

Lawrence R. and Susan G. Cook
4125 Onnalinda Drive
Canandaigua, NY 14424

January 22, 2018

Town of Canandaigua Planning Board and Zoning Board of Appeals
Attention: Eric Cooper, Town of Canandaigua Zoning Officer
5440 Route 5 & 20 W.
Canandaigua, NY 14424

Re: CPN -082-17 4096 Onnalinda Drive (Lot 2, Subdivision Pending), TM#113.17-1-32.100

Dear Planning Board Members:

Although the creation of this lot is a fait accompli and we opposed the creation of this lot in the first instance, our request is that before the Board approves any development of the newly created lot 2, 4096 Onnalinda Drive, it take into consideration the same concerns raised in opposition to the proposed creation of new lots #3 and #4 for the 4118 Onnalinda Drive subdivision. This 4118 subdivision is the Cory Westbrook subdivision which was scheduled to come before the Board tonight, but has now been withdrawn by the applicant. Please note that the 24-28 acre parcel watershed is comprised of the 4096 and 4118 parcels.

Among our concerns are:

1. Storm water management in view of the already existing water run off problems for properties to the east of Onnalinda Drive created by the development of lands to the west of Onnalinda Drive. You have been provided striking videos and pictures of the devastating water discharge from this property which repeatedly over past history has cause significant damage to Onnlinda Drive properties.
2. The Environmental impact of the additional water run off causing erosion and pollution of the Lake below. Please refer to December 5, 2017 letter on the 23 acre parcel from Kevin Olvany, Canandaigua Lake Watershed Manager. Kevin recommends among many other important points that (open quote) “the Planning Board should also look at the larger common plan of development on the West side of Onnalinda Drive to make sure there is an integrated approach to managing storm water runoff” (close quote). We appeal to the board that an overall storm water management plan be developed, presented, reviewed, approved and implemented before any further subdivision and/or site plan approvals are granted on this approximate 24 acre parcel owned by the Westbrook family, including the current 4096 lot # 2 site plan approval being discussed tonight.

3. Safety: the impact of additional traffic entering and traversing a narrow private drive; and in addition the accessibility of the property to emergency vehicles; You have also been provided with videos and pictures along with a traffic survey which clearly illustrate that more development resulting in additional traffic from ingress and egress of residents, guests, service providers and related construction vehicles will cause increased threats to the Onnalinda Drive community's safety.
4. Fire protection that cannot be provided and does not meet the NYS Fire Code. Per documentation provided in our October 16, 2017 letter to the Planning Board my wife and I submitted; former Fire Chief Robert Case, Canandaigua Fire Department explained the inadequacies of access via Onnalinda drive in terms of maintenance of driveway (no homeowners association), width of driveway pavement, stability of pavement, adequate turn around area and lack of fire hydrants. Severe drought conditions in past summers make brush fires a real hazard from the 24 acres to the west of Onnnalinda Drive.

We ask that the Board require that any plan for the development of Lot #2 directly address these issues and provide specific and tangible solutions with an approved comprehensive written plan with timetable for execution.

Finally, we steadfastly maintain that any further development of the land to the West of Onnalinda Drive should be prohibited. This position is shared by virtually all of the Onnalinda Drive residents.

Sincerely,

Lawrence Cook & Susan Cook

In summary:

- The letter dated October 14, 2017 from Jack Schopenhauer clearly states the opposition against the recently withdrawn 4118 subdivision and also applies to the site approval for 4096, lot # 2.
- Since the Westbrooks have owned the approximate 24-28 acres parcel, i.e. 4096 and 4118 it has been subdivided at least 3 times and numerous smaller pieces have been sold to neighbors. Major subdivision attempts and development efforts have failed to gain Planning board approval in 2001 (4200 sq. ft. two story barn), 2005 (4 lot subdivision, 2009 (8 lot subdivision), and 2017-18 (two lot subdivision).
- The Westbrook house and pole barn with private drive ways and infrastructure on the 4096 parcel had no Planning Board review.
- The input from Kevin Olvany in his emails of December 5, 2017 and January 16, 2018, Canandaigua Lake Watershed Manager, clearly cites his concerns about further subdivision, site plan approvals and overall development of the approximate 24 acre parcel, which includes the 4096, lot #2 on the agenda tonight. He states that the “Planning Board should also look at the larger common plan of development on the West side of Onnalinda drive to make sure there is an integrated approach to managing storm water runoff”. This has not been done.
- The Westbrook family has been quite clear that they intend to keep pursuing subdivision and site development applications for the 24-28 acre parcel they own. If allowed to continue, it will jeopardize the personal safety, welfare, and property, including resale values of the current Onnalinda Drive residents. The narrow, private Onnalinda driveway can not support the current and future housing development subdivision planned.

Finally, we steadfastly maintain that any further development of the land to the West of Onnalinda Drive should be prohibited. This position is shared by virtually all of the Onnalinda Drive residents.