

Otetiana Cove

Home Owners Association

Board of Directors

August 17, 2021

DRAFT

To: Shawna Bonshak, Planner
Town of Canandaigua
From: John Anderson, Michael Maxwell, Ralph Meluney, Otetiana Cove Board of Directors
Re: Canandaigua Shores Project

After attending the Town of Canandaigua Planning Board meeting on July 13th, and subsequent research, we bring these issues to you to present to the full committee responsible for the decision on approving/declining the project known as Canandaigua Shores.

Background:

Otetiana Cove's property line abuts the south line of the Town of Canandaigua on the west side of Route 364 to the lake. While we are in the Town of Gorham, any issues that affect the residents and properties of Otetiana Point in the Town of Canandaigua, strongly affect the residents and property of Otetiana Cove due the elevation, grade to the lake and swales located next to the Town of Canandaigua's south line.

The drainage of the Canandaigua Shores land is complex, but it is basically down a hillside westward to the Lake, with a north-south-running height of land approximately where the proposed new street joins Rt. 364. Water tends to collect along Rt. 364. From the height of land along Rt. 364, water runs off to the north to a low point and then through Sandy Beach; to the south it runs to a low point and then through Otetiana Cove. In the last five years there have been serious flooding events at both of these low points, caused by water accumulating along Rt. 364 that has no place else to go (the Sandy Beach event originated at the Finger Lakes Community College). These were serious events, and with further development we feel they can only become worse.

There are several major easements on the Otetiana Cove's property, all of which cross into the Town of Canandaigua and continue to different locations (see top right of site map attached). Otetiana Cove is in continuous touch with these organizations, and cooperates with them to assure their safe functioning.

1. Village of Newark's water line easement of 20 feet for the Village of Newark's intake water pipe that runs easterly from the lake, then turns northerly and exits the Cove's property about 250-300 feet west of the Canandaigua-Gorham marker spike at the intersection with Rt. 364.

The Village of Newark's amended or additional easement added a chlorine pipe that runs parallel to the water intake pipe all the way to its lake entry point to prevent accumulation of zebra mussels that would otherwise clog the pipe's intake. The chlorination pipe begins at Newark's Chlorination Station on the property of Otetiana Point about 250-300 feet west of Rt 364 and about 100 feet north of our property line. There have been three leak events in the last 20 years.

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Note: Pending confirmation, we were told that the Town of Palmyra also has a water line intake that is parallel to Newark's line and is in the same easement. There is also a Wayne County station along Poplar Beach Road, in an area that would be in the path of Canandaigua Shores flood events.

2. Ontario County's sewer easement of 25 ft. that runs parallel to Otetiana Cove's northern property line from Ontario County's sewage pumping station for the high-pressure line that runs easterly. The sewage line crosses Rt 364 and then heads northeast towards the Finger Lakes Community College and subsequently connects to the nearby Canandaigua City treatment plant.
3. NYSE&G Corp's. easement of 10 ft. that runs nearly on top of the Ontario County sewer easement. It crosses over Rt 364 in the same location and serves the nearby properties.
4. Finally, the Gorham-Canandaigua Lake Water District main line easement crosses Otetiana Cove just west of Rt. 364.

Our questions follow:

1. Has the Village of Newark's Water or Highway Dept. been informed about the Canandaigua Shores project and how it could impact their water supply source?
2. Similar question to the Town of Palmyra if it is confirmed they have an easement as described or to other Wayne County water authorities.
3. What concerns do these towns have that flooding associated with Canandaigua Shores could affect their water supplies due to sediment runoff and lake bottom churning? These would occur near to their intake pipes.
4. What flooding descriptor would put the stability of Newark's chlorination station and the pipe at risk of malfunction or leakage of chlorine?
5. What plan is in place should flooding cause damage/leakage to the chlorination station for responding to such an event, which could endanger all nearby residents and pollute the lake? And at what level does it become a Hazardous Material event?
6. A flooding event has compromised the performance of the Ontario County Sewer Pumping Station in the past five years. A flooding event could precipitate another such event. What are the assessments of possible sewage pollution along the sewer line that extends several miles south along Gorham's lakeshore? And what is the plan to address such an event?
7. RG&E Corp would serve the Canandaigua Shores project. Have they assessed the project and will their reply be publicly available?
8. What sewer district will Canandaigua Shores tie into; and is that sewer district it currently capable of handling the expected sanitary effluents from the project? If not, how will the sewage be handled?
9. In the event that a left-turn lane needs to be added to the area north and south of proposed road intersection with Rt. 364, how does this affect the sewage and storm drain requirements?
10. Would plans that answer these questions be publicly available for review, clarification and acceptability by the public prior to any decision the Canandaigua Council would make regarding this project?

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We look forward to receiving your response and finding these answers on your website prior to your decision on the project.

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