

From: [Shawna Bonshak](#)
To: [Amanda VanLaeken](#); "[Chuck Oyler](#)"; [Gary Humes](#); jrobortella@rochester.rr.com; [Robert Lacourse](#); [Staychock, Ryan](#); [Thomas Schwartz](#)
Cc: mrowlinson@townofcanandaigua.org
Subject: FW: Canandaigua Shores Proposal
Date: Friday, July 16, 2021 3:08:41 PM

Please see below.

Shawna E. Bonshak, Town Planner

Town of Canandaigua
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Phone: 585-394-1120, ext. 2254

From: Chuck Oyler (chucko@rochester.rr.com) <chucko@rochester.rr.com>
Sent: Friday, July 16, 2021 2:54 PM
To: Mark Blazey <markblazey@gmail.com>
Cc: Karen Davison Blazey <Karen.Blazey@gmail.com>; SBonshak@townofcanandaigua.org
Subject: Re: Canandaigua Shores Proposal

Thank you Karen and Mark for your continued interest in this project and for your concerns expressed. Hopefully from sitting in on our meeting Tuesday night, you heard many of these same concerns expressed by the Board. As Karen is well aware, there are procedures the Board must go through to give the applicant his due process while at the same time insuring both the Town standards as well as the sometimes less objective good planning principles are being met.

I would ask if you haven't already done so, to copy Shawna Bonshak with your correspondence so that it can be placed in the project file and shared with all the Planning Board members.

Hopefully you are both doing well and thank you again for your time and involvement

Chuck

On Jul 16, 2021, at 1:27 PM, Mark Blazey <markblazey@gmail.com> wrote:

Dear Chuck,

Karen and I appreciated the chance to say a few words in opposition to the proposed Canandaigua Shored development.

Attached is a letter for the record that expresses our major concerns. We believe it is not the kind of development that should be allowed on that steep site bordering the lake. We have also included the text of our letter below.

Thank you for your consideration.

Karen and Mark Blazey

For the Record:

Karen and Mark Blazey, Town of Canandaigua residents and property owners, respectfully ask that the Town of Canandaigua *NOT* approve the Canandaigua Shores/ATL proposal to construct a densely-packed 116-unit multifamily rental complex on a steep hill rising 150 feet at 3535 East Lake Road (SR 364) near County Road 18. We are concerned that the project will create safety and traffic problems, kill thousands of trees and pose adverse environmental risks, and create an eyesore on the shores of Canandaigua Lake. This steep-hill construction will be seen for miles. ***Imagine the visual blight that a 15-story high-rise apartment complex would create especially at night with its lights ablaze. From the west side of the lake and from Kershaw Park, it would look like another Bristol Harbor.***

1. Safety and Traffic Concerns:

- Local street traffic is already heavy. Building 116 high-density residential rental units, which is estimated to add more than 450 cars and trucks, will significantly worsen traffic along East Lake Road and Lakeshore Drive.
- The builder (ATL) indicated the project would take three years to complete (provided lumber and other building materials are available). A steady stream of heavy construction equipment and trucks would further disrupt traffic in the area.

2. Adverse Environmental Risks:

- The proposed site is heavily wooded with substantial wetlands near East Lake Road to absorb and hold natural water. The high-density housing project, if allowed to proceed, will strip thousands of existing trees and bushes. It will divert many small streams and eliminate wetlands. This development and its main access road will increase water runoff and undoubtedly cause more downstream flooding along the existing lake shore property and homes—even with the small holding pond the developer proposes to install.
- In addition, the impact of increased water runoff to Canandaigua Lake is likely to further damage water quality and increase harmful algae blooms

3. Visual Disruption—A Permanent Eyesore for the Town of Canandaigua:

- The beauty of Canandaigua Lake and its surrounding hills is a centerpiece of our culture and tourism economy. The Town of Canandaigua should act to preserve this character, as indicated in its long-term and strategic plans. The Town of South Bristol did not act to preserve this character when it approved the construction of Bristol Harbor many years ago, now we have a permanent eyesore to remind us of such folly. The City of Canandaigua also failed to protect the visual beauty of the lake by permitting the construction of a five-story hotel and condominiums on Lakeshore Drive—another eyesore that is still under construction. The proposed high-density rental housing that ATL wishes to build will consist of more than 100 units visually stacked on a parcel of stripped woodland rising approximately 150 feet—the equivalent of a 15-story building when seen from a distance.

We understand there may be a need for more affordable rental units. But in keeping

with our town character and long-range plans, they should be beautiful and well built, such as the Woodland Park Creekview Apartments the Town of Canandaigua approved on County Route 10. We supported such housing because it met an important community need **without** creating safety problems, snarling traffic, disrupting the fragile lake environment, or creating another permanent visual blight on the character of our lake and the Town of Canandaigua in general. We hope the Town of Canandaigua continues to care for and protect the purity, beauty, and tranquility of the lake for generations to come as it has done in the past.

<No to CDGA Shores from M and K Blazey to Planning Board.pdf>