

Town of Canandaigua

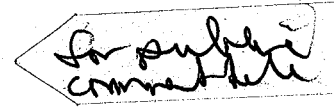
5440 Routes 5 & 20 West

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Established 1789



July 30, 2015

Ms. Barbara Welch, Supervisor
Town of South Bristol
6500 Gannett Hill Road, West
Naples, New York 14512

**RE: EVERWILDE INN & SPA PROJECT
CORNER OF SENECA POINT ROAD & COYE ROAD**

Dear Supervisor Welch:

Thank you for the June 10, 2015 informational letter advising that the South Bristol Town Board recently acted on the State Environmental Quality Review Act (SEQR) for the Everwilde project and determined this project will result in one or more significant adverse impacts upon the environment.

As the neighboring municipality most likely to be impacted by the proposed project, the Town of Canandaigua has a number of concerns. Many of these concerns were identified in a letter provided to the South Bristol Town Board in September 2014. Again we ask that the South Bristol Town Board consider our concerns, and requests, during the project review:


- **Traffic Impact** – It appears the majority of the traffic generated by the proposed application will utilize Town of Canandaigua owned and maintained roadways. These roads include Coye Road, Seneca Point Road and possibly Monks Road. These are also the same roads utilized by the Bristol Harbor residents, guests, delivery vehicles, and construction vehicles. Seneca Point, Coy Road and Monks Roads are mainly rural and residential roads. The Town of Canandaigua does not believe these roads are currently designed to safely handle the additional traffic that will be generated during the construction phase of the proposed project and during the peak usage times. We are also concerned about the financial implications associated with more frequent road use. As you know, under the present arrangement, these costs would fall to the Town of Canandaigua. Therefore we are requesting that the Town of South Bristol provide the results of road studies and traffic surveys attesting to whether or not these existing roads can safely handle the increased usage associated with the proposed project. And, we are asking for detailed information outlining how the proposed project will impact the frequency and cost of both short term (construction period) and long term road maintenance.
- **Road Impact** – Seneca Point Road and Coye Road are in general oil and stone pavements. The Town of Canandaigua does not believe these roads will endure the heavy wheeled traffic typical of construction activities of this scale. Should the proposed project be approved, rather than passing the burden of costly repairs and maintenance onto the taxpayers of the Town of Canandaigua, we believe the cost to restore the road to the pre-construction condition or better is a cost that should be passed on to the

Developer or paid for by the Town of South Bristol. We will be looking to the Town of South Bristol for a mutually acceptable written agreement and a financial guarantee that assures the road restoration will be completed to the satisfaction of the Town of Canandaigua Highway Superintendent.

- **Land Use Impact** – The proposed rezoning request to change the zoning from R3 to a Planned Development (PD) has the potential to create a significant change to the character of the area. If approved, the PD rezoning will be located near 2 conservation areas comprising a total of approximately 120 acres of land and adjacent to an area of the Town of Canandaigua zoned Rural Residential (RR-3). The purpose of the RR-3 zoning district, per the Town of Canandaigua Town Code and Comprehensive Plan, is to promote residential development. The existing zoning codes for both Canandaigua and South Bristol appear to be consistent and currently promote development similar in scope, density and use. We encourage the Town of South Bristol to consider the potential quality of life impacts this proposed rezoning may have on surrounding property owners; including those living in the Town of Canandaigua.

Sincerely,


Pamela A. Helming,
Canandaigua Town Supervisor


James Fletcher,
Canandaigua Highway Superintendent

c: Canandaigua Town Board Members
J. Chrisman, Town Clerk