

Dear planning board,

Submitted at the meeting were 104 new live signatures & more than 200 online supporters against the Canandaigua Shores development. This takes us beyond an estimated 1200 signatures with nearly half from Canandaigua, hundreds of Canandaigua voters, and supporters in adjacent towns or have interest in the community/lake.

Public comments from Mark Tolbert  
3596 Otetiana Point  
Canandaigua, NY 14424

First of all I would like to commend the developers for listening to **some** of the concerns. The lower roadway change, the expanded retention ponds and route 364 aesthetics may be slightly improved. Many of these changes are making the property look more attractive, however they are not addressing the long term detrimental impacts which would exist if this project were approved.

He could not be more correct when the developer stated “this project will impact local families” Local families already here and the entire community! Well in to the future.

Unfortunately they still have not addressed many very important concerns:

- Important environmental concerns are still not met
- Community resource load is still too high
- Safety is still a concern
- Scenic view concerns are still not met
- Financial ability to complete the project is a growing concern, especially when considering this is nearly 150% larger than Keuka Shores and the current status of that project after 3 years.
- The project does not meet a sufficient number of goals of the comprehensive plan of the Town.
- Stalling is happening and they have asked for an extension, we fear this is only a technique to stall until fewer concerned residents are in town

**We must be stewards of this lake and this community**

**Most environmental concerns have not been met**

- Most clearing will decimate the property ignoring tributaries previously identified by the watershed and requests to leave mature trees.
- With the recent extreme, late harmful algae bloom, we see the great sensitivity to runoff. Runoff **Calculations for mitigation should be done based on 500 year events** when you consider the number of 100 year events we have had over the past years. This need to monitor climate change is also called out in the comprehensive plan.
- The developer has not demonstrated responsible site management at the Keuka Shores development with broken and missing silt fences as well as runoff leaving the site out of control.
- **Notice below broken or missing and unmaintained silt fences lakeside**

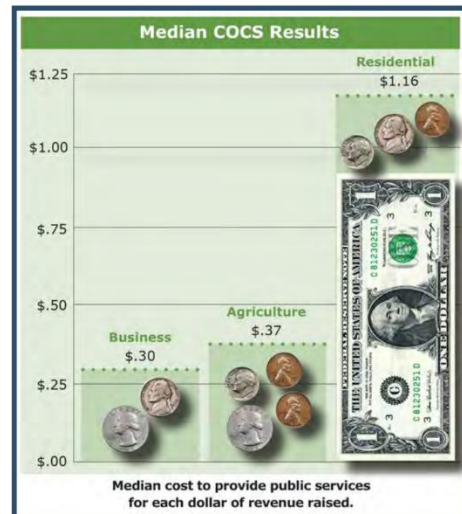


### Community resource concerns:

We continue to mention the investment from the developer ranging from \$28-\$35 million, this pales in comparison to the long term cost to the community of a project like this.

According to the town comprehensive plan, p. 102 **the median cost** to provide public services to residential for each dollar of revenue raised is \$1.16, an already high cost instead of a gain. This project with an even larger dedicated road is likely to be on the high side of the median meaning an even greater cost to the community.

- The dedicated road is a large cost to the community and is now larger
- High density residential places a great burden on the community resources,
- The human density is likely higher now as two story buildings have been added
- Water usage concerns increase by **39,000 to 49,000 gallons per day** potentially stressing lake levels if you assume 4.2 people per unit.



### Safety

- more than 450 cars per day, which adds a 10% increase in traffic for this project alone
- No turning lanes on Rt 364
- Nothing added for pedestrians on 364
- What happens to traffic loads once a large CMAC event takes place.
- The single family homes were not included on the public water system as “there was not enough pressure” What about the need for fire load pressure and resources needed for emergency services?

### Scenic view concerns

- Greenspace still a major concern and all non permeable surfaces should be included in the calculations just as calculations must be done in the RLD areas.
- Paying a DEC fee to enhance another wetland property, allowing this sensitive property to be damaged forever is not good for our community and specifically our lake.
- In their plan, they show many new mature trees, these will take decades to mature and grow
- The upper portion of this project will be clearly visible from the lake, especially with walkout basement, and will have Appearances similar to other highly visible concerns on the lake. You can see lakeviews of another project located at Keuka Shores without a steep grade of 20 stories



**Financial Risk still a great concerns**

- As stated earlier residential comes at a financial burden to the tax payer, this should be mitigated and we know the Town will be responsible for the dedicated roadway, but what about the maintenance of the retention ponds? **This should be closely monitored at the cost of the landlord.**
- Canandaigua Shores is nearly 150% the size of Keuka Shores and they have been at it for 3 years.
- **Bonding at much higher levels** should be considered to allow for timely and proper completion



TOWN OF  
CANANDAIGUA

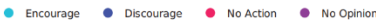
2021  
Comprehensive  
Plan Update

Adopted  
08/16/2021

- p.99 of the comprehensive plan states *"If permitting 1,323 units, the Town should be concerned that these units do not adversely impact valuable resources like farmland or woodland"* This project directly contradicts that directive.

- In the survey related to the comprehensive plan, completed by the town, shows a clear indication by the people that they do not wish to see high density housing along the lake. See Q17 of survey, page 188 of comprehensive plan, **4+ living units most discouraged**. Surprisingly mobile home parks rate higher than a development like this! 81.45% feel 4+ plexes should be discouraged and only 70.85% discourage mobile home parks. 84.59% feel we should maintain open space and natural resources.
- Q18, p 194 specifically indicates the people do not want multiplexes in this area. Clearly suggesting this type of project should be done in the city or in uptown. The location of this property is where the peoples voice states it should be least preferred to be located.

Would you encourage or discourage the following land uses in your neighborhood?  
 Answered: 348   Skipped: 177

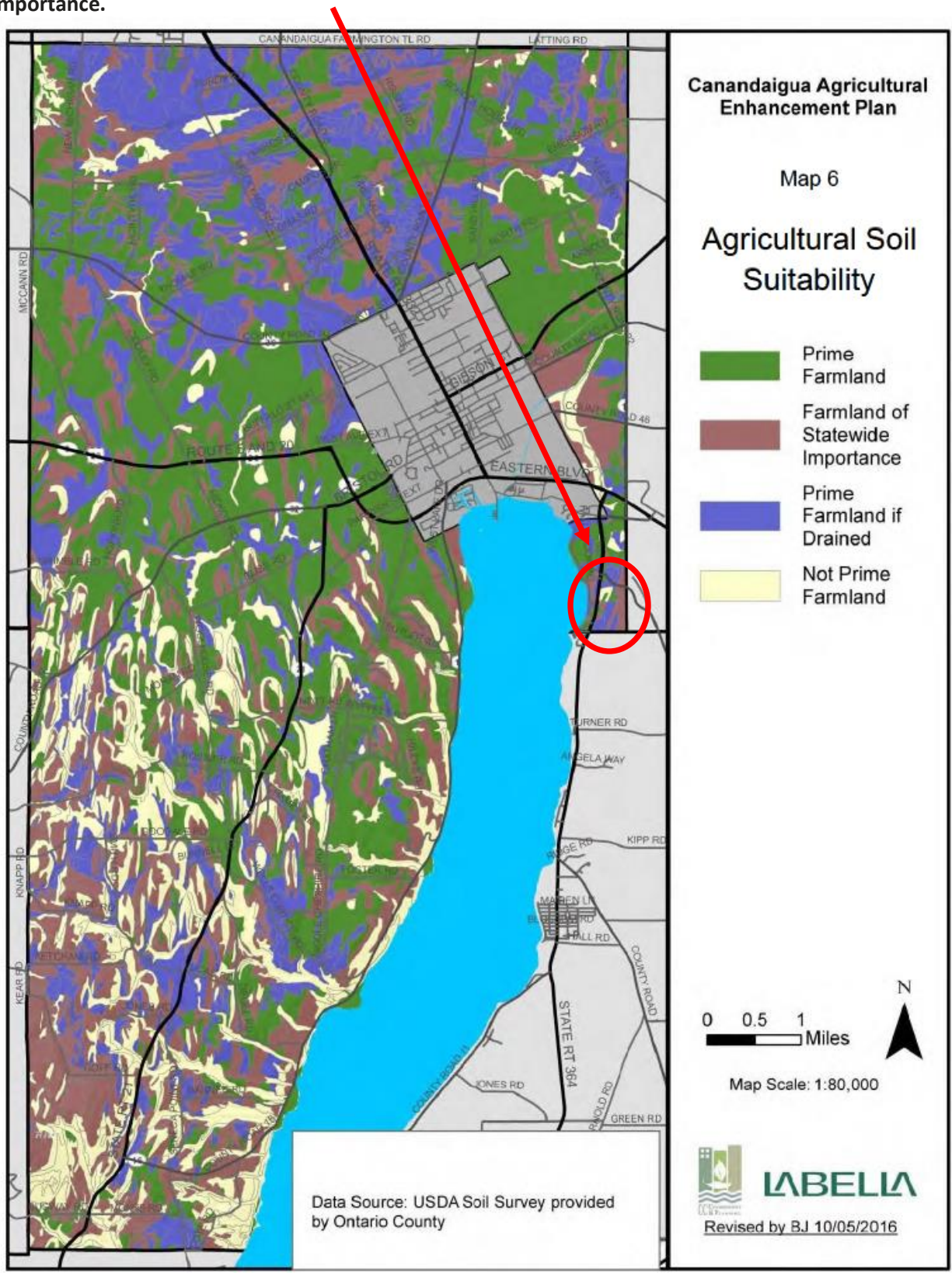


Viewing this map again, what area of the Town do you feel is most appropriate for the following:

Answered: 324   Skipped: 201

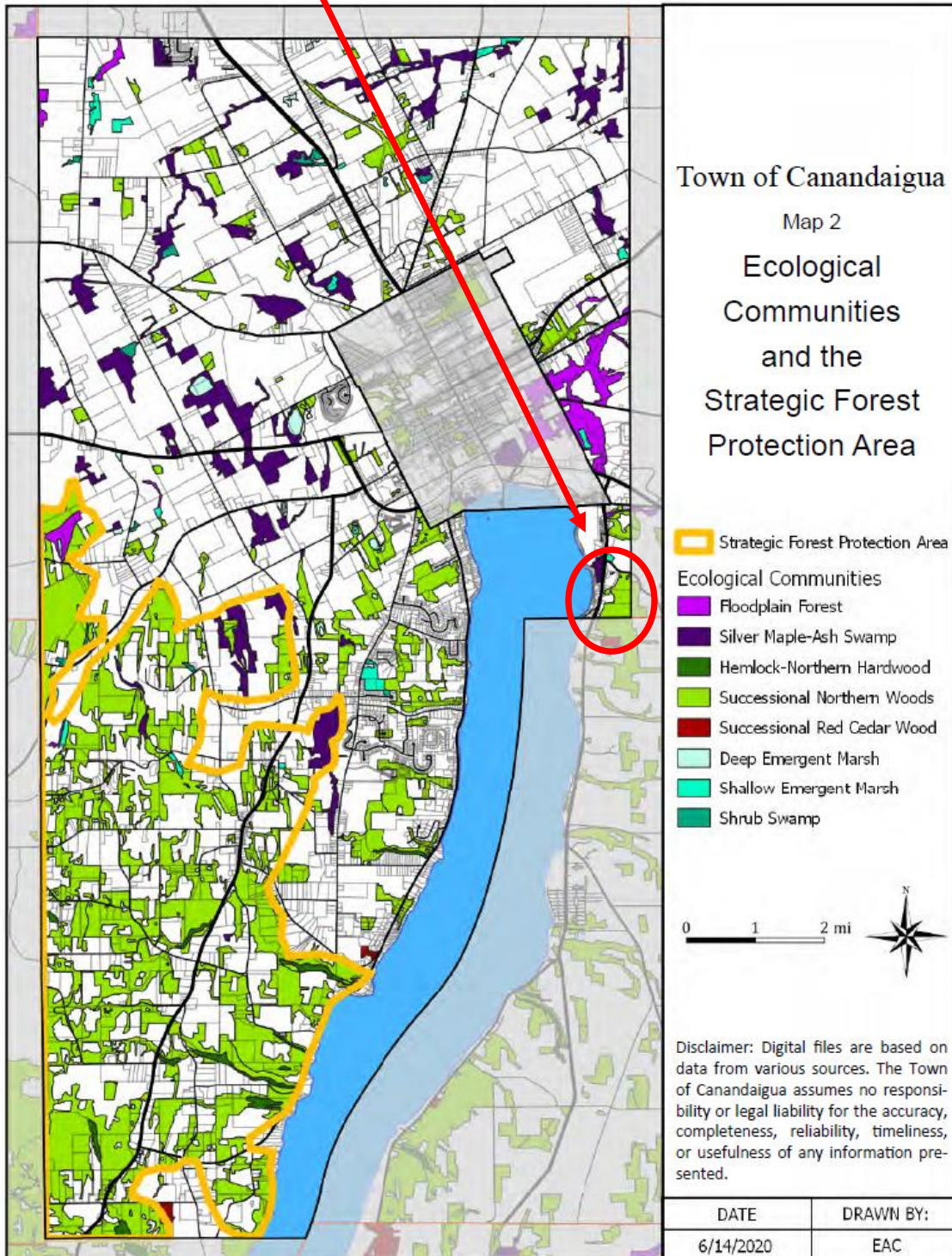


On p 35 of the comprehensive plan, this parcel has been identified as having important agricultural importance.





On p 26 of the comprehensive plan, this property is also included in the Northern Hardwood protection plan strategy



On p 92, the Town state, **“there is a need to UPDATE the 2018 open space map!!** (p92) And develop **responsible plans for MUO-3**, which this parcel lies in. (pp116, 120). It is quite likely this parcel was included in the MUO-3 without considering many of the concerns we know today. Possibly in error. Due diligence must be done to ensure the long term health of our community and lake.

On p. 94: *“As it is appropriate, many of the Town’s provisions for zoning were intended to promote the previously stated purpose. However, over long periods of time, our understanding of the impacts which specific types of regulations have on our community has evolved and the Town must be sure to update its regulations accordingly.”* We must learn from our experiences, changes and our mistakes.

Despite the fact that this property has been identified for mixed use which **could** allow for a zoning change, the zoning is still R-1-20 and should remain as such or should be left to agricultural or woodland as called out in the comprehensive plan. I am not aware of a law requiring the rezoning.

There are plenty of locations this project could fit in to the Canandaigua community to allow a better fit. The community has specifically asked in the town survey that this type of project go elsewhere in the Town.

**This project should not be approved and is not right for this specific parcel and adjoining parcels or this part of the Town.**