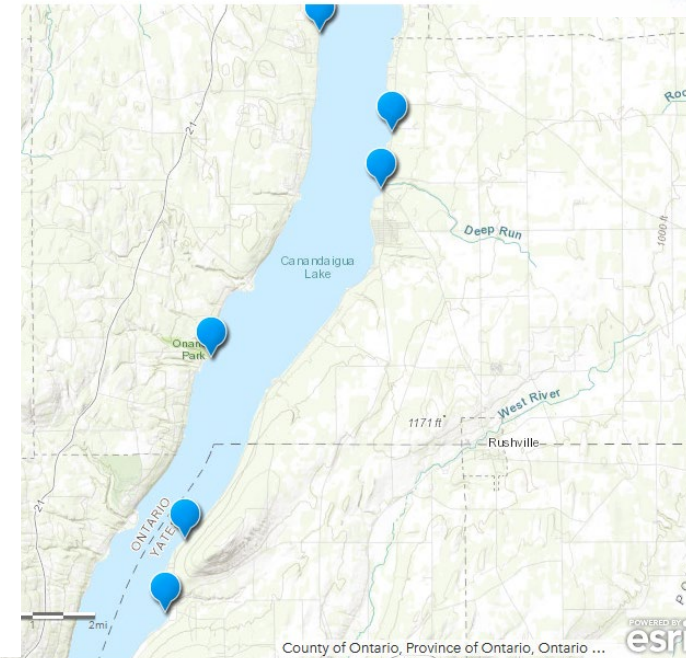
-  CANOE/KAYAK STORAGE
-  PARKING
-  RESTROOMS
-  PICNIC
-  WATER
-  WATER ACCESS SITE
-  DESTINATION SITE ONLY
-  EDUCATION SIGNAGE
-  RENTALS
-  FEE
-  REMOVAL STATIONS



- [Explore maps and itineraries](#)
- [Details on access sites](#)
- [Paddling Guidelines](#)

Mid-Lake Map

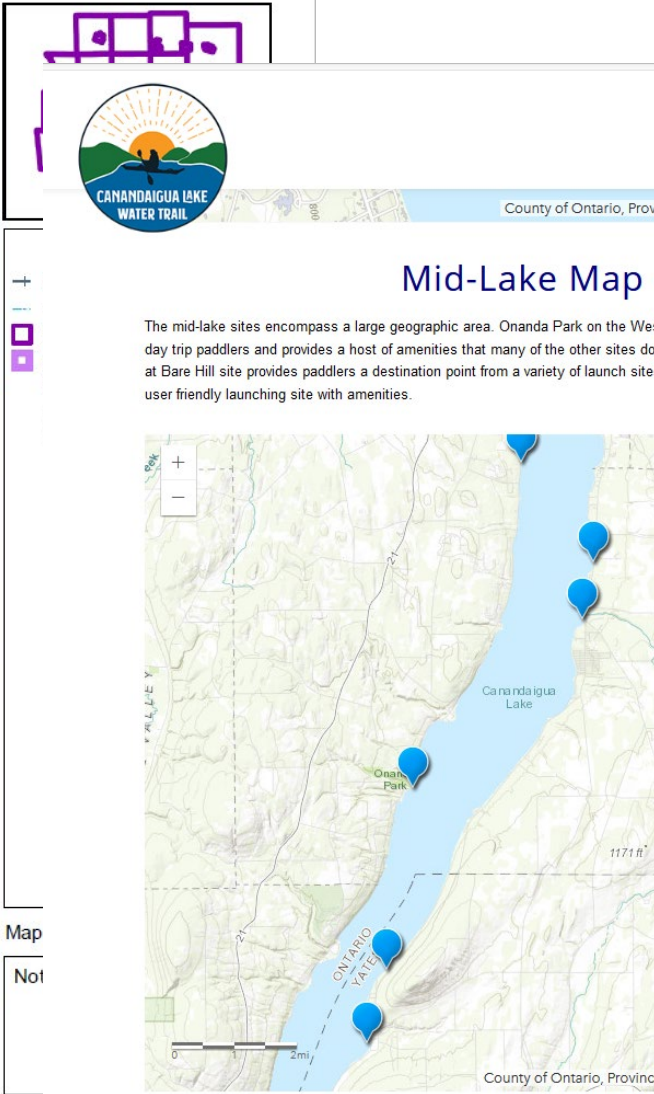
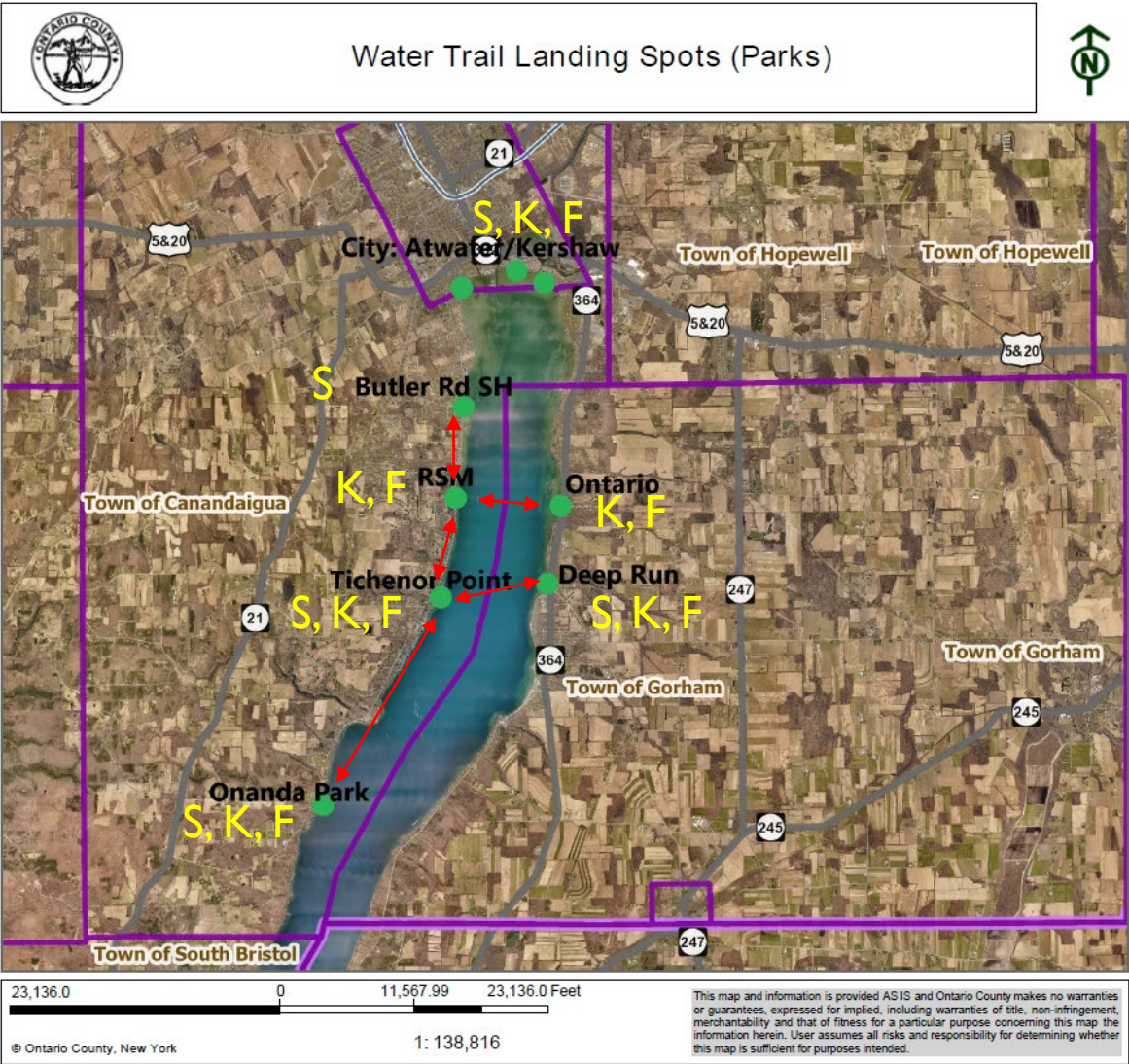
Access sites encompass a large geographic area. Onanda Park on the West side of the lake provides a host of amenities that many of the other sites do not provide. Onanda Park also provides paddlers a destination point from a variety of launch sites. Vinland is a launching site with amenities.



Canandaigua Lake = 4 swimming locations in Ontario County / 1 in Yates County

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CANANDAIGUA LAKE WATER TRAIL



1 mile increments, 3 miles to Onanda

S = Swimming / K = non-motorized launch (Kayak) / F = Fishing

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

SWIM / PUBLIC ACCESS



Home About Maps Plan ▾ Safety Contact 🔍

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Water Trail Amenities



Explore maps and itineraries

Details on access sites

Paddling Guidelines

Of the 10 ½ miles of shoreline of Canandaigua Lake in the Town of Canandaigua (55,440 ft)

115 feet for swimming at Schoolhouse Park

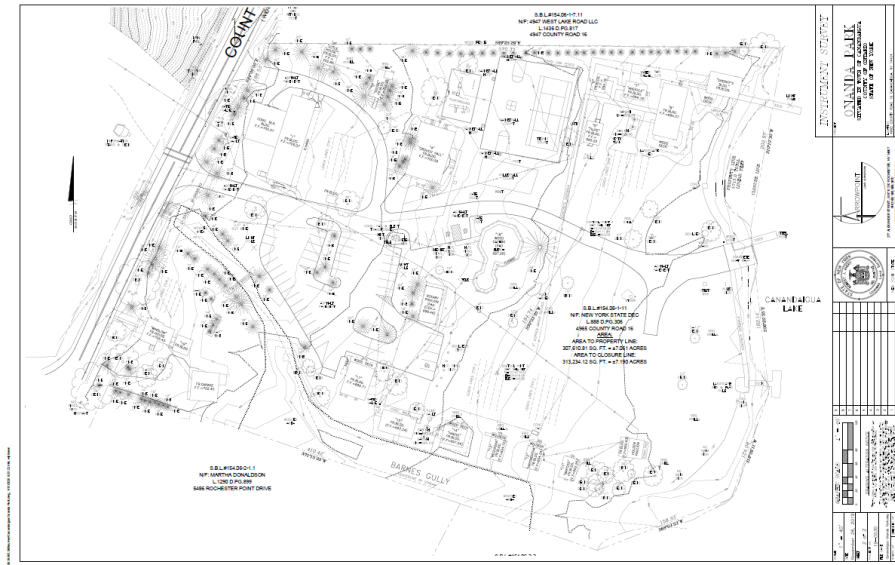
105 feet for swimming at Onanda Park

0.39% is available for swimming

“Public Access”

Onanda & Schoolhouse = 830 feet

1.4%



Onanda Survey
715 feet of lake

105 ft swimming

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

SWIM / PUBLIC ACCESS

Of the 10 ½ miles of shoreline of Canandaigua Lake in the Town of Canandaigua (55,440 ft)

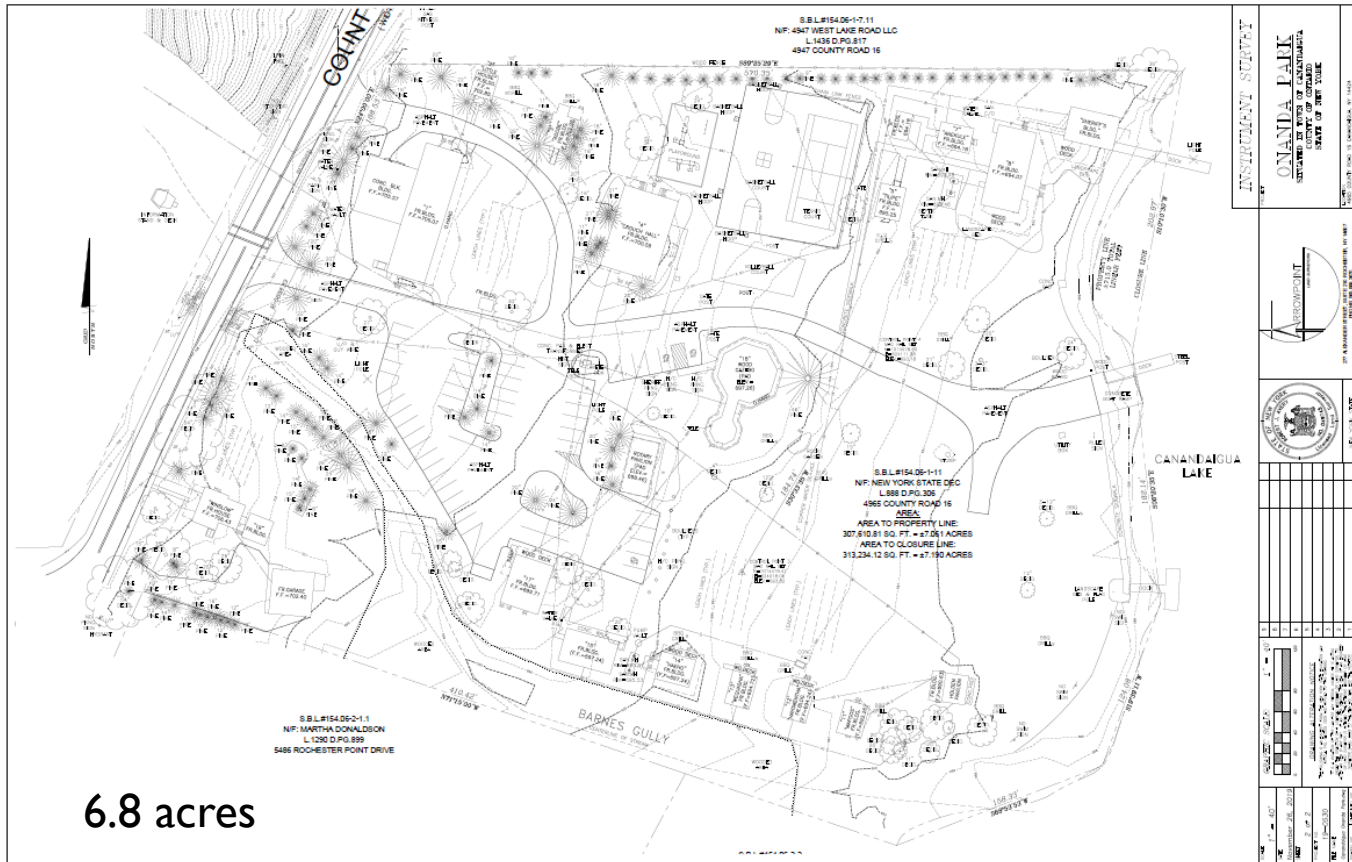
0.39% is available for swimming

Total Lake = (35.9m shoreline) 189,552 ft

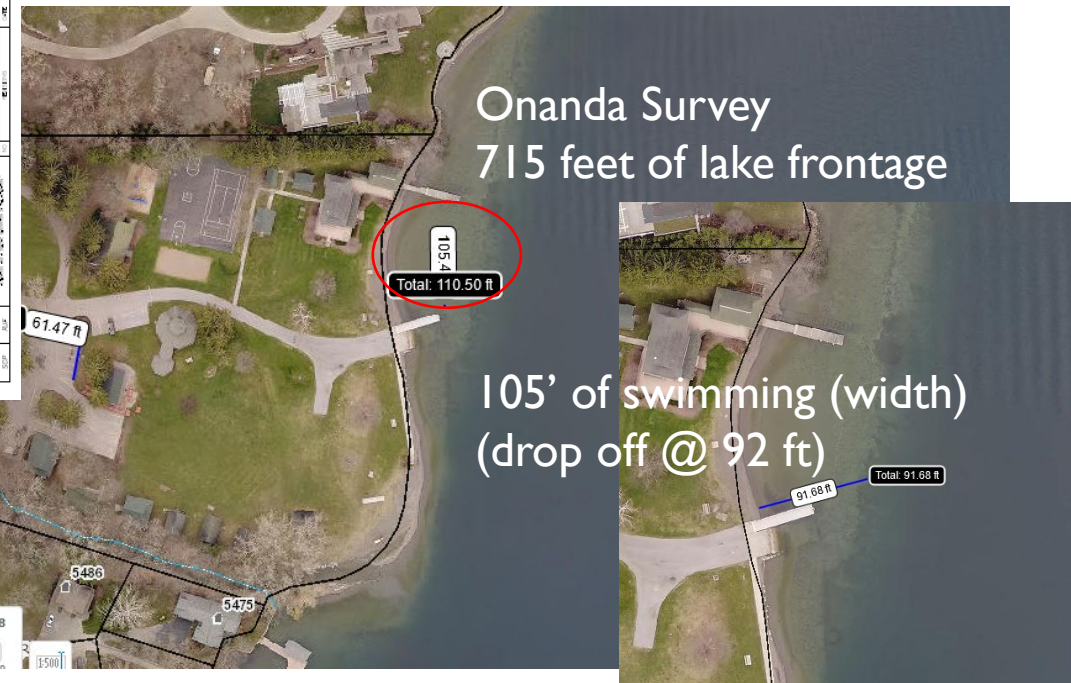
Swim access area = 1,010

Swim access area = 0.53%

Includes Kershaw, Deep Run, Onanda, Schoolhouse, and Vine Valley
(Kershaw 400') (Deep Run 265') (Onanda 105') (SH 115') (VV 125')



Onanda Park
Point Surveyed in 2019 (all angles) not just
tie line to tie line 715 feet vs. 570 feet



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



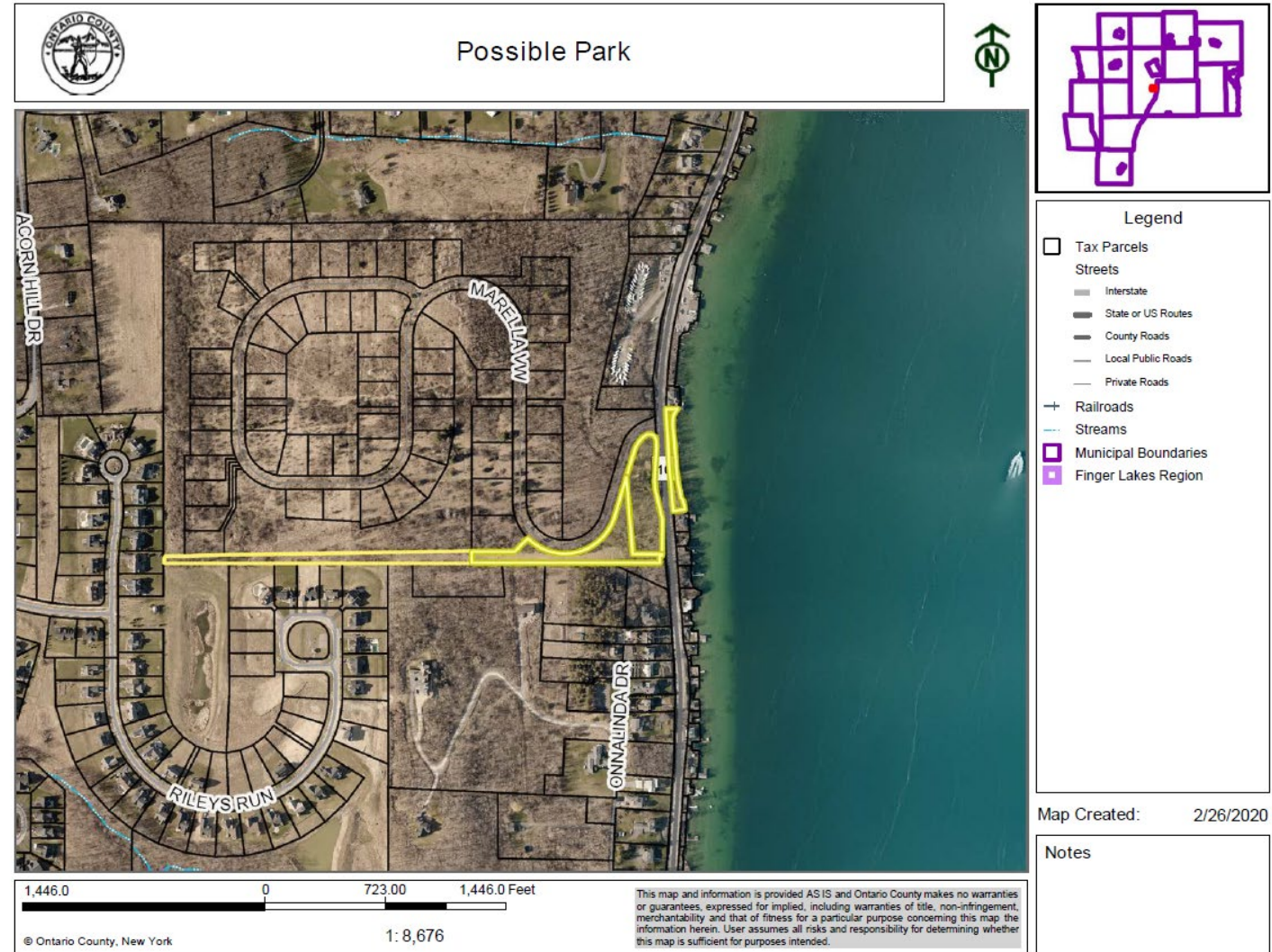
4351 TICHENOR
PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

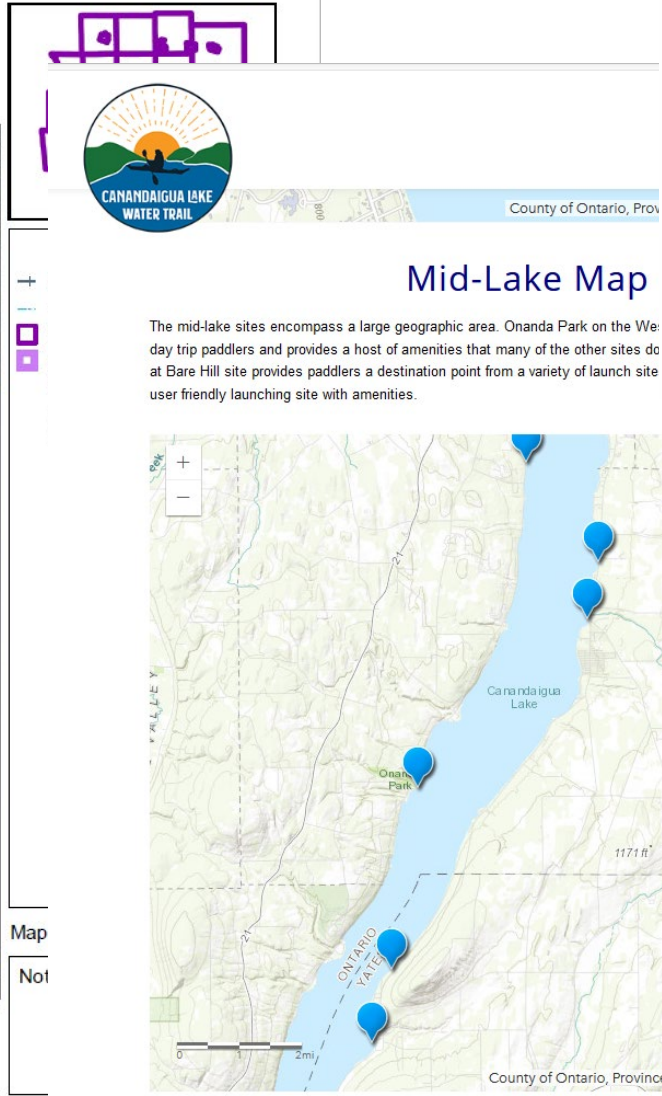
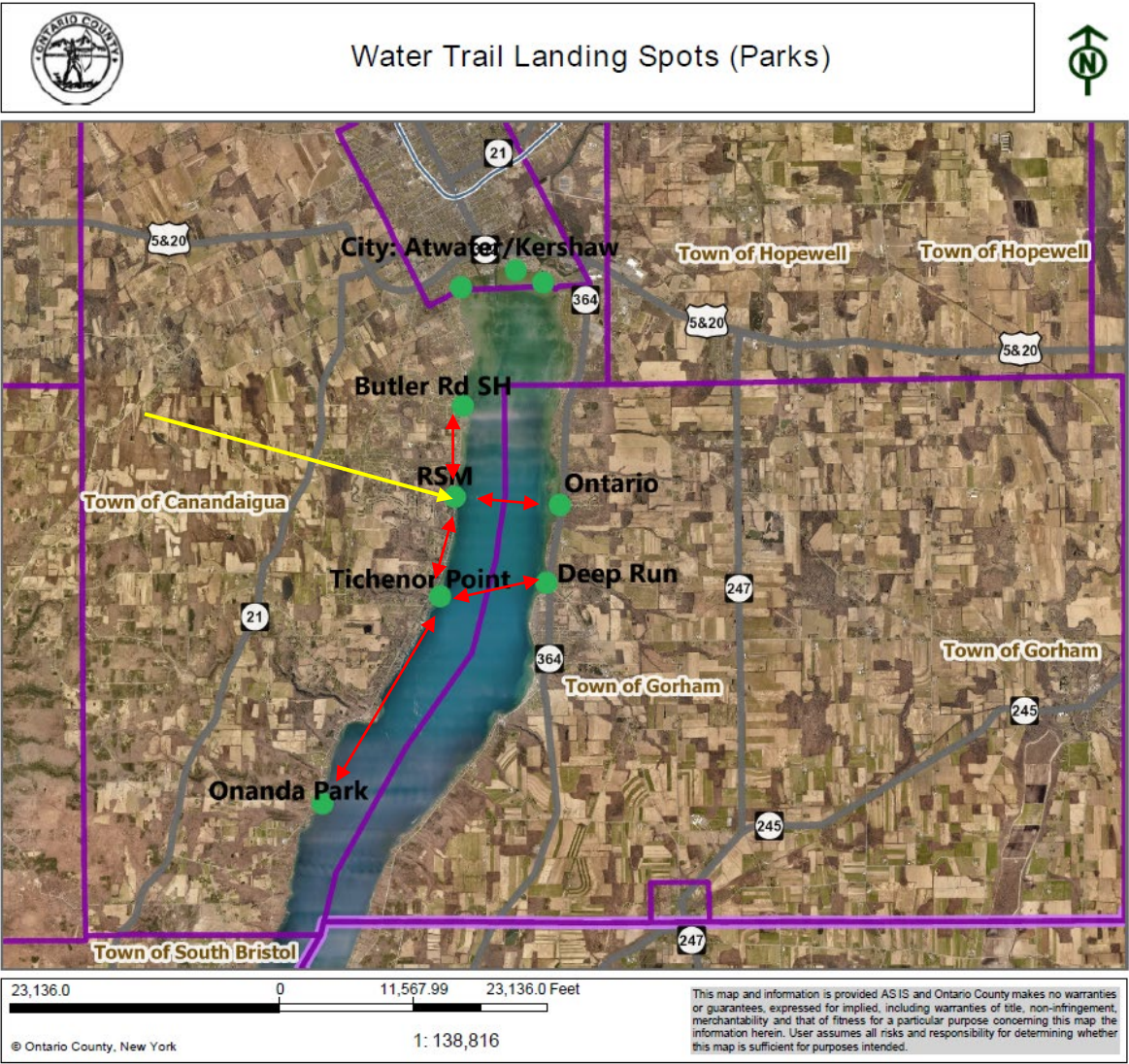
OPPORTUNITIES TO PURCHASE (2 PARCELS) 3950 CR 16

- 485 feet of shoreline of Cdga Lake;
- Approx 4 acres;
- Includes Arnold/Johnson homestead;
- Possible trail connection CR16 to Middle Cheshire Rd (Lakewood Meadows);



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CANANDAIGUA LAKE WATER TRAIL



1 mile increments, 4 miles to Onanda

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

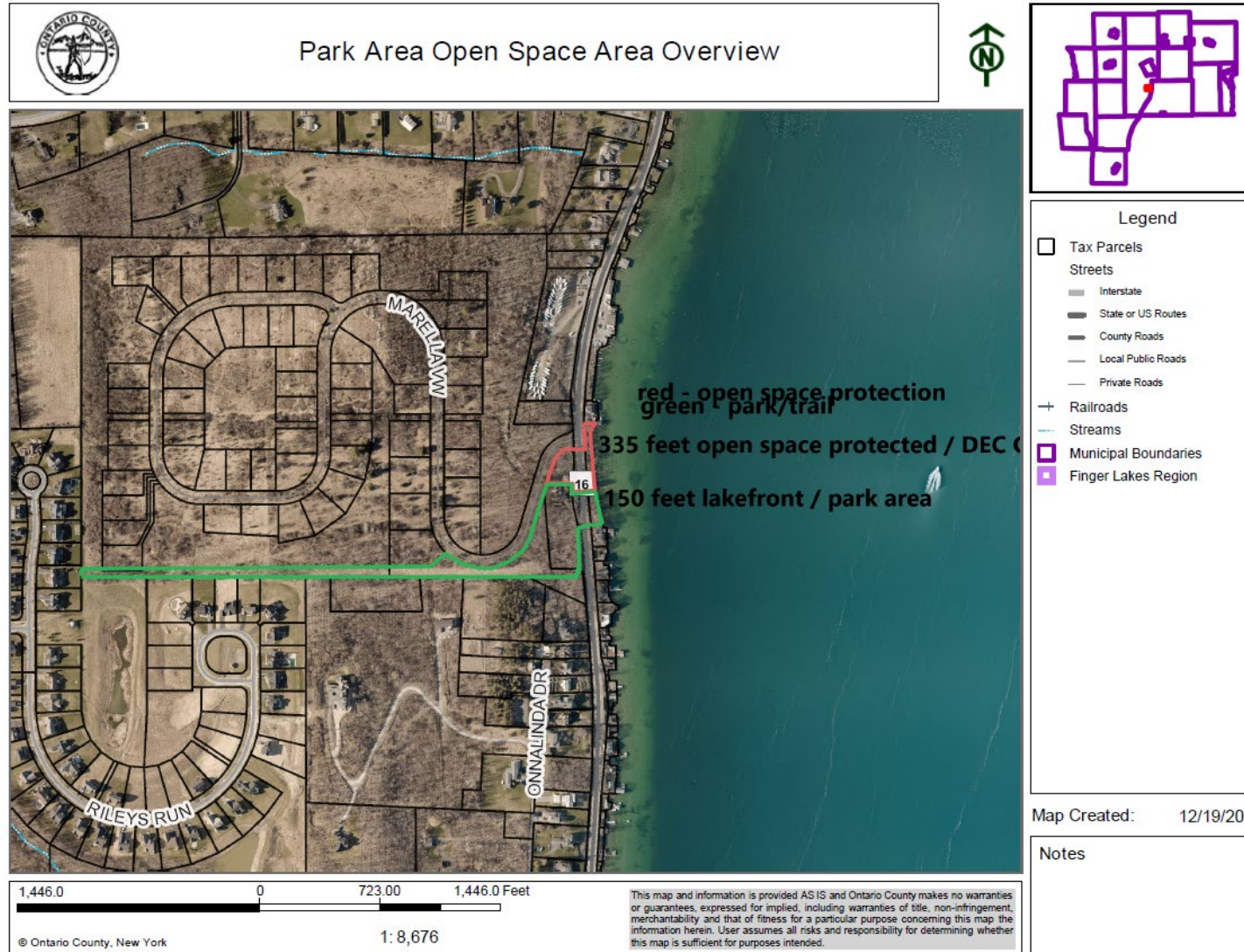
3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



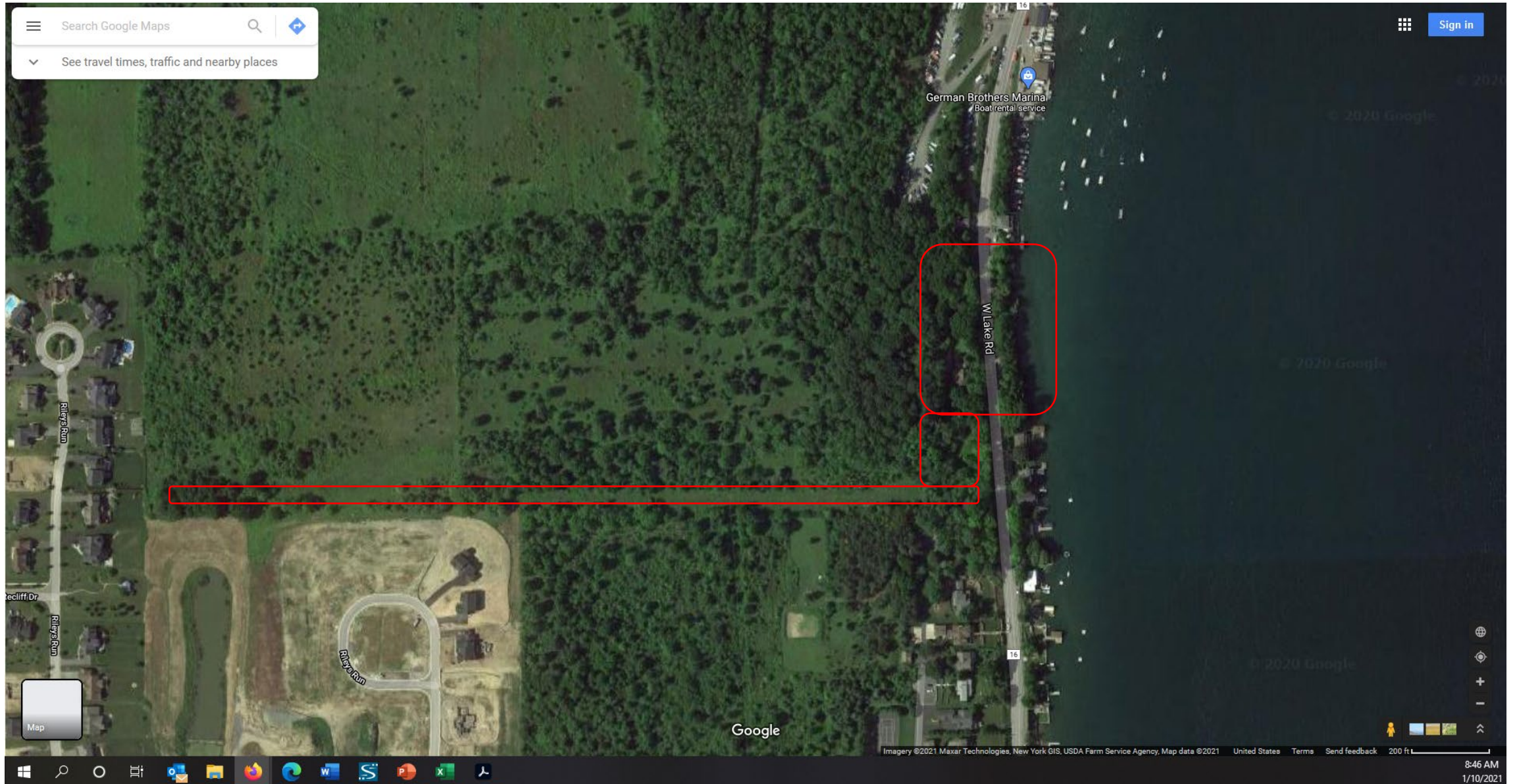
2 USES:

- Park / Trail access to Lake
(Approx 150 ft lake access)
(Future Trail to Middle Cheshire Rd)
- Open Space Protection
(Approx 335 feet protected)
(Source Water Protection)
(Steep Slope Protection)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

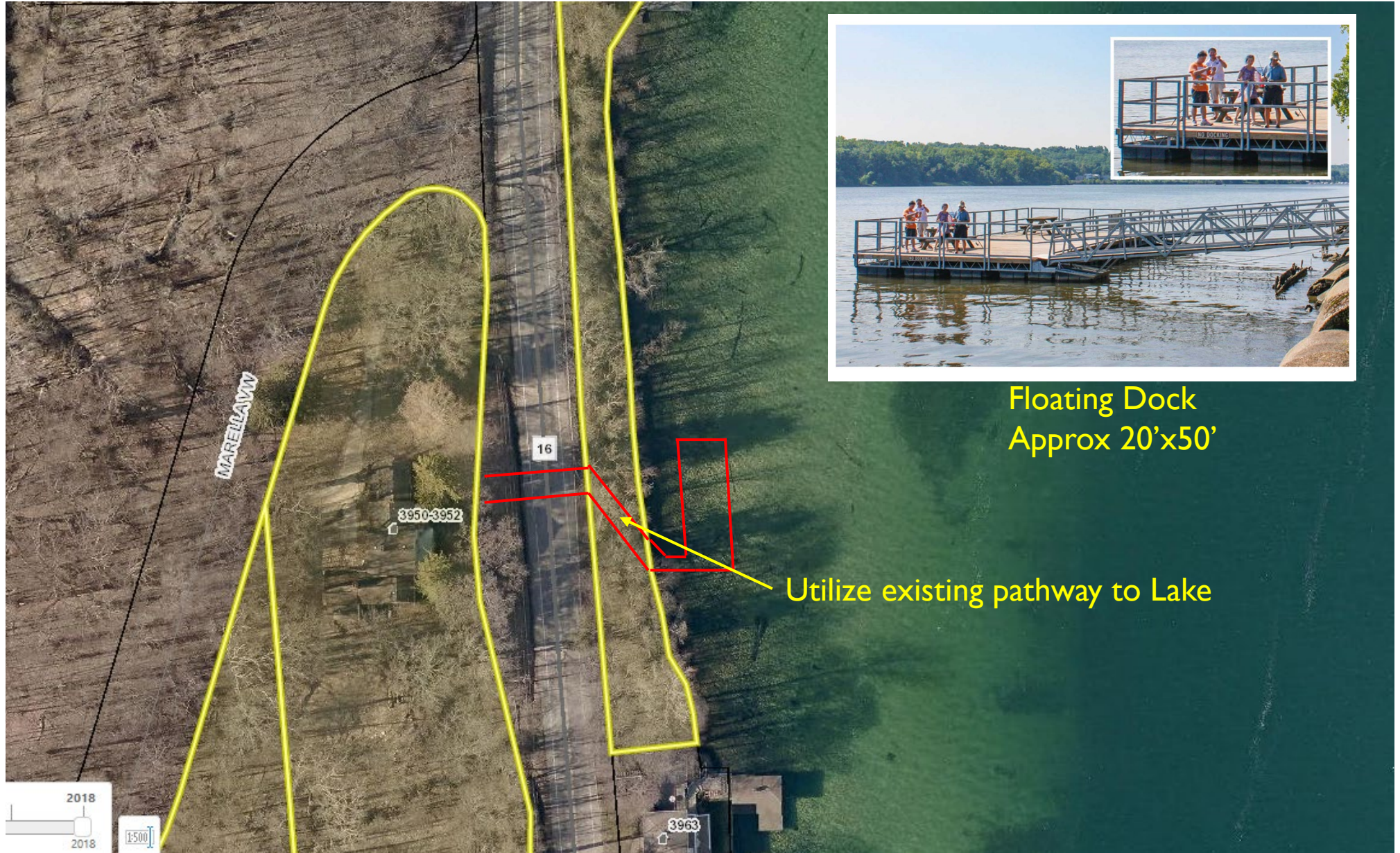
3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

2020 CD 14



Installed for Park /
Water Access

Town of Bethlehem NY

Cost \$93,000

Local Match \$ 27,000

DEC Grant \$ 66,000

ADA Compliant

REQUEST FROM TOWN ENGINEER TO AWARD A CONTRACT FOR THE HENRY HUDSON PARK FISHING PLATFORM PROJECT TO THE DOCK DOCTORS FOR \$93,900 AND AUTHORIZE THE SUPERVISOR TO EXECUTE A CONTRACT FOR THIS WORK.

A motion
authorize
Councilman

AYES: St
Kotary
NAYES:
ABSENT:

REQUEST FROM THE ADMINISTRATOR OF PARKS AND RECREATION FOR APPROVAL OF A RESOLUTION TO SPEND \$27,000 FROM THE PARKLAND SET ASIDE FUND TO SATISFY OUR MATCH FOR A NYSDEC GRANT TO CONSTRUCT AN ACCESSIBLE FISHING PLATFORM AT HENRY HUDSON PARK

Ms. Lanahan said this was a grant received in 2004. The Town is moving forward now, the Town has gone out to bid for the dock portion, they are working with one of the TDE's to help with some of the permitting and the design and bid documents. The \$27,000 is the Town's matching 25% portion of the grant. This grant has not yet been received but will be reimbursed once the work is completed. The funds will come out of the Parkland Set Aside funds which come from residential development. The fishing platform is designed as removable because of the ice in the river. The Park's Department will be reviewing RFP's that are out for another grant through NYSDEC which will allow a shoreline stabilization study. This is to identify the best types of stabilization. Councilman Kotary asked if the dock would be fitted to whatever stabilization takes place along the shoreline. Ms. Lanahan said yes because it is removable. They hoped to have the study done by the time the docks were constructed. It would help with the placement. Councilman Kotary replied to Mr. Keller's comments that the US Army Corps of Engineers who originally built the bulkhead should be the one to fix it. They will not and the Town doesn't have the ability to change that. The park cannot be limited to residents only because of the grant monies that are used.

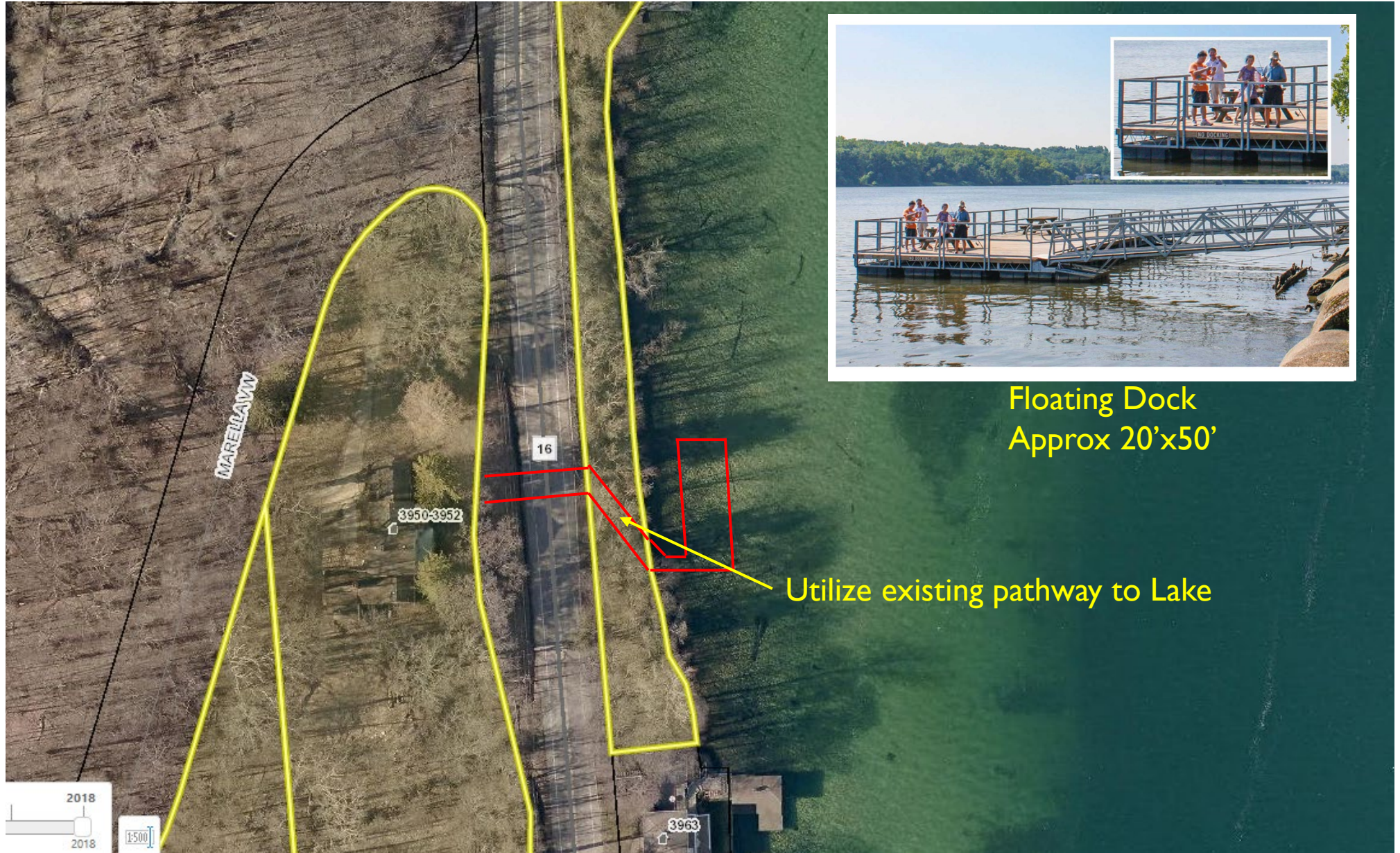
A motion to approve the resolution to spend \$27,000 from the parkland set aside fund to satisfy our match for a NYSDEC grant to construct an accessible fishing platform at Henry Hudson Park was offered by Councilman Kotary, seconded by Councilman Jordan and approved with the following vote:

AYES: Supervisor Messina, Councilwoman Dawson, Councilman Hennessey, Councilman Jordan, Councilman Kotary

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



Floating Dock
Approx 20'x50'

Utilize existing pathway to Lake

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)
3950 CR 16

PARKING:

PROPOSED 20 PARKING SPACES (start)

Butler Rd School House Park – 10 spots
(100 ft x 50 ft)

Onanda Park (main parking) – 42 spots
(19,941 sq ft)
2 main parking bays 50'x70'
(10 spaces in each bay)

TOWN BOARD asked to consider
no parking along CR16 in area



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS) 3950 CR 16

EXPENSES:

Acquisition Costs (estimated):

Purchase est. \$ 1.3M (subject to 2 appraisals) seller pays for one appraisal buyer pays for one appraisal	\$ 1,300,000.00
---	-----------------

No transfer tax (municipality)

Closing Costs – (title work, etc, town attorney)	\$ 3,500.00
---	-------------

Appraisal	\$ 2,500.00
-----------	-------------

Misc Costs	\$ <u>5,000.00</u>
------------	--------------------

TOTAL:	\$ 1,311,000.00
--------	-----------------

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE
OPPORTUNITIES TO PURCHASE (2 PARCELS)
3950 CR 16



REVENUE:

Where does the \$ come from?

NYS DEC Grant / CLVVC:	\$ 355,000.00
OPEN SPACE RESERVE:	\$ 702,000.00
PARKS & REC FUND:	\$ 251,500.00
New Taxes for Acquisition:	\$ 0.00
2020 Budget paid Appraisal:	\$ <u>2,500.00</u>

TOTAL:	\$ 1,311,000.00
--------	-----------------

No bonding needed

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16

Build Out Costs (estimated):

Floating Dock:	\$ 93,000.00
Improve Pathway to Lake:	\$ 8,500.00
Benches / Accessories	\$ 2,500.00
Parking Lot @ \$5 sq ft:	<u>\$ 50,000.00</u>
	\$154,000.00

Future Build Out:

Year 1-5 trail to Middle Cheshire Rd

Year 1-5 house?

OPERATIONS COSTS:

NO STAFF / MIN. OPERATIONAL COSTS

(grass cutting, tree trim, etc) \$10,000.00

Parks Fund (CM100) 1/11/21:	\$ 651,835.00
Acquisition costs:	<u>(\$251,500.00)</u>
Balance after Acquisition:	\$ 400,335.00

Revenue Sources for Build Out:

DEC Grant – fishing/access

CLVC Grant

Parks Fund

Recreational Grants

2021 Budget has \$250,000.00

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16

An aerial photograph of a lake with a rocky shoreline. The water is a deep blue-green, and the sky is clear with a few clouds. The text is overlaid on the left side of the image.

Acquisition Costs:	\$ 1.3M
Build Out:	\$ 154k
Operational (annual):	\$ 10k
New Taxes:	\$ 0.00
Use of grants and existing reserves	
Town Tax Rate NOT IMPACTED REMAINS	\$1.03

No bonding needed

4351 TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)
435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



Onnalinda pictured on sign at Tichenor Point



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)
435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

Parcel relatively unchanged



2006

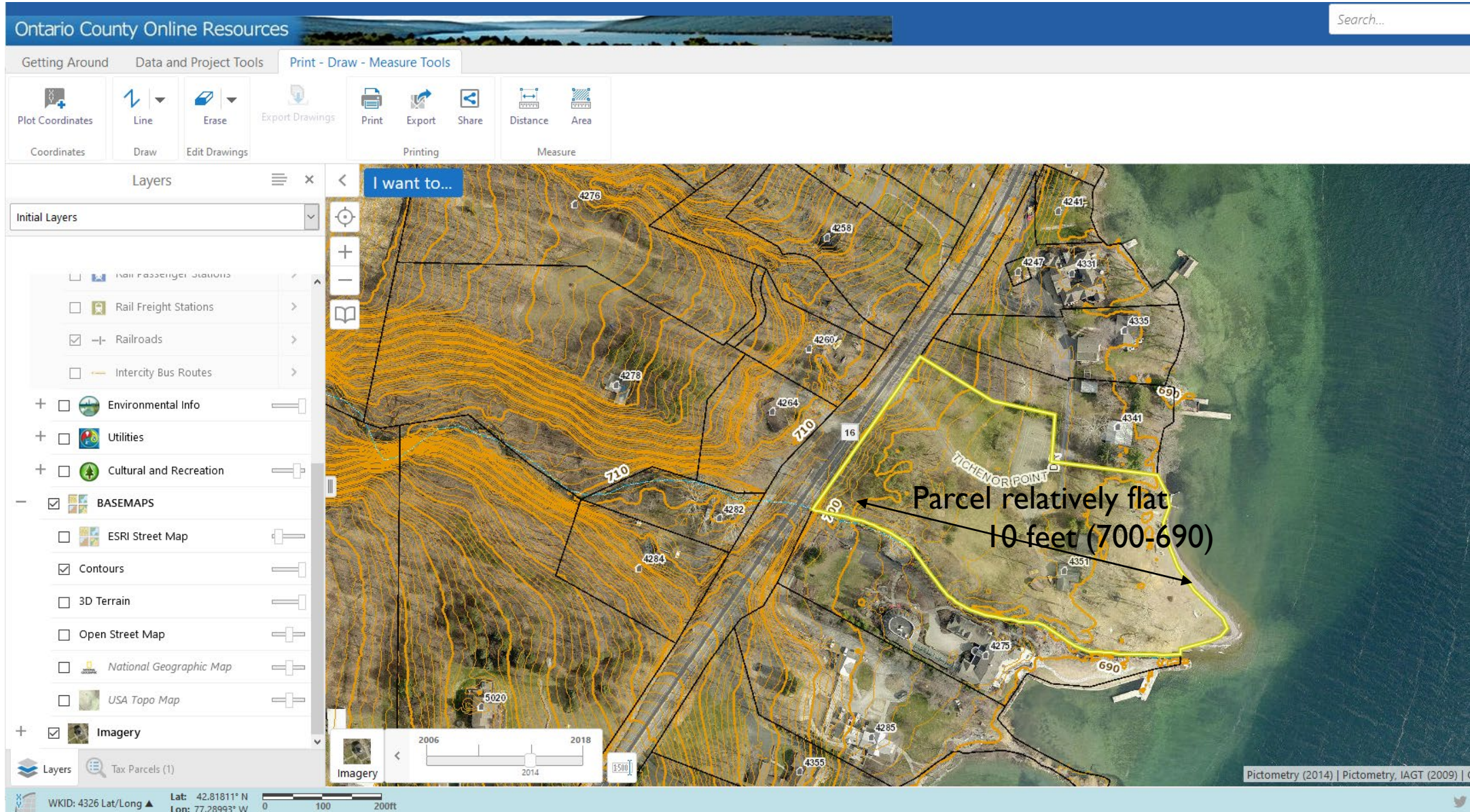


2014

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

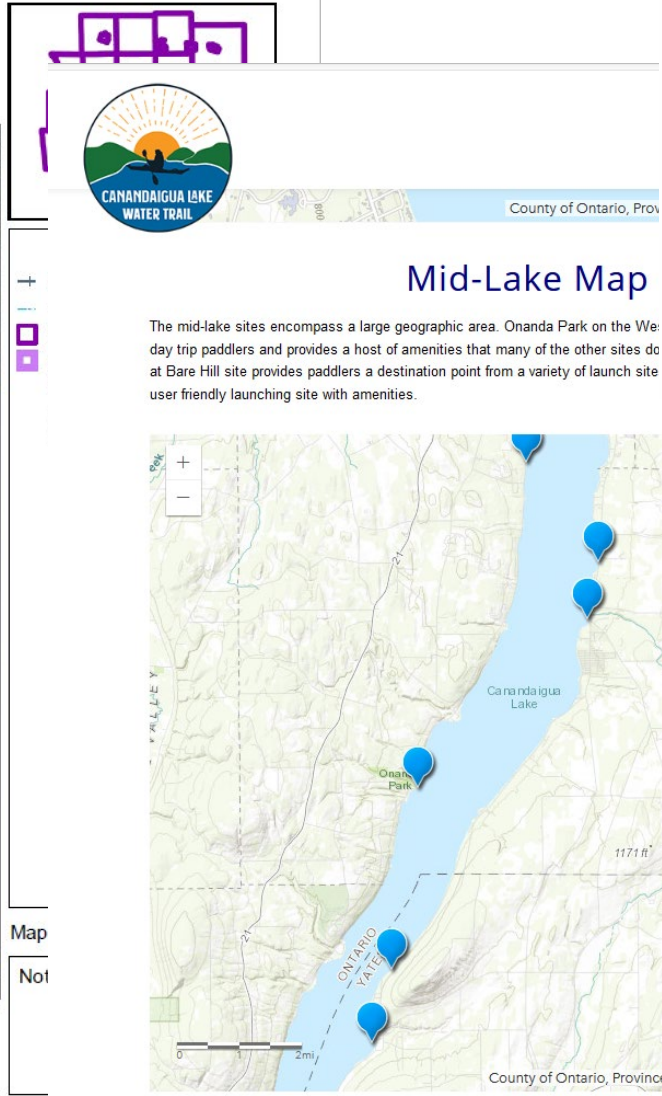
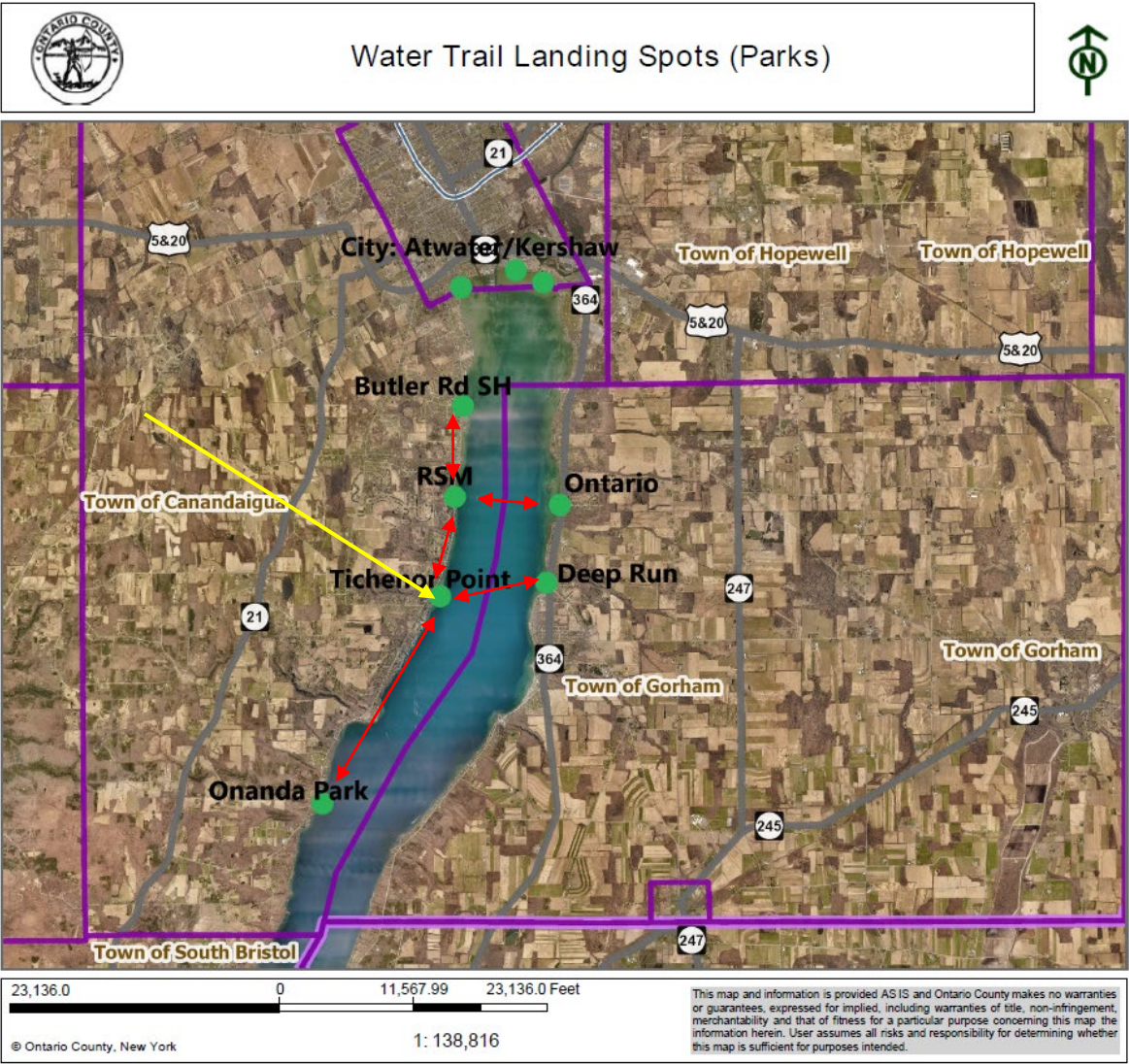
OPPORTUNITIES TO PURCHASE (2 PARCELS)
435 I TICHENOR PT DR

2006



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

CANANDAIGUA LAKE WATER TRAIL



1 mile increments, 3 miles to Onanda

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS) 435 I TICHENOR PT DR

HISTORICAL ASPECTS

Tichenor Point (Short Version)



Tichenor Point and Silver Springs (Long Version)



Blasts From the Past: Local History in Video Clips

West Lake Legacy

Below is a series of short video clips on notable historic sites and events along Canandaigua's West Lake Road. From the Yacht Club to Onanda Park, the history of our lakeshore comes alive with the help of historic images, interviews and period music.

These clips are from West Lake Legacy, a DVD produced in 2011 by Graywolf Productions, Inc. for the Ontario County Historical Society, in conjunction with a tour of historic homes along West Lake Road. The full 35-minute DVD is available at Wood Library or for sale at the OCHS bookstore. Many thanks to OCHS and Town residents Dave and Nancy Hayden of Graywolf Productions, Inc. for making these available for online viewing.

Canandaigua Yacht Club



Butler Road School (Short Version)



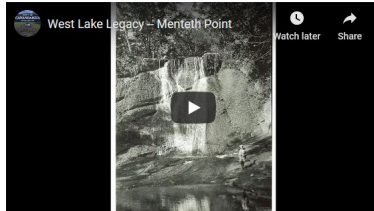
Edgewater Farm, the site of Saddleback Drive and W



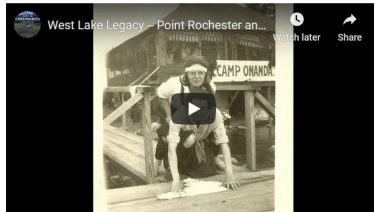
Related Links

[Town of Canandaigua](#)
[Ontario County Historical Society](#)
[Wood Library](#)
[Town Historian Page](#)

Menteth Point



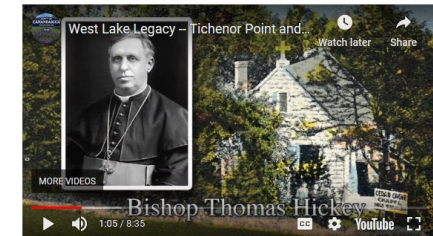
Point Rochester and Onanda Park



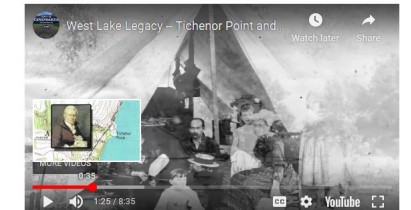
Tichenor Point and Silver Springs (Long Version)



Tichenor Point and Silver Springs (Long Version)



Tichenor Point and Silver Springs (Long Version)

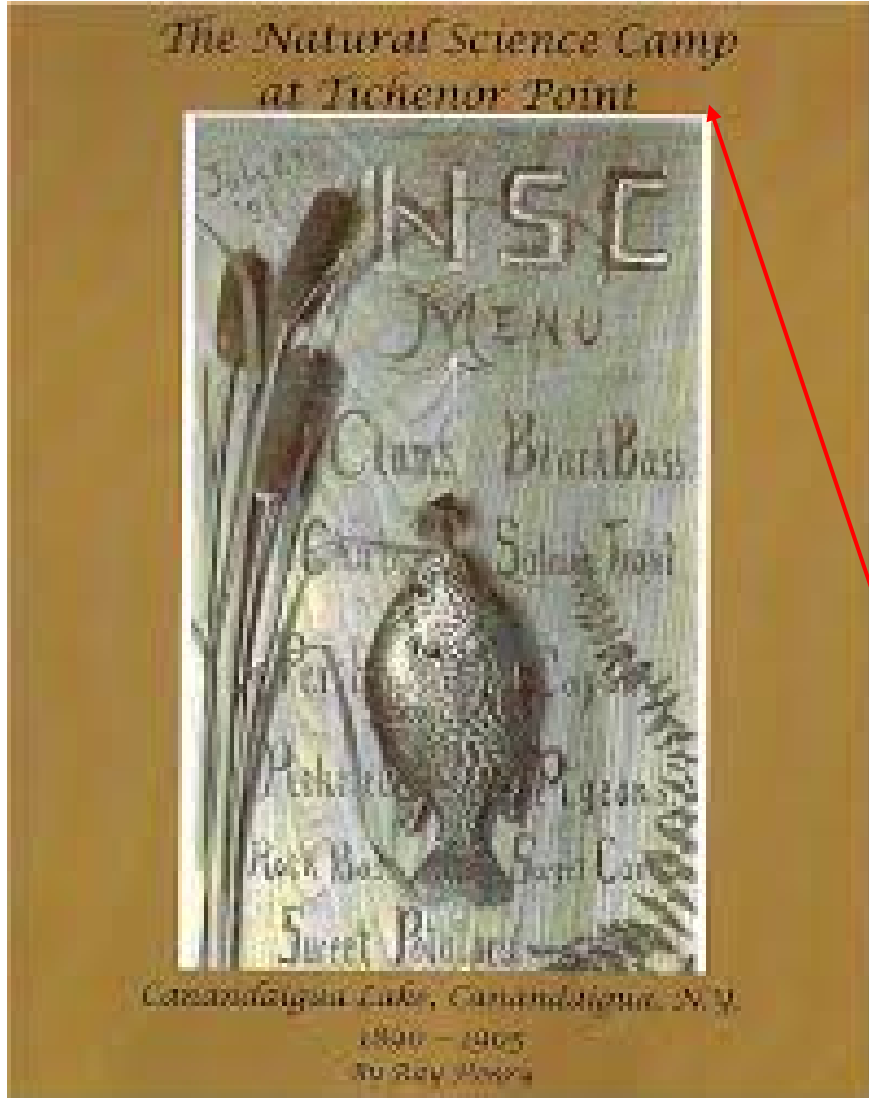


EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

HISTORICAL ASPECTS



Former Town Historian Ray Henry wrote a book About this property and Natural Science Camp



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

HISTORICAL ASPECTS



Iroquois History & Legends Podcast

...

March 28, 2016 · 🌐

Drilled stones used for sinkers on fishing line.
Found on Tichenor Point Canandaigua Lake.

— in Canandaigua Lake.

Property believed to be a fishing village for Seneca Nation



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)
435 I TICHENOR PT DR

PROPERTY INCLUDES:
2 CABINS
BOAT HOUSE
GARAGE
SHED



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

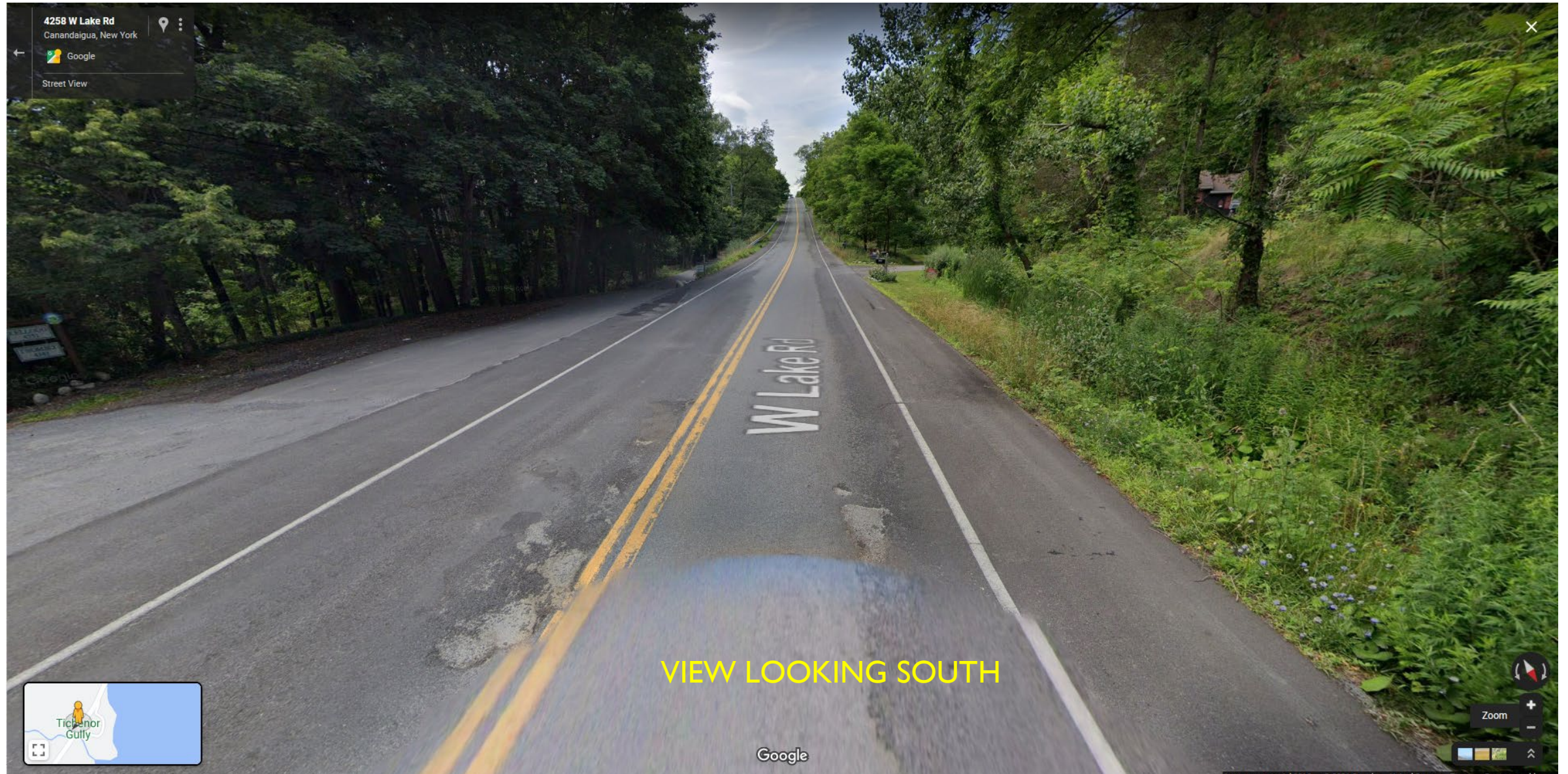
435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

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EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

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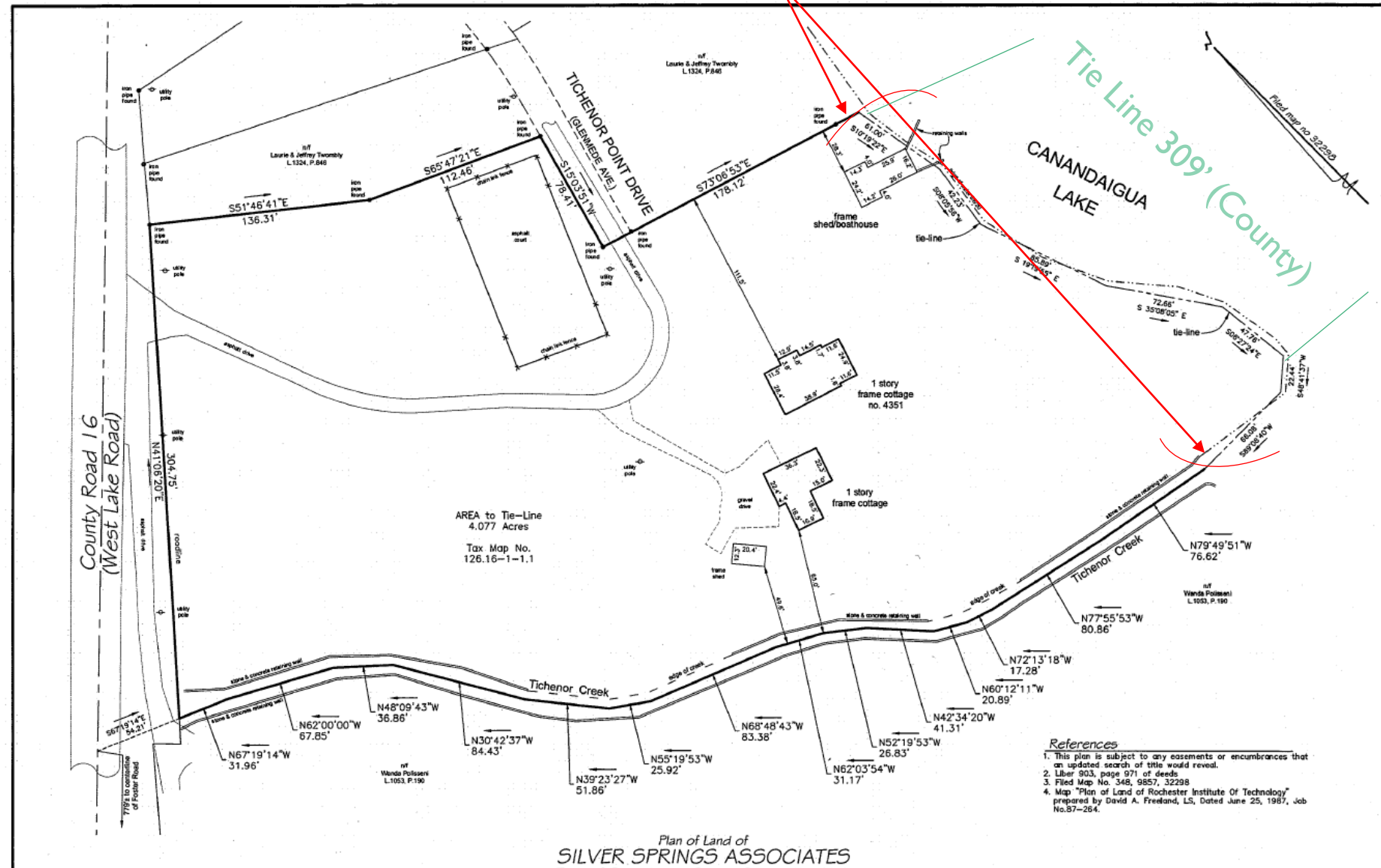


EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

4351 TICHENOR PT DR

SURVEY: 398.06 FEET OF LAKE FRONTAGE



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

4351 TICHENOR PT DR

SURVEY: 398.06 FEET OF LAKE FRONTAGE



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)
435 I TICHENOR PT DR

USE AS A TOWN PARK

Not much has to be done to begin
Immediately using the property as a park

Majestic trees
Level landscape

Basics able to be enjoyed immediately

- Picnic spot;
- Walking around enjoying the air;
- Enjoying the water;
- Take a deep breath;



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR



FUTURE USEAGE:

SWIMMING AREA

DOCK

FISHING ACCESS

NON-MOTORIZED LAUNCH

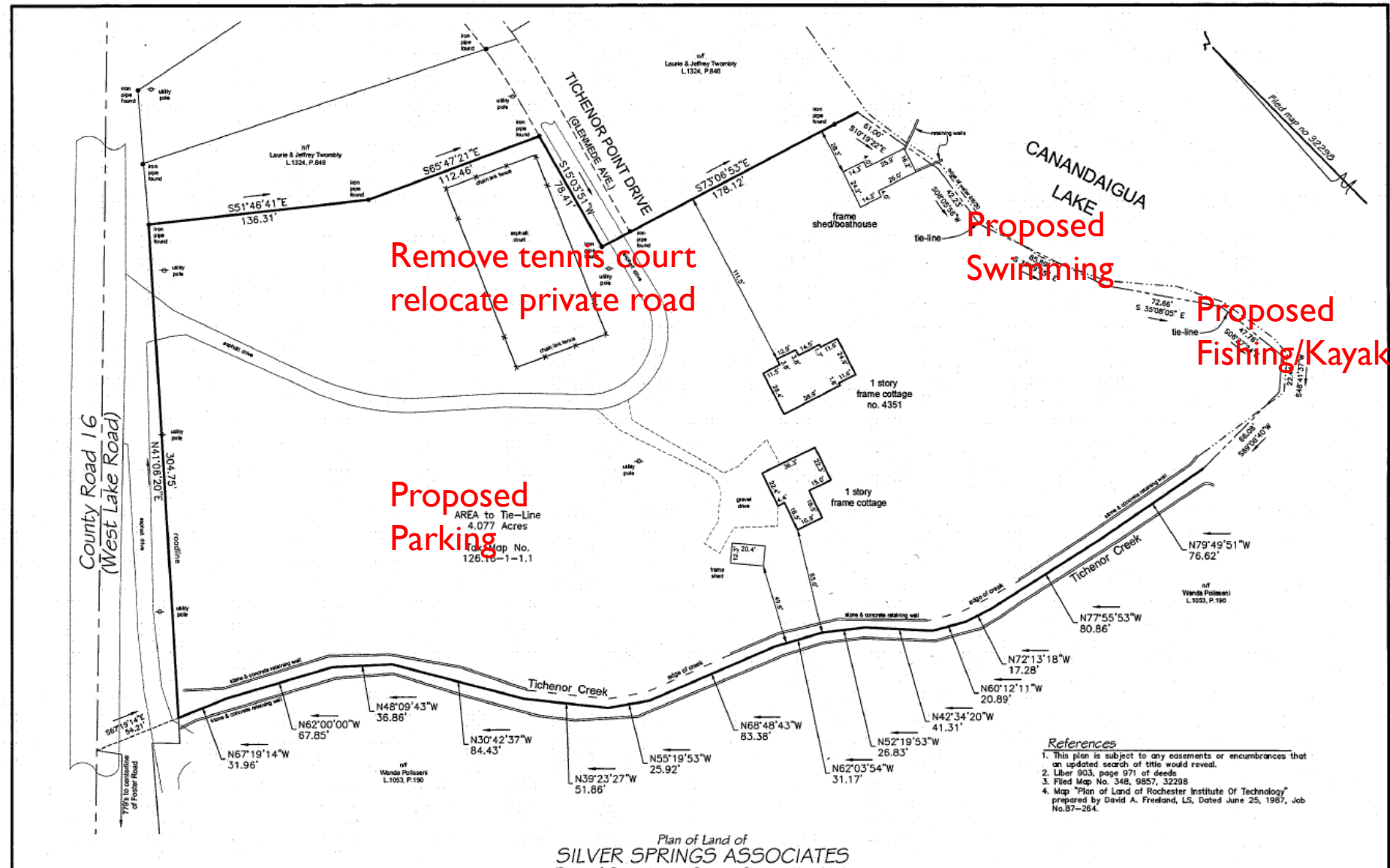
MUSEUM

RESTROOMS

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

4351 TICHENOR PT DR



4351 TICHENOR POINT DR, CANANDAIGUA LAKE

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

PARKING:

PROPOSED 20 PARKING SPACES

Butler Rd School House Park – 10 spots
(100 ft x 50 ft)

Onanda Park (main parking) – 42 spots
(19,941 sq ft)
2 main parking bays 50'x70'
(10 spaces in each bay)

TOWN BOARD asked to consider
no parking along CR16 in area



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

4351 TICHENOR PT DR

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE
OPPORTUNITIES TO PURCHASE (2 PARCELS)
4351 TICHENOR PT DR



EXPENSES:

Acquisition Costs (estimated):

Purchase est. \$ 6,000,000.00
(subject to 2 appraisals)
seller pays for one appraisal
buyer pays for one appraisal

No transfer tax (municipality)

Closing Costs – \$ 3,500.00
(title work, etc, town attorney)

Appraisal \$ 2,500.00
Bonding Costs \$ 65,000.00
Misc Costs \$ 75,000.00

TOTAL: \$ 6,146,000.00

REVENUE:

Where does the \$ come from?

Municipal Bond (max) \$ 6,000,000.00
Grants / Purchase: \$ TBD
OPEN SPACE RESERVE: \$ 0.00
PARKS & REC FUND: \$ 143,500.00
2020 Budget paid Appraisal: \$ 2,500.00

TOTAL: \$ 6,146,000.00

Bonding needed

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

Build Out Costs (estimated):

Floating Dock / kayak launch:	\$ 42,000.00
New roof(s) 2 cabins:	\$ 40,000.00
Restroom at cabin #2:	\$ 4,500.00
Repair lights along driveway:	\$ 3,000.00
Relocate some lights driveway:	\$ 7,500.00
Add fence / trees / bushes for buffer:	\$ 15,000.00
Benches / Accessories	\$ 2,500.00
Remove tennis court:	\$ 1,500.00
Relocate existing driveway:	\$ 25,000.00
Install gravel parking area (20 cars):	<u>\$ 20,000.00</u>
	\$161,000.00

Parks Fund (CM100) 1/11/21:	\$ 651,835.00
RSM Acquisition costs:	<u>(\$251,500.00)</u>
Balance after RSM Acquisition:	\$ 400,335.00
 Tichenor Pt Acquisition costs:	 <u>(\$143,500.00)</u>
Balance after Tichenor Acq:	\$ 256,835.00

Phased Build Out:

Year 1-5: Convert main cabin into museum

Year 1-5: Dock / Swim Area

Year 1-5: Pave parking lot \$45,000.00

Year 1-5: ADA path from parking to bldg. \$30,000

Revenue Sources for Build Out:

DEC Grant – fishing/access

Federal Grant(s)

Parks Fund

Recreational Grants

2021 Budget has \$250,000.00

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

Operational Costs (estimated):

Landscape maintenance:	\$ 10,000.00
Building maintenance:	\$ 4,500.00
Utilities:	\$ 1,800.00
Lifeguard(s) for swim area:	\$ 15,000.00
Demand on existing main. staff:	\$ 7,500.00
Parks Staff Assistants:	<u>\$ 6,500.00</u>
TOTAL:	\$ 45,300.00

Onanda Park (Annual Operational Costs): *for general comparison (staff services all parks)*

Life Guards:	\$ 25,000.00
(\$38k for both Onanda & Schoolhouse)	
Parks Staff Assistants:	\$ 13,100.00
Recreation Assistants:	\$ 4,500.00
Maintenance Staff (cleaning cabins):	\$ 31,119.00
Cabin maintenance:	<u>\$ 8,500.00</u>
TOTAL:	\$ 82,219.00

First- and Second-year costs would need to be phased in over a 2-year period as improvements are made to the buildings and grounds.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

4351 TICHENOR PT DR

MUNICIPAL BONDING:

Acquisition Costs (estimated):

Municipal Bond (max) \$ 6,000,000.00

30 years @ 2%

Annual Debt Service Payment: \$ 266,124.00

AAA RATED MUNI BONDS

ISSUE	Maturity Range	Today	Last Week
National	10 Year	0.65	0.70
National	20 Year	1.15	1.20
National	30 Year	1.35	1.40

AA RATED MUNI BONDS

ISSUE	Maturity Range	Today	Last Week
National	10 Year	0.85	0.90
National	20 Year	1.30	1.40
National	30 Year	1.55	1.60

A RATED MUNI BONDS

ISSUE	Maturity Range	Today	Last Week
National	10 Year	1.00	1.10
National	20 Year	1.55	1.65
National	30 Year	1.75	1.90

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE
OPPORTUNITIES TO PURCHASE (2 PARCELS)
4351 TICHENOR PT DR

EXPENSES:

Acquisition Costs (estimated):

Purchase est. \$ 6,000,000.00
(subject to 2 appraisals)
seller pays for one appraisal
buyer pays for one appraisal

No transfer tax (municipality)

Closing Costs – \$ 3,500.00
(title work, etc, town attorney)

Appraisal \$ 2,500.00
Bonding Costs \$ 65,000.00
Misc Costs \$ 75,000.00

TOTAL: \$ 6,146,000.00



REVENUE:

Where does the \$ come from?

Municipal Bond (max) \$ 6,000,000.00
Grants / Purchase: \$ TBD
OPEN SPACE RESERVE: \$ 0.00
PARKS & REC FUND: \$ 143,500.00
2020 Budget paid Appraisal: \$ 2,500.00

TOTAL: \$ 6,146,000.00

Bonding needed

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

Payment Calculator

Fixed Term

Fixed Payments

Loan Amount

Loan Term

years

Interest Rate (APR)

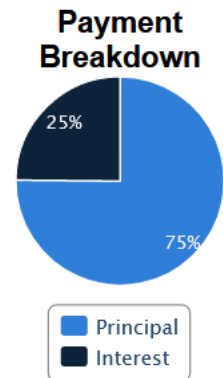
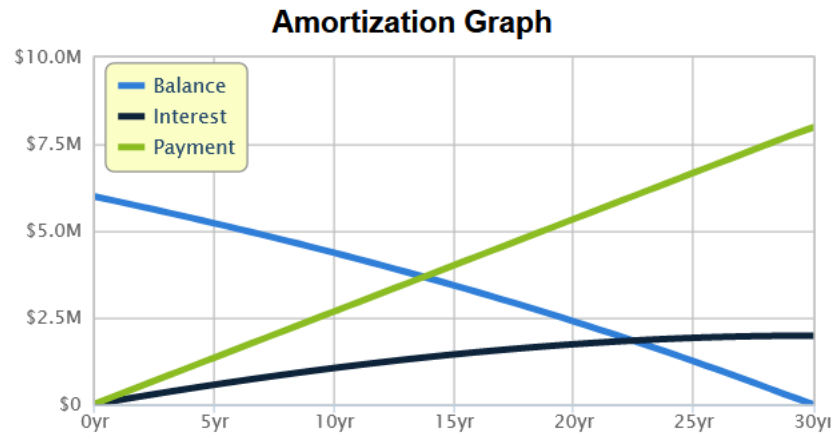
%

Calculate

Monthly Payment: \$22,177.17

You will need to pay \$22,177.17 every month for 30 years to payoff the debt.

Monthly Payment	\$22,177.17
Time Required to Clear Debt	30.00 years
Total of 360 Payments	\$7,983,780.61
Total Interest	\$1,983,780.61



Annual Schedule					Monthly Schedule				
	Beginning Balance		Interest		Principal		Ending Balance		
1	\$6,000,000.00		\$118,653.04		\$147,473.00		\$5,852,527.02		
2	\$5,852,527.02		\$115,676.38		\$150,449.66		\$5,702,077.40		
3	\$5,702,077.40		\$112,639.67		\$153,486.37		\$5,548,591.04		
4	\$5,548,591.04		\$109,541.66		\$156,584.38		\$5,392,006.66		
5	\$5,392,006.66		\$106,381.10		\$159,744.94		\$5,232,261.73		
6	\$5,232,261.73		\$103,156.73		\$162,969.31		\$5,069,292.45		
7	\$5,069,292.45		\$99,867.30		\$166,258.74		\$4,903,033.74		
8	\$4,903,033.74		\$96,511.49		\$169,614.55		\$4,733,419.21		
9	\$4,733,419.21		\$93,087.93		\$173,038.11		\$4,560,381.11		
10	\$4,560,381.11		\$89,595.26		\$176,530.78		\$4,383,850.35		
11	\$4,383,850.35		\$86,032.10		\$180,093.94		\$4,203,756.43		
12	\$4,203,756.43		\$82,397.03		\$183,729.01		\$4,020,027.44		
13	\$4,020,027.44		\$78,688.58		\$187,437.46		\$3,832,589.99		
14	\$3,832,589.99		\$74,905.26		\$191,220.78		\$3,641,369.23		
15	\$3,641,369.23		\$71,045.61		\$195,080.43		\$3,446,288.81		
16	\$3,446,288.81		\$67,108.00		\$199,018.04		\$3,247,270.82		
17	\$3,247,270.82		\$63,090.99		\$203,035.05		\$3,044,235.78		
18	\$3,044,235.78		\$58,992.87		\$207,133.17		\$2,837,102.60		
19	\$2,837,102.60		\$54,811.98		\$211,314.06		\$2,625,788.58		
20	\$2,625,788.58		\$50,546.75		\$215,579.29		\$2,410,209.32		
21	\$2,410,209.32		\$46,195.43		\$219,930.61		\$2,190,278.73		
22	\$2,190,278.73		\$41,756.27		\$224,369.77		\$1,965,908.98		
23	\$1,965,908.98		\$37,227.50		\$228,898.54		\$1,737,010.47		
24	\$1,737,010.47		\$32,607.36		\$233,518.68		\$1,503,491.80		
25	\$1,503,491.80		\$27,893.90		\$238,232.14		\$1,265,259.70		
26	\$1,265,259.70		\$23,085.36		\$243,040.68		\$1,022,219.04		
27	\$1,022,219.04		\$18,179.75		\$247,946.29		\$774,272.76		
28	\$774,272.76		\$13,175.10		\$252,950.94		\$521,321.84		
29	\$521,321.84		\$8,069.48		\$258,056.56		\$263,265.27		
30	\$263,265.27		\$2,860.74		\$263,265.30		\$0.00		

OPPORTUNITIES TO PURCHASE (2 PARCELS)


3950 CR 16



Acquisition Costs:	\$ 1.3M
Build Out:	\$ 154k
Operational (annual):	\$ 10k
New Taxes:	\$ 0.00
Use of grants and existing reserves	
Town Tax Rate NOT IMPACTED	
TAX RATE REMAINS	\$1.03

No bonding needed

4351 TICHENOR PT DR



Acquisition Costs:	\$ 6.1M
Build Out:	\$ 161k*
Operational (annual):	\$ 45k
Debt Service (annual):	\$ 266k
New Taxes:	YES
Town Tax Rate IS IMPACTED	
TAX RATE	?

Bonding is needed

What is the impact to the budget?

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

\$11,637,559

General / Highway Fund: \$ 7,971,584.00 (2021)

General: \$ 4,472,407 (approx. \$150k onetime 2020)

Highway: \$ 3,499,177

General / Highway Fund: \$ 8,142,584.00

General: \$ 4,643,407.00

3950 CR16 \$ 10,000.00 (annual operations)

435I TICH \$ 266,000.00 (debt service)

435I TICH \$ 45,000.00 (annual operations)

Highway: \$ 3,499,177

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16

Acquisition Costs:	\$ 1.3M
Build Out:	\$ 154k
Operational (annual):	\$ 10k
New Taxes:	\$ 0.00
Use of grants and existing reserves	
Town Tax Rate NOT IMPACTED	
TAX RATE REMAINS	\$1.03

No bonding needed

435I TICHENOR PT DR

Acquisition Costs:	\$ 6.1M
Build Out:	\$ 161k
Operational (annual):	\$ 45k
Debt Service (annual):	\$ 266k
New Taxes:	\$ YES
Town Tax Rate IS IMPACTED	
TAX RATE	?

Bonding is needed

59		
	<u>PROPERTY TAX:</u>	
3%	% of total:	30%
00	Amount:	\$ 3,477,011

ES: (2020) \$/1,000

\$ 19.64
\$ 17.13
\$ 7.45
\$ 6.27
\$ 6.27
\$ 5.33
\$ 3.41
\$ 3.28
\$ 2.72
\$ 1.80
\$ 1.67
\$ 1.38
\$ 1.27
\$ 1.17
\$ 1.10
\$ 1.03

\$ 18,210.00	0%	Sewer District	\$ -	Town of W Bloomfield:
				Town of Phelps:
				Town of Victor:
				Town of Manchester:
				Town of Hopewell:
				Town of S Bristol:
				Town of Farmington:
				Town of Canandaigua:

Cdga Avg Home	2020 Tax				
Tax Bill:	Rate(s):	2020	2021	Variance	
General / Hwy:	\$ 1.03	\$ 303.27	\$ 301.75	\$ (1.52)	
2021 Avg Home:					
\$ 294,250					
Fire:	\$ 0.76	\$ 229.89	\$ 223.55	\$ (6.34)	
Water:	\$ 0.62	\$ 155.95	\$ 147.13	\$ (8.83)	
Lighting:	varies	\$ -	\$ -	\$ -	
Drainage:	varies	\$ -	\$ -	\$ -	
	\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)	

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

\$11,800,593

General / Highway Fund: \$ 7,971,584.00 (2021)
 General: \$ 4,472,407
 Highway: \$ 3,499,177

General / Highway Fund: \$ 8,142,584.00
 General: \$ 4,643,407.00
 3950 CR16 \$ 10,000.00 (annual operation)
 4351 TICH \$ 311,000.00 (debt & annual o
 Highway: \$ 3,499,177

Revenue vs. Expenditures
 Expenses = \$ 8,142,584.00
 Revenue (non-property) = \$ 6,546,584.00
 Gap = \$ 1,598,034.00

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16

Acquisition Costs:	\$ 1.3M
Build Out:	\$ 154k
Operational (annual):	\$ 10k
New Taxes:	\$ 0.00

4351 TICHENOR PT DR

Acquisition Costs:	\$ 6.1M
Build Out:	\$ 161k
Operational (annual):	\$ 45k
Debt Service (annual):	\$ 266k

59
PROPERTY TAX:
3% % of total: 30%
00 Amount: \$ 3,477,011
ES: (2020) \$/1,000
\$ 19.64
\$ 17.13

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

How is Tax Rate determined?

Budget must be balanced:

Expenses to operate

vs.

Revenue to operate (missing \$)

General / Highway Fund: \$ 7,971,584.00
 General: \$ 4,472,407
 Highway: \$ 3,499,177

Revenue Sources:

Sales Tax: \$ 3,855,000.00 48%
 Mortgage Tax: \$ 230,000.00
 State Aid: \$ 310,000.00
 Property Tax Levy: \$?
 User Fees: \$ 414,769.00
 Specific Funds/Trans: \$ 702,965.00
 Other Services: \$ 1,033,850.00
 \$ 7,971,584.00

Missing Amount: \$ 1,425,000.00

TOWN OF CANANDAIGUA - 2021 BUDGET OVERVIEW

FISCAL / CALENDAR YEAR 2020 - PROJECTED REVENUES:				\$ 11,637,509			
STATEAID/GRANTS:	MORTGAGE TAX:	SALES TAX:	PROPERTY TAX:	STATEAID/GRANTS:	MORTGAGE TAX:	SALES TAX:	PROPERTY TAX:
% of total: 3%	% of total: 2%	% of total: 33%	% of total: 30%	% of total: 3%	% of total: 2%	% of total: 33%	% of total: 30%
Amount: \$ 310,000	Amount: \$ 230,000	Amount: \$ 3,855,000	Amount: \$ 3,477,011	Amount: \$ 310,000	Amount: \$ 230,000	Amount: \$ 3,855,000	Amount: \$ 3,477,011
EXPENDITURES:	% TOTAL:	CATEGORY:	TAX RATE:	COMPARISON TAX RATES: (2020) \$/1,000			
\$ 11,637,509.49	100%	Town wide	\$ 1.03	Edga School District:	\$ 19.64		
\$ 3,499,177.00	30%	Highway Fund	\$ 0.62	City of Geneva:	\$ 17.13		
\$ 4,472,407.00	38%	General Fund	\$ 0.41	City of Canandaigua:	\$ 7.45		
\$ 1,341,320.00	10%	Fire District	\$ 0.76	Ontario County:	\$ 6.27		
\$ 1,942,191.49	17%	Water Districts	varies	Town of Geneva:	\$ 6.27		
\$ 1,569,305.00	13%	Edga Cons Water	\$ 0.62	Town of Naples:	\$ 5.35		
\$ 20,988.00	1%	Lighting Districts	varies	Town of Bristol:	\$ 3.41		
\$ 52,766.00	2%	Drainage Districts	varies	Town of E Bloomfield:	\$ 3.28		
\$ 18,210.00	0%	Sewer District	\$ -	Town of W Bloomfield:	\$ 2.72		
				Town of Phelps:	\$ 1.80		
				Town of Victor:	\$ 1.67		
				Town of Manchester:	\$ 1.38		
				Town of Hopewell:	\$ 1.27		
				Town of S Bristol:	\$ 1.17		
				Town of Farmington:	\$ 1.10		
				Town of Canandaigua:	\$ 1.03		
Edga Avg Home: 2020 Tax							
Tax \$/1,000:	Rate(s):	2020	2021	Variance			
General / Hwy:	\$ 1.03	\$ 303.27	\$ 301.75	\$ (1.52)			
2021 Avg Home:							
\$ 294,290							
Fire:	\$ 0.76	\$ 229.89	\$ 223.55	\$ (6.34)			
Water:	\$ 0.62	\$ 155.95	\$ 147.13	\$ (8.82)			
Lighting:	varies	\$ -	\$ -	\$ -			
Drainage:	varies	\$ -	\$ -	\$ -			
	\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)			

How is Tax Rate determined?

Revenue to o

Highway: \$ 3,499,177

\$ 6,546,584.00

New Missing Amount: \$ 1,598,034.00

How is Tax Rate determined?

Revenue to operate (missing \$)

Tax Rate = \$ 1.03

TOWN OF CANANDAIGUA - 2021 BUDGET OVERVIEW																																																																																																													
FISCAL / CALENDAR YEAR 2020 - PROJECTED REVENUES:					\$ 13,687,559																																																																																																								
STATE/LOCAL GRANTS:		MORTGAGE TAX:		SALES TAX:		PROPERTY TAX:																																																																																																							
% of total:	31%	% of total:	2%	% of total:	33%	% of total:	30%																																																																																																						
Amount:	\$ 230,000	Amount:	\$ 230,000	Amount:	\$ 3,893,500	Amount:	\$ 3,477,011																																																																																																						
EXPENDITURES:		% TOTAL:	CATEGORY:	TAX RATE:	COMPARISON TAX RATES: 2020 \$/1,000																																																																																																								
\$ 11,637,509.49	100%	Town-wide	\$ 1.03	Edgus School District:	\$ 19.64																																																																																																								
\$ 3,489,177.00	30%	Highway Fund	\$ 0.62	City of Geneva:	\$ 17.15																																																																																																								
\$ 1,647,407.00	14%	General Fund	\$ 0.41	City of Canandaigua:	\$ 7.43																																																																																																								
\$ 1,141,520.00	10%	Fire District	\$ 0.76	Ontario County:	\$ 6.27																																																																																																								
\$ 1,942,191.49	17%	Water Districts	\$ -	Town of Geneva:	\$ 6.37																																																																																																								
\$ 1,549,305.00	13%	Cdgs Cons Water	\$ 0.62	Town of Naples:	\$ 5.33																																																																																																								
\$ 20,980.00	1%	Lighting Districts	varies	Town of Bristol:	\$ 3.41																																																																																																								
\$ 52,706.00	2%	Drainage Districts	varies	Town of E Bloomfield:	\$ 3.28																																																																																																								
\$ 18,210.00	0%	Sewer District	\$ -	Town of W Bloomfield:	\$ 2.72																																																																																																								
				Town of Phelps:	\$ 1.80																																																																																																								
				Town of Victor:	\$ 1.67																																																																																																								
				Town of Manchester:	\$ 1.38																																																																																																								
				Town of Hopewell:	\$ 1.27																																																																																																								
				Town of Seneca:	\$ 1.17																																																																																																								
				Town of Farmington:	\$ 1.10																																																																																																								
				Town of Canandaigua:	\$ 1.03																																																																																																								
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Cdn Avg Home:		2020 Tax:																																																																																																											
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	\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)																																																																																																									

		Town of Hopewell:	\$	1.27
		Town of S Bristol:	\$	1.17
		Town of Farmington:	\$	1.10
		Town of Canandaigua:	\$	1.03

	Cdga Avg Home	2020 Tax			
	Tax Bill:	Rate(s):	2020	2021	Variance
2021 Avg Home: \$ 294,250	General / Hwy:	\$ 1.03	\$ 303.27	\$ 301.75	\$ (1.52)
	Fire:	\$ 0.76	\$ 229.89	\$ 223.55	\$ (6.34)
	Water:	\$ 0.62	\$ 155.95	\$ 147.13	\$ (8.83)
	Lighting:	varies	\$ -	\$ -	\$ -
	Drainage:	varies	\$ -	\$ -	\$ -
		\$ 2.41	\$ 689.12	\$ 672.43	\$ (16.69)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

Estimated Taxable Assessed Value

March 2020 Taxable Value: \$ 1,389,594,265.00

Est. March 2021 Taxable Value (1%): \$ 1,403,490,207.00
 reduce 3950 CR 16 (\$ 908,400.00)
 reduce 4351 TICH (\$ 1,382,000.00)

Adjusted 2022 Budget Taxable: \$ 1,401,199,807.00

New Missing Amount (levy) \$ 1,598,034.00 / (Taxable AV / 1,000)

\$ 1,598,034.00 / (\$1,401,199,807.00 / 1,000)

TAX RATE = \$ 1.15 (\$1.14 exact amount)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

How is Tax Rate determined?

Budget must be balanced:
 Expenses to operate vs. Revenue to operate

General / Highway Fund: \$ 8,142,584.00
 General: \$ 4,643,407
 Highway: \$ 3,499,177

Revenue Sources:
 Sales Tax: \$ 3,855,000.00 48%
 Mortgage Tax: \$ 230,000.00
 State Aid: \$ 310,000.00
 Property Tax Levy: \$?
 User Fees: \$ 414,769.00
 Specific Funds/Trans: \$ 702,965.00
 Other Services: \$ 1,033,850.00
 \$ 6,546,584.00

New Missing Amount: \$ 1,598,034.00

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE TOWN BUDGET

How is Tax Rate determined?

Budget must be balanced:
 Expenses to operate vs. Revenue to operate (missing \$)

Missing Amount: \$ 1,425,000.00 equals amount to be levied against the taxpayers of the Town of Canandaigua based on 100% valuation of total Taxable Assessed Value

2021 Budget (March 2020 tax roll):

Total Assessed Value: \$ 1,642,210,585.00
 Taxable Assessed Value: \$ 1,389,594,265.00

Tax Levy (missing amount) / (Taxable Assessed Value/1,000)

\$1,425,000.00 / (\$1,389,594,265.00/1,000)
 Tax Rate = \$ 1.03

TOWN OF CANANDAIGUA - 2022 BUDGET OVERVIEW										11/1/2024									
EXPENSES					INVESTMENT TAX					SALES TAX					PROPERTY TAX				
2022					2021					2020					2019				
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2022					2021					2020					2019				
2022					2021														

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



Acquisition Costs:	\$ 1.3M
Build Out:	\$ 154k
Operational (annual):	\$ 10k
New Taxes:	\$ 0.00
Use of grants and existing reserves	
Town Tax Rate NOT IMPACTED	
TAX RATE REMAINS	\$1.03

No bonding needed

4351 TICHENOR PT DR



Acquisition Costs:	\$ 6.1M
Build Out:	\$ 161k*
Operational (annual):	\$ 45k
Debt Service (annual):	\$ 266k
New Taxes:	\$ YES
Town Tax Rate IS IMPACTED	
TAX RATE	\$ 1.15

Bonding is needed

Impact to budget (taxes)

‘IF’ the town tax rate needed to increase

\$1.03 vs. \$ 1.15 (tax rate)

What is actual cost?

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRM taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$303,000	/ 1000 =	\$5,736.51	2018-2019
County Tax:	6.350357	x	\$303,000	/ 1000 =	\$1,924.16	2019
Town or City Tax:	1.024586	x	\$303,000	/ 1000 =	\$310.45	2019
Village Tax:	0.000000	x	\$303,000	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$7,971.12

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRM taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$2,800,000	/ 1000 =	\$53,010.64	2018-2019
County Tax:	6.350357	x	\$2,800,000	/ 1000 =	\$17,781.00	2019
Town or City Tax:	1.024586	x	\$2,800,000	/ 1000 =	\$2,868.84	2019
Village Tax:	0.000000	x	\$2,800,000	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$73,660.48

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$1,210,800	/ 1000 =	\$22,923.32	2018-2019
County Tax:	6.350357	x	\$1,210,800	/ 1000 =	\$7,689.01	2019
Town or City Tax:	1.024586	x	\$1,210,800	/ 1000 =	\$1,240.57	2019
Village Tax:	0.000000	x	\$1,210,800	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$31,852.90

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRM taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE			TAX YEAR
School Tax:	18.932372	x	\$4,810,000	/ 1000 =	\$91,064.71	2018-2019
County Tax:	6.350357	x	\$4,810,000	/ 1000 =	\$30,545.22	2019
Town or City Tax:	1.024586	x	\$4,810,000	/ 1000 =	\$4,928.26	2019
Village Tax:	0.000000	x	\$4,810,000	/ 1000 =	\$0.00	2019

Municipal and School Taxes Subtotal: \$126,538.19

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$303,000	/ 1000 =	\$5,736.51 2018-2019
County Tax:	6.350357	x	\$303,000	/ 1000 =	\$1,924.16 2019
Town or City Tax:	1.150000	x	\$303,000	/ 1000 =	\$348.45 2022
Village Tax:	0.000000	x	\$303,000	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:			\$8,009.12	Example 2022 budget	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$1,210,800	/ 1000 =	\$22,923.32 2018-2019
County Tax:	6.350357	x	\$1,210,800	/ 1000 =	\$7,689.01 2019
Town or City Tax:	1.150000	x	\$1,210,800	/ 1000 =	\$1,392.42 2022
Village Tax:	0.000000	x	\$1,210,800	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:			\$32,004.75	Example 2022 budget	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$2,800,000	/ 1000 =	\$53,010.64 2018-2019
County Tax:	6.350357	x	\$2,800,000	/ 1000 =	\$17,781.00 2019
Town or City Tax:	1.150000	x	\$2,800,000	/ 1000 =	\$3,220.00 2022
Village Tax:	0.000000	x	\$2,800,000	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:			\$74,011.64	Example 2022 budget	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$4,810,000	/ 1000 =	\$91,064.71 2018-2019
County Tax:	6.350357	x	\$4,810,000	/ 1000 =	\$30,545.22 2019
Town or City Tax:	1.150000	x	\$4,810,000	/ 1000 =	\$5,531.50 2022
Village Tax:	0.000000	x	\$4,810,000	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:			\$127,141.43	Example 2022 budget	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

\$303k

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$303,000 / 1000 =	\$5,736.51	2018-2019
County Tax:	6.350357	x	\$303,000 / 1000 =	\$1,924.16	2019
Town or City Tax:	1.024586	x	\$303,000 / 1000 =	\$310.45	2019
Village Tax:	0.000000	x	\$303,000 / 1000 =	\$0.00	2019
Municipal and School Taxes Subtotal:				\$7,971.12	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$303,000 / 1000 =	\$5,736.51	2018-2019
County Tax:	6.350357	x	\$303,000 / 1000 =	\$1,924.16	2019
Town or City Tax:	1.150000	x	\$303,000 / 1000 =	\$348.45	2022
Village Tax:	0.000000	x	\$303,000 / 1000 =	\$0.00	2019
Municipal and School Taxes Subtotal:				\$8,009.12	Example 2022 budget
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

**\$38.00 increase for annual town taxes
@ \$1.15 per thousand (\$3.17 month)**

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

\$1.2M

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$1,210,800	/ 1000 =	\$22,923.32 2018-2019
County Tax:	6.350357	x	\$1,210,800	/ 1000 =	\$7,689.01 2019
Town or City Tax:	1.024586	x	\$1,210,800	/ 1000 =	\$1,240.57 2019
Village Tax:	0.000000	x	\$1,210,800	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:					\$31,852.90
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$1,210,800	/ 1000 =	\$22,923.32 2018-2019
County Tax:	6.350357	x	\$1,210,800	/ 1000 =	\$7,689.01 2019
Town or City Tax:	1.150000	x	\$1,210,800	/ 1000 =	\$1,392.42 2022
Village Tax:	0.000000	x	\$1,210,800	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:					\$32,004.75 Example 2022 budget
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

**\$151.85 increase for annual town taxes
@ \$1.15 per thousand (\$12.65 month)**

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

\$2.8M

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$2,800,000	/ 1000 =	\$53,010.64 2018-2019
County Tax:	6.350357	x	\$2,800,000	/ 1000 =	\$17,781.00 2019
Town or City Tax:	1.024586	x	\$2,800,000	/ 1000 =	\$2,868.84 2019
Village Tax:	0.000000	x	\$2,800,000	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:				\$73,660.48	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

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	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$2,800,000	/ 1000 =	\$53,010.64 2018-2019
County Tax:	6.350357	x	\$2,800,000	/ 1000 =	\$17,781.00 2019
Town or City Tax:	1.150000	x	\$2,800,000	/ 1000 =	\$3,220.00 2022
Village Tax:	0.000000	x	\$2,800,000	/ 1000 =	\$0.00 2019
Municipal and School Taxes Subtotal:				\$74,011.64	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

Example 2022 budget

\$351.16 increase for annual town taxes @ \$1.15 per thousand (\$29.26 month)

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

\$4.8M

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$4,810,000 / 1000 =	\$91,064.71	2018-2019
County Tax:	6.350357	x	\$4,810,000 / 1000 =	\$30,545.22	2019
Town or City Tax:	1.024586	x	\$4,810,000 / 1000 =	\$4,928.26	2019
Village Tax:	0.000000	x	\$4,810,000 / 1000 =	\$0.00	2019
Municipal and School Taxes Subtotal:				\$126,538.19	
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE		TAX YEAR
School Tax:	18.932372	x	\$4,810,000 / 1000 =	\$91,064.71	2018-2019
County Tax:	6.350357	x	\$4,810,000 / 1000 =	\$30,545.22	2019
Town or City Tax:	1.150000	x	\$4,810,000 / 1000 =	\$5,531.50	2022
Village Tax:	0.000000	x	\$4,810,000 / 1000 =	\$0.00	2019
Municipal and School Taxes Subtotal:				\$127,141.43	Example 2022 budget
+ Special District Taxes Subtotal:					
TOTAL ESTIMATED TAXES:					

**\$603.24 increase for annual town taxes
@ \$1.15 per thousand (\$50.27 month)**

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16



Acquisition Costs:	\$ 1.3M
Build Out:	\$ 154k
Operational (annual):	\$ 10k
New Taxes:	\$ 0.00
Use of grants and existing reserves	
Town Tax Rate NOT IMPACTED	
TAX RATE REMAINS	\$1.03

No bonding needed

4351 TICHENOR PT DR



Acquisition Costs:	\$ 6.1M
Build Out:	\$ 161k*
Operational (annual):	\$ 45k
Debt Service (annual):	\$ 266k
New Taxes:	\$ YES
Town Tax Rate IS IMPACTED	
TAX RATE	\$ 1.15

Bonding is needed

Some Questions Received

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

QUESTIONS TO BE ANSWERED BY TOWN OF CANANDAIGUA BOARD REGARDING: PURCHASE OF KELLOGG/TICHENOR POINT PROPERTY

1) Is there really demand for another park on West Lake Road?

- The Town's only theoretic support for public demand for another park is generic surveys that were never designed to measure demand for any particular park site. What's more, what people say on a survey and what they actually would do are two different things. **What they are willing to pay for it is yet another matter altogether.**
- Park Onanda is very lightly used despite the fact that it offers far greater utility on a much larger parcel than the Kellogg property ever could. Has the Town ever made public capacity utilization figures for any of its parks?
- **The Town intends to establish another new park just south of German Brothers Marina. How many parks does the Town need on West Lake Road?**

2) What Is the Kellogg/Tichenor Property Really Worth?

- **Town offer to seller is \$5.375 million to \$7.0 million contingent on appraisals**
- Town has property assessed for \$1.382 million. How can it suddenly be worth 4-5 times more?
- Value of buildings on property is zero
- Actual linear lake frontage is 302' according to the Ontario County Online Resources site (ONCOR), not the 397' claimed by seller and the Town (*linear frontage determines functional usable width and thus drives lake property value, not curvilinear*)
- Price paid per linear lake foot would be \$17,798 to \$23,179/ lake foot
- Record price paid for any property on the lake was \$5.0 million (*closed 2/7/2020 at 4885 West Lake Road*) for 454' of linear frontage with 7,500 sq. ft. of new very expensive buildings worth millions on 3.3 acres. (\$11,013/linear lake foot including buildings)
- How can a property with 302' of frontage and no building value be the most expensive on the lake and by a wide margin?
- No private buyers have surfaced with offers anywhere close to the Town's offer because the property is not worth that much.

3) What Will This Really Cost Taxpayers?

- If the property sold to a residential buyer, total annual property taxes would approximate **\$150,000** (*\$5.0+ million combined value of land and new building(s) x 2.8% tax rate*). Absent this tax revenue, others would be left to pay this amount.
- Neighboring property values would likely drop in the presence of a public park. The 4 closest properties combined are assessed for \$10.722 million and a 20% drop in the value of these properties would therefore lower tax revenue by **\$60,000/year**. This would need to be covered by other taxpayers.
- Annual debt and principal service cost on a \$5.375 million 30-year bond at 3.5% would be **\$290,000**.
- Annual debt and principal service cost for a \$2.0 million 30-year bond at 3.5% to develop the property would be **\$108,000/year**. (*Development = demolition of 3 buildings and tennis court, new driveway, parking lot, restroom building, utilities, docks, landscaping, picnic pavilion, security lighting, signage, proposed museum, etc.*)
- Annual cost for maintenance and management would likely approximate **\$200,000/year**. (*Landscape maintenance, buildings, insurance, docks, snow removal, parking/driveway care, police patrol, museum operation, etc.*)
- **Total annual cost burden to be born by taxpayers is about \$808,000.** (The Town has yet to fulfill its responsibility to share its total tax burden calculation, if it has one).

4) Can the Town Afford This?

- **The Town is moving to pass a resolution to repeal the 2% annual tax increase cap stating it is in financial distress resulting from the pandemic (raising everyone's taxes as a result)**
- The Town also desires to purchase a second property for a park near German Brothers Marina (cost of purchase plus improvements will be in the millions). The Town has not disclosed a total cost figure for this property nor the tax increase that will result.

5) Is This Legal?

- Is it legal to insert a public park in a neighborhood zoned "Residential Lake District"?
- Will the Town be asking itself for a zoning variance? Would this be illegal self-dealing?
- The sellers contract stipulates that the legally required public "permissible referendum" would not apply, yet this is required
- Is the Town subject to being sued by nearby property owners for diminished value? (This could be in the millions).
- The Town is launching this effort under the cover of darkness while many seasonal residents are away and intends to close as early as March 1st. Less than 10 citizens participated in the Dec 21st Zoom meeting. It appears that by design, awareness of this proposal is nil.

6) Is There a More Affordable Way to Support Lake Access?

- Why not partner with the City of Canandaigua to solve the disastrous problem at the North end of the lake. A beautiful and readily accessible park could be established on the derelict Pinnacle North property and at a much more affordable cost.
- There must be other more affordable approaches.
- If Town leadership believes that many residents do not know about the 4 existing town parks on the lake, promote awareness.

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

Is there really a demand for another park on VVL Rd?

- public hearing conducted to hear from residents

What is Tichenor Point Property worth?

- certified appraiser to determine
- survey lakefront 398'

What Will This Really Cost Taxpayers?

- as detailed tax rate \$ 1.15

Can the Town Afford This?

- overriding tax cap distressed
- NOT TRUE

Is This Legal?

- Code permitted uses in RLD include 'public parks'

Is There a more affordable way to support Lake Access?

- Pinnacle is private property in City

QUESTIONS TO BE ANSWERED BY TOWN OF CANANDAIGUA BOARD REGARDING: PURCHASE OF KELLOGG/TICHENOR POINT PROPERTY

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- The Town intends to establish another new park just south of German Brothers Marina. How many parks does the Town need on West Lake Road?

2) What is the Kellogg/Tichenor Property Really Worth?

- Town offer to seller is \$6,325 million to \$7.8 million contingent on appraisals
- Town has property assessed for \$1,262 million. How can it suddenly be worth 4-5 times more?
- Value of buildings on property is zero
- Actual linear lake frontage is 302' according to the Ontario County Online Resources site (ONCORS), not the 397' claimed by seller and the Town (linear frontage determines functional usable width and thus drives lake property value, not circumference)
- Price paid per linear lake foot would be \$13,798 to \$23,175/ lake foot
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- How can a property with 302' of frontage and no building value be the most expensive on the lake and by a wide margin?
- No private buyers have surfaced with offers anywhere close to the Towns offer because the property is not worth that much.

3) What Will This Really Cost Taxpayers?

- If the property sold to a residential buyer, total annual property taxes would approximate \$160,000 (\$5.0+ million combined value of land and new buildings) x 2.8% tax rate). Absent this tax revenue, others would be left to pay this amount.
- Neighboring property values would likely drop in the presence of a public park. The 4 closest properties combined are assessed for \$10.722 million and a 20% drop in the value of these properties would therefore lower tax revenue by \$60,000/year. This would need to be covered by other taxpayers.
- Annual debt and principal service cost on a \$6,325 million 30-year bond at 5.5% would be \$290,000.
- Annual debt and principal service cost for a \$2.0 million 30-year bond at 5.5% to develop the property would be \$100,000/year. (Development = demolition of 3 buildings and tennis court, new driveway, parking lot, restroom building, utilities, docks, landscaping, picnic pavilion, security lighting, signage, proposed museum, etc.)
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4) Can the Town Afford This?

- The Town is seeking to pass a resolution to repeal the 2% annual tax increase cap stating it is in financial distress resulting from the pandemic (raising everyone's taxes as a result)
- The Town also desires to purchase a second property for a park near German Brothers Marina (cost of purchase plus improvements will be in the millions). The Town has not disclosed a total cost figure for this property nor the tax increase that will result.

5) Is This Legal?

- Is it legal to sell?
- Will the Town be able to pay for it?
- Is the Town's offer reasonable?
- Is the Town's offer in the public interest?

6) Is There a More Affordable Way to Support Lake Access?

- Why not partner with the City?
- There must be a way to support lake access that is more affordable than the current plan.
- If Town lead?

Home Help Enter search term...

Code

New Laws (6)

Index

Public Documents

Minutes

Town of Canandaigua, NY / Part II: General Legislation / Zoning

Article V District Regulations

§ 220-20 MR Multiple-Residence District.

(2) Public uses.

§ 220-21 RLD Residential Lake District.

[Amended 5-10-2013 by L.L. No. 7-2013; 3-16-2015 by L.L. No. 1-2015; 10-17-2016 by L.L. No. 9-2016]

A. Purpose. The purpose of the RLD Residential Lake District is to allow limited residential uses that protect the quality of Canandaigua Lake and the surrounding natural topography, including the shoreline, ridgelines, and scenic vistas of this unique and environmentally sensitive area.

B. Permitted principal uses.

(1) One single-family dwelling per lot.

(2) Public parks.

(3) Public safety facilities.

C. Permitted accessory uses.

(1) One detached private garage no taller than 16 feet and one attached private garage may be permitted.

(2) One accessory building/structure, not to exceed 100 square feet in total area and 10 feet in height above average finished grade may also be permitted. Except as provided in Subsection C(2)(c) and (d) and Subsection D below, setback requirements for accessory buildings/structures are specified in Schedule I,¹⁰ Zoning Schedule, RLD.

(a) If the principal building on a lakefront is located on the lakeside portion of the lot, then the accessory building/structure may be permitted in the side yard of the principal building.

(b) If a lakefront lot is divided by a street and the principal building is located on the lakeside portion of the lot, then the accessory building/structure may be permitted on the portion of the lot opposite the lakeside. In this instance, the front setback shall not be less than 60 feet, the rear setback shall not be less than 10 feet, and the minimum side yard setback shall be 10 feet.

(c) If a lakefront lot is divided by a street and the principal building is not located on the lakeside portion, then the accessory building/structure may be located in the rear yard of the principal building.

(d) If a lakefront lot is divided by a street and the principal building is not located on the lakeside portion, then the

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

NEXT STEPS (if we continue to explore):

Public Hearing(s):

requested
likely to be requested

December 21, 2020
January 11, 2021
January 29, 2021
February 8, 2021
more as needed

Further Reviews / Engineering
would need to take place
Feb/Mar/Apr if move forward

Appraisal Information:

4351 Tichenor Pt
3950 CR 16

anticipated January 15, 2021
anticipated January 30, 2021

State Environmental Quality Review (SEQR) (includes all planning & reviews)

4351 Tichenor Pt
3950 CR 16

anticipated February 2021
anticipated March 2021

Bonding:

4351 Tichenor Pt
3950 CR 16

estimated Apr/May 2021
none


Closing:

4351 Tichenor Pt
3950 CR 16

estimated May/June 2021
estimated Summer/Fall 2021

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

3950 CR 16	4351 TICHENOR PT DR
	
Acquisition Costs: \$ 1.3M	Acquisition Costs: \$ 6.1M
Build Out: \$ 154k	Build Out: \$ 161k
Operational (annual): \$ 10k	Operational (annual): \$ 45k
New Taxes: \$ 0.00	Debt Service (annual): \$ 266k
Use of grants and existing reserves	New Taxes: \$ YES
Town Tax Rate NOT IMPACTED TAX RATE REMAINS \$ 1.03	Town Tax Rate IS IMPACTED TAX RATE \$ 1.15
No bonding needed	Bonding is needed