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Date: October 26, 2021

To: Town of Canandaigua
Town Board – via Jared Simpson, Deputy Town Supervisor (jsimpson@townofcanandaigua.org)
Town Planning Board – via Charles Oyler, Chairperson (chucko@rochester.rr.com)
Sent via email

Re: Canandaigua Shores/ATL Proposal

We have closely monitored, as Town of Canandaigua residents and property owners, the process around the proposal by ATL to rezone land at 3535 East Lake Road and construct Canandaigua Shores. We have expressed our objection to this proposal via petition signature and planning board meeting attendance but are concerned that these efforts alone are not enough to express our deep opposition to this proposal. It is our hope that this letter will serve that purpose and respectfully request that it be entered into the record.

Our understanding is that the basis for consideration for this proposal is the desire on the part of the Town of Canandaigua to increase affordable housing. Our first thought is that there are at least two housing projects that we are aware of that are currently in development and are waiting for rental support to be filled and/or expanded. The first is Pinnacle North. This development offers not only similar rents to those proposed at Canandaigua Shores (per Pinnacle North website rental information and anticipated rent information provided by Canandaigua Shores), but also a prime location with lovely views of the lake. However, that project appears to be stalled after the creation of Phase 1 – of 4 proposed phases. It would benefit all of us in the Town of Canandaigua to see that project completed and the creation of the proposed vibrant living community there. Not only would it fulfill the expressed need for more affordable housing, but it would also complete a project in a high-profile area of our community that currently displays empty, yawning space.

The second one that comes to our mind is Woodland Park Creekview Apartments. We have driven into this development which is attractive and appears far from full occupancy. There are multiple new phases ready to go as well, as existing units are fully rented. A look at the rents in this development (through their website) are even more affordable than those offered by Canandaigua Shores. And it is worth noting that both Pinnacle North and Creekview Apartments are within 2 miles of the proposed Canandaigua Shores location.

We are sure there are other developments in the Town of Canandaigua that are like the two we cite above – developments that are already established, partially completed, and seeking renter support to complete. We believe our Town would be best served to focus on, support and promote the completion of these projects, thereby meeting the needs of the community for more affordable housing and beautifying our community through completion of in-process construction.

Beyond our first point – why do we need to launch another affordable housing development when 2+ are sitting waiting for consumer demand to be completed? - are the critical concerns that have been expressed in depth by many in the community but which we will briefly recap here.

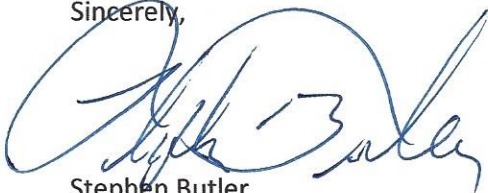
Traffic and safety concerns. We travel East Lake Road frequently and already experience significant traffic congestion and difficulty with road ingress and egress in the area proposed for Canandaigua Shores. To add 116 apartments – each likely to house multiple vehicles – will severely exacerbate an already traffic and safety challenged area.

Environmental risks. Our lake is the lifeblood of our community. A development of this sort built on a steep incline requiring removal of trees and bushes that serve now to absorb and retain natural water would result in significant flooding of other town and resident properties as well as having a harmful impact on our water quality. That is not a risk any of us should be willing to take.

Visual impact. We have viewed the developer's renderings for Canandaigua Shores and do not feel that they are visually appealing at all. We have driven to Penn Yan to look at Keuka Shores and found the "luxury townhouse" community extremely unattractive – an eyesore to be blunt. To have this on the shores of Canandaigua Lake will do nothing to enhance – in fact will denigrate - the beauty of our area. And this concern is not only for those that reside near the proposed site. Because of the slope that Canandaigua Shores is proposed to be built upon, this barracks-like development will be an eyesore to the residents on the north and west side of the lake as well.

In summary, we are very strongly opposed to this proposed development. We understand the desire of the property owners to sell their land and recognize that it can and will be developed at some point in the future. However, we respectfully request that the Town of Canandaigua focus on two alternate paths. First, focus on completing existing in-process developments that will offer affordable housing. Second, actively pursue developers who wish to consider the land at 3535 East Lake Road for creation of a single-family home neighborhood which would be moderately priced and provide stable, long term home ownership for families to put down roots, work, raise their families, benefit our community in multiple ways - while enjoying all that Canandaigua has to offer.

Sincerely,



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