

4095 Onnalinda Drive
Canandaigua, NY 14424

June 9, 2021

Town of Canandaigua Planning and Zoning Boards
Attention: Tyler McMahon, Zoning Officer
5440 Route 5 & 20 West
Canandaigua, NY 14424

Dear Tyler,

This letter is in response to the application that has been submitted by Venezia & Associates, representing Cory Westbrook, requesting approval of a Single Stage Subdivision on Onnalinda Drive, CPN-21-050. As owners of property on Onnalinda Drive and, consequently, partial owners of Onnalinda Drive, we request that this application be totally denied. Our primary reasons for taking this position are as outlined below.

1. Onnalinda Drive is a “private road” that was specifically designed and built just to service the limited number of homes shown in the drawings with the original application. Onnalinda Drive was not designed and constructed to support the construction of homes on all of the undeveloped land west of Onnalinda Drive, nor was the original application approved for that usage. In fact, when we purchased our home in 1996 we were informed that the previous owner of the undeveloped lands west of Onnalinda Drive (George Perrin) had tried to develop these lands and was denied approval because he did not have direct access to West Lake Road and he was told he could not use Onnalinda Drive to gain access to West Lake Road.

Our decision to purchase our home was partially based on information that the undeveloped lands to the west could not be developed by using Onnalinda Drive to gain access to West Lake Road. Both Wayne Lightsey and Greg Westbrook, who lived on Onnalinda Drive and had been on the Town Zoning Board, informed us that this land could not be developed using Onnalinda Drive to gain access to West Lake Road. George Perrin ended up selling this property for at a very low price because he was told by the Town Boards that he could not use Onnalinda Drive to gain access to West Lake Road; it is very ironic that when George Perrin owned the land he was told he could not develop this land by using Onnalinda Drive to gain access to West Lake Road, but now the new owners are getting approval to do so.

2. Onnalinda Drive is a very narrow, lightly constructed road that clearly does not meet current construction standards for roads to be used for new subdivisions. Most of the road is so narrow that two vehicles cannot pass each other. One of the two vehicles must move onto someone’s driveway or the gravel shoulder to allow the other vehicle to go by. Also, the road does not stand up well under heavy vehicle traffic such as the types of construction vehicles that would be required to build a subdivision (recent construction has already damaged the road, which supports this statement). Not too long ago the owners of Onnalinda Drive paid a lot of money to repave the road and improve drainage along the west side of the road. If construction of this subdivision is approved it would cause additional damage to the existing private road, create additional congestion, and increase safety problems.

Although the Onnalinda Drive property owners have spent many thousands of dollars to improve and maintain this road, most of the current residents do not want to widen or take any other actions that would lead to a substantial increase in traffic on this private drive. To do so would degrade the quality of life and safety of the current residents. Furthermore, it would be impossible to widen Onnalinda Drive to current subdivision standards without modifying existing deeds; causing unacceptable reductions in existing driveway areas which would bring homes and garages too close to the edge of the road; and reduce green space.

The residents along Onnalinda Drive should not be forced to up-grade this private road; nor should they be forced to stand-by while others up-grade this road. Furthermore, no approval should be given for a new subdivision west of Onnalinda Drive if it cannot provide access to West Lake Road that meets current subdivision construction standards.

In addition, the area where the new driveways are proposed, just a little ways north of a blind corner coming up a steep slope, is already very dangerous. This area of the road is already very congested and unsafe, particularly in the winter when the curved hill is often very slippery.

3. According to our deeds all of the Onnalinda Drive property owners are joint owners of Onnalinda Drive and responsible for working together to maintain the road. Consequently, no one owner or small group of owners should be able to change the usage of Onnalinda Drive without the express approval of the other owners. Furthermore, it would be inappropriate for the Town to attempt to dictate that this private road be extended and/or improved to accommodate this proposed subdivision.

4. In addition to our objections about using Onnalinda Drive as an access road, we are very concerned with the placement of homes in the area proposed. The subject property is an environmentally sensitive area that borders on being a "wetland". Furthermore, this area is very important for helping to mitigate erosion, sedimentation, and storm water problems for a rather large drainage area west of Onnalinda Drive. The attached satellite photos give an indication of how wet this area is; as can be seen in the photos this area is much greener than the surrounding area and there are not many trees in this area because the ground is often too wet for them to grow there. The second attachment provides an indication of the pollution problems that are already occurring due to storm-water runoff from the area west of Onnalinda Drive; developing this property will substantially add to the magnitude of this problem which is adversely affecting Canandaigua Lake. A lot of the water shown in these photographs flowed through the proposed subdivision.

5. A similar development west of Onnalinda Drive was proposed and subsequently denied in 2009 and 2017. Nothing has changed that would warrant a different decision at this point in time. We are also very disappointed that this type of project is being resurrected after we and other property owners did not object to the development of three other new homes west of Onnalinda Drive by the same family, on an environmentally sensitive hill-side above Canandaigua Lake, even though it will substantially add to the traffic on Onnalinda Drive. And, as previously mentioned, even though a previous owner was told by the Town Boards that he could not develop this property by using Onnalinda Drive to gain access to West Lake Road (at a time when the rules/regulations were even less restrictive than they are now).

If this two home subdivision is approved it would open the door to the placement of even more homes west of Onnalinda Drive, on a very environmentally sensitive hill-side above Canandaigua Lake. In

addition to having very negative environmental impacts, this expansion would create further problems related to the usage of Onnalinda Drive as a means of gaining access to West Lake Road.

Obviously, we and other residents on Onnalinda Road were quite wrong when we assumed that if we did not fight the addition of the three new homes west of Onnalinda Drive by the same family that it would end the quest to sell other property west of Onnalinda Drive and gain further access to West Lake Road by using Onnalinda Drive...all it did was set a dangerous precedence.

6. Any decisions made regarding this proposed Single Stage Subdivision should take the above factors into consideration. As partial owners of this "private road", we strongly object to approval of any subdivision that uses Onnalinda Drive as a means of access to West Lake Road. Please ensure a copy of this letter goes to both the Town of Canandaigua Planning and Zoning Boards.

Thank you for your consideration.

Sincerely,

Al and Jean Kraus

Attachments: 1 – Satellite Pictures
2 – Storm-water Pictures

CF: Ontario County Planning Board

SATELLITE VIEWS OF PROPOSED PROJECT SITE



Much greener because much wetter.



No trees can grow due to very wet environment.

POLLUTION/STORMWATER PROBLEMS ONNALINDA DRIVE

JUNE 2017

