

From: Shawna Bonshak <sbonshak@townofcanandaigua.org>
Sent: Wednesday, May 11, 2022 9:18 AM
To: Amanda VanLaeken; 'Chuck Oyler'; jrobortella@rochester.rr.com; Mark Tolbert; neal66s@yahoo.com; Robert Lacourse
Cc: cnadler@cnadlerlaw.com; 'Brabant, Lance'; kweed@townofcanandaigua.org
Subject: FW: Public comment Concerns to be submitted to the Town of Canandaigua planning board regarding the proposed development at Sunset Ridge adjacent to the...

Board,
Mr. Blazey's correspondence he was referring to last night.

Kelley- please put in the files, etc.

Thank you,
SB

Shawna E. Bonshak, Town Planner

Town of Canandaigua
5440 Route 5 and 20 West
Canandaigua, New York 14424
Phone: 585-394-1120, ext. 2241

From: Mark Blazey (markblazey@gmail.com) <markblazey@gmail.com>
Sent: Tuesday, May 10, 2022 5:26 PM
To: sbonshak@townofcanandaigua.org
Cc: Karen Blazey <karenblazey@gmail.com>; John Frank <jcfrank42@aol.com>; chucko@rochester.rr.com
Subject: Public comment Concerns to be submitted to the Town of Canandaigua planning board regarding the proposed development at Sunset Ridge adjacent to the...

To the Town of Canandaigua c/o Shawna Bonshak

This message identifies Concerns that we have about proposed development at Sunset Ridge adjacent to the E. Lake Rd. of Canandaigua Lake.

We have several concerns which are enumerated in the narrative below. These concerns are shared with many of us in the Canandaigua community especially those that border Canandaigua lake. We believe that many of the elements of the proposed development at Sunset Ridge contravene the spirit and intent of the open space master plan.

In essence, and overarching goal of the master plan is to preserve the Town's open spaces for their health, economic, social and environmental benefits and to maintain a high quality of life for the residents of the Town of Canandaigua (page 1). Once the space is destroyed as proposed by Sunset Ridge developers it cannot be recovered and we urge the town to disapprove the proposal from the developer.

Consider the elements of the open space master plan:

http://www.townofcanandaigua.org/documents/files/CanandaiguaOpenSpaceMasterPlan_June2018_Adopted_with%20appendices.pdf

On p. 2 the document speaks to protecting the riparian corridors. This is certainly something the neighbors are concerned about and by eliminating the wetland in the property this would be at risk.

p.3 refers to scenic views That should be protected

p.8 A closed inspection of the map will reveal is listed as important to successional hardwoods and also references the importance of the potential of a floodplain forest creation

The document also refers to successional old field which transitions in to a forest community

On p 12 you see on the map the runoff from this property will go through the rare and vulnerable silver maple-ash swamp. Stormwater management proposals do not appear to address the major concern of privately owned stormwater systems

P.34 presents and especially important consideration: the development is part of a scenic viewshed. If you zoom in on the parcel, you see very little of the parcel is NOT in the viewshed



The land at the road is in the viewshed, then it drops to the wetland, which should be protected and then once at road level again it is all viewshed. So maybe 15-20% isn't in the viewshed, but it is wetland and therefore I would argue the entire property should be treated as viewshed, including the steep slope which is protected as well as successional hardwoods.

Next is the Towns Scenic Viewshed overlay district

http://www.townofcanandaigua.org/documents/files/SCENIC%20VIEWSHED%20OVERLAY%20DISTRICT_10042021.pdf

I would recommend the planning board and the Town of Canandaigua consider requiring the entire lot to adhere to this standard:

- Parcels must be least one acre
- Maintain existing landscape to the greatest extent possible
- Blend in with natural resources

Ridgeline development

guidelines <http://www.townofcanandaigua.org/documents/files/RidgelineDevelopmentGuidelines.pdf>

- New homes should limit the negative visual impact in site design and architectural design
- Maintain native vegetation
- Buildings should be screened
- Gradients and any disturbance to or alteration of existing contours, slopes, and natural drainage areas should be kept to a minimum. Grading, cut and fill, and retaining walls should be minimized for ridgeline development by using innovative building techniques, which reflect the natural topography of the site

- Buildings and lots should be laid out to reduce the visual impact of the structures. This should include designing the buildings to conform to the contours of the site, and arranging driveways and patio areas to be compatible with the slopes and building design. The illustrations below show examples of possible driveway arrangements and what should be avoided.
- Buildings away from ridge tops and places in hollows and recessed areas
- No impact to the view of neighboring houses
- All utilities underground (which they are)
- Forced architectural design aspects
- No rooflines above natural ridgeline or hillside

If you look at what the people wanted in the viewshed and ridgeline protection over you can see it here

<http://www.townofcanandaigua.org/Documents/files/Viewsheds%20and%20Ridgeline%20Proposal%202017-01-20%20Draft.pdf>

Consistent with its master plan, the Town of Canandaigua should require the following with this and any other Lakeside project:

- No clear cutting allowed
- 6" trees all documented and kept
- No more than 1/3 of total tree height can be removed
- No more than 2% reduction in stem count of more than 4.5'
- No more than 5 trees of more than 20' tall per year
- No structures over 3000 sf

In addition to these issues we still have

- Retention and stormwater runoff maintenance concerns
- Clear cutting concerns
- Traffic concerns (every house yields up to 4-6 cars per day)
- Life safety concerns with traffic
- Wildlife disturbance concerns
- The proposal to displace the current wetland and create one someplace else which could be dangerous for this region
- Concerns about people walking from all parts of the planned development to the lakefront

In summary this is an ill-conceived plan that is in direct conflict to several of the primary goals of the comprehensive plan.

Submitted by Mark and Karen Blazey, Town of Canandaigua, Fallbrook Park, Canandaigua New York



Sent from Mark Blazey