

COMMUNICATION RE: 'SHOULD THE TOWN PURCHASE TICHENOR POINT FOR PARK?'

YES

Carey, Lisa & Jake  
 Castellano, Michael  
 Clark, Carolyn  
 Clark, Christopher  
 Colomaio, Joe & Susan  
 Colomaio, John  
 Dunster, Kylie &  
 Schwalm, Matthew  
 Ellison, Rob  
 Farmer, Mel  
 Fitzgerald, Deedee  
 Jenkins, Afton  
 Kovalovsky, Jeff  
 Kovalovsky, Marcia  
 Lutz, Christopher  
 McMahon, William  
 McWilliams, Don & Diane  
 Rich, Steven  
 Rissing, Doug  
 Ritter, Dianne  
 Robb, Thomas  
 Sloan, Robert  
 Stegall, Kelly  
 Tessendorf, Jennifer  
 Underwood, Michele  
 West, Richard & Donna  
 Young, Chris

(31)

NO

Cassie, Marion  
 Cooper, Michael &  
 Joan  
 Grzesik, Paul  
 Hoar, Kathleen Mullin  
 Taylor, Donna & Alan

(7)

COMMENT/QUESTION

2/4 Report 51  
 1

13

2/5 Report 5

0

2/8 social media 2

4

(66)

(17)

Comments received  
 between 2/5/21 @ 3:00pm  
 and 2/8/21 @ 9:00 am

COMMENTS from  
individuals who have  
previously had their  
position recorded:

Brewer, Pat  
 Deagman, Pat  
 Messina, Paul  
 Spall, Ted

W/ S H  
 Town Manager  
 2/8/21

2/4 Report 40  
 23

2/5 Report 4

2/8 social media 8

(106)

**SOCIAL MEDIA**

2/5/21 - 2/8/21

YES

Diehl, Collin

Hummel, Elizabeth

Bliss, David Jr.

Bray, Dan

Shumway, Nadine

Phillips, Brian

Benham, Art

Wierzbicki, Eileen

(8)

NO

Steele, Tom

Krossber, Joseph Jr.

(7)

COMMENTS or previously recorded opinion of the proposal

Twombly, Jeff

Casella, Debra

Fox-Werges, Jennifer

Parkhurst, Karen

(3)

**Doug Finch, Town Manager**

Carey, Lisa and  
Jake

**From:** lisa carey <lcarey4500@gmail.com>  
**Sent:** Sunday, February 7, 2021 1:23 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Support for Tichenor Point Park

Dear Mr. Finch,

It is with great joy that we support the towns initiative and vision to protect the property at Tichenor Point in the form of a town park. We have been very fortunate for the better part of 25 years to enjoy the beauty of this property due to Paul Kellogg's generosity and meticulous maintenance of the property in its most natural state. Our experience is not unique, as the Kelloggs welcomed us, along with countless others known or unknown to enjoy this property whenever we wanted. We first met them as neighbors on Granger Street, where he promptly invited us out to enjoy the lake. Our invitation was an open one, "please don't call first, please don't bring anything, just come and enjoy as often as you like." At first we didn't believe his offer was genuine, as people often say come when you like. On the contrary, Paul often asked, why we did not come out more with the kids and enjoy the lake. We came to know his offer as genuine as did numerous others.

We enjoyed countless hours of fossil hunting, enjoying the company of Poo, the beautiful white goose that befriended Paul, feeding the ducks that just wandered up on the property, and spotting the eagles most recently. We invited our own friends and extended family and all were most welcome. My personal favorite story of Paul's was the group of nuns that came every year to swim, play tennis and enjoy a picnic lunch. Word spread of this beautiful park like setting, along with the family that wanted to share its beauty.

There is no greater gift to the residents of the town of Canandaigua than to have this land protected and used by all who wish to enjoy this preserved, historic piece of property.

Thank you for pursuing this option.

Sincerely,  
Lisa and Jake Carey

**Doug Finch, Town Manager**

*Cassie, Marion*

**From:** Marion Cassie <4marion.cassie@gmail.com>  
**Sent:** Friday, February 5, 2021 4:27 PM  
**To:** Doug Finch, Town Manager; cmenikotz@townofcanandaigua.org;  
gdavis@townofcanandaigua.org; jsimpson@townofcanandaigua.org;  
tfennelly@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org  
**Cc:** dobrien@woodsoviatt.com  
**Subject:** Proposed Land acquisition for possible Town park lands

Dear Doug and Town Board members:

I appreciate the towns efforts in making all of the information, communications, and especially the appraisals available to the public by posting links to a special web page at the Town's website.

I did notice that my name was placed in the column designated Comment/Questions rather than "Yes" or "No". That is understandable since I was trying to be openminded and hadn't yet made up my mind regarding to proposed land purchases until I obtained more information. Please now move my name to the "No" column.

Re: Tichenor Point Property

Now that I have read the deed restrictions for the Tichenor property, it appears to me that these deed restrictions would make it impossible for the town to place anything in the area referred to in said document as "the park" portion. That would mean NO PARKING LOT, picnic tables with pads, shelters, permanently affixed signage, nor any kind of gate to prevent access when the proposed Town Park would be closed. That condition by itself should nix the purchase by the town.

Appraisals: I have several issues with the appraisals.

First, neither of the appraisers made any negative adjustments to the property value because of the deed restrictions. I would guess that this can be explained away by the fact that both appraisers said that the highest and best use of the subject property is for it to be developed as 2 single family dwelling lots, and that is the use for which they appraised it. In fact, Mr. LeGrett states in his final reconciliation, "Sales Comparison Approach was used in arriving at an estimate of market value for the two hypothetical lakefront parcels." Using the property for subdividing it into 2 single dwelling lots would not be negatively affected by the deed restrictions. However, the proposed use by the town would most definitely be negatively affected by the deed restrictions.

Secondly, I would like to verify that the method used for determining the number of feet of lake frontage for all of the comps used is the same for the comps as it was for subject property (where the 302' of frontage suddenly became 398' when counting curves and undulations). The Seneca Pt. property in particular has significant protrusions and undulations. Did the appraisers simply use the frontage data provided by the Town of South Bristol? Does S. Bristol use the tie line method, or provide a measurement that includes all the curves and undulations? The cost per linear foot of frontage was weighted heavily in both appraisals, and thus how the amount of frontage was determined for the comps becomes very important.

In regard to the seller's appraisal by Kevin Bruckner; I am astonished that this appraiser used 2 comparables from Skaneateles Lake. You may not know that I worked in the mortgage industry for many years, and in fact was President of a mortgage company for a number of years. As such, I worked closely with many appraisers. I have never heard of using a comp that was over 60 miles away from the subject, and in a very different demographic area drawing it's potential buyers from a different part of the state. For simple residential appraisals it is typically recommended that the comps are within a mile or two of the subject. This is, of course, is no simple appraisal, and having to extend out to 20 miles might be warranted, but 60 miles is totally unacceptable. Yes, the appraiser did make a negative 25% adjustment to the 2 Skaneateles comps, but why 25%? Why not 30% or 20%? Was 25% picked out of the air? Why not comps on Seneca

Lake or Keuka Lake which are much closer and then adjust positively? It is very apparent that the seller's appraiser had to really stretch to try to justify the inflated market value. This is not acceptable!

I will contact you further with my comments in regard to the purchase of the RSM property.

Looking forward to the Monday night zoom meeting.

Marion Cassie  
4735 Co Rd 16  
(585) 394`1135

Sent from Mail for Windows 10

**Doug Finch, Town Manager**

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*Castellano, Michael*

**From:** Michael Castellano <mcast43@gmail.com>  
**Sent:** Saturday, February 6, 2021 1:57 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Canandaigua Park at Tichenor Point

To whom it may concern,

I have recently read about the town of Canandiagua's interest in purchasing the properties on the lake. I'm writing to voice my support for this plan and the positive impact it would have on the community.

As someone who has spent much of my childhood and adult summers on the lake with family, and as someone who hopes to give my kids the same experiences I had on the lake -- I think more public access would positively impact all families in the community and help create the experiences I and so many others have had on the lake for future generations.

I have been lucky enough to visit the Tichenor Point property several times in my summers at the lake and know what a precious natural resource it is. It's my belief that this natural resource is something that sets this area apart -- and the many benefits of this natural resource should be shared by the entire community rather than just a select few. It's a natural resource that has strengthened my attachment and investment in the community and I know that would be the case for future generations who had access to the same resources. In addition to the many positive cultural and community impacts I've mentioned, the economic impacts and tourism created by a project like this would be significant and be felt across the entire community. Ultimately, it's my view that projects that help create greater community and cultural attachment while also providing economic benefits to a wide many of the town are quite rare and in my mind make this project an absolute no-brainer for the town to pursue.

Regards,  
Michael Castellano

**Doug Finch, Town Manager**

*Clark, Carolyn*

**From:** Carolyn Clark <cdc\_1611@yahoo.com>  
**Sent:** Saturday, February 6, 2021 9:43 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Support for Tichenor Point park

Dear Town Board,

My name is Carolyn Clark and I am a town resident of Canandaigua. I'm writing to show my support for the acquisition of Tichenor Point in the hopes that it will become a beautiful park for so many to enjoy. I have lived in Canandaigua for five years and love being a part of this community. I am proud to raise my three kids (ages 7, 9, and 12) here in this wonderful town and would be thrilled to have further access to Canandaigua Lake and its stunning shores. Lake frontage is extremely limited and valuable and a chance to preserve this land for future generations should not be overlooked. This is an incredible opportunity and I thank you for your consideration of this land acquisition and your vision for Canandaigua. If this vision becomes a reality, I can see my family and so many others creating memories in this special place for years to come.

Thank you again,  
Carolyn Clark

**Doug Finch, Town Manager**

*Clark, Christopher*

**From:** Chris (null) <clarkey1612@yahoo.com>  
**Sent:** Saturday, February 6, 2021 9:03 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** tichenor point purchase

Mr. Finch,

We are thrilled to hear that the Town of Canandaigua is considering purchasing the tichenor point property. What a beautiful place for the community to enjoy. Please know that we whole-heartedly support the Town of Canandaigua purchasing this property so that we and the community of Canandaigua can have better access to the lake.

Sincerely,

Christopher R. Clark  
4188 Middle Cheshire Road,  
Canandaigua, NY 14424



**Doug Finch, Town Manager**

*Cooper, Michael &  
Joan*

**From:** michael.h.cooper@ubs.com  
**Sent:** Sunday, February 7, 2021 8:57 AM  
**To:** dfinch@townofcanandaigua.org; cmenikotz@townofcanandaigua.org;  
gdavis@townofcanandaigua.org; jsimpson@townofcanandaigua.org;  
ldworaczyk@townofcanandaigua.org; tfennelly@townofcanandaigua.org  
**Subject:** Tichenor Point and Kellogg Property acquisitions

All.

We are firmly against the purchase of both properties for development as parks along Canandaigua Lake.

Tichenor Point if made into a public park would present an ever-present danger for vehicle traffic and pedestrians along West Lake Road. And, in our opinion is not a good site for public access to the lake for all the reasons stated in the multiple emails you have received from local residents.

The Kellogg property is a poor choice for a public park for accessibility, parking and layout of the property. We are surprised that it even survived due diligence to this point as an option to town officials.

We go by Ononda Park by boat nearly every day and always note how few people use it, and how little has been invested to make it nice and modern. It does not appear to have been improved in any way, for many years.

The north end of the lake has been a big disappointment to many. We would be interested in a funded study to evaluate options to make it all that it could be for public access and recreation.

We suggest that if town officials see the need for improved parks and access along Canandaigua Lake, that you invest in studies to make Ononda Park and the entire north end of the lake as world class destinations. They are both significantly underdeveloped resources to our town.

Respectfully,

Michael & Joan Cooper  
4759 West Lake Road  
Canandaigua, NY 14424

**Michael H. Cooper**  
Senior Vice President – Wealth Management  
Senior Portfolio Manager

**The Rochester Group**  
UBS Financial Services Inc.  
400 Linden Oaks - Second Floor  
Rochester, New York 14625-2818

Office: 585.218.4593  
Cell: 585.303.7575  
Fax: 855.599.3721

**PLEASE VISIT OUR TEAM WEBSITE**

**Doug Finch, Town Manager**

*Colomaio, Joe &  
Susan*

**From:** Susan Colomaio <susancolomaio@icloud.com>  
**Sent:** Friday, February 5, 2021 8:09 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** re: Potential Town of Canandaigua park at Tichenor Point

Dear Mr. Finch:

My wife and I are thrilled with the prospect of a beautiful, natural and historical Tichenor Park. For forty years, we have taken a yearly trip to Canandaigua and toured local museums, stayed in hotels, dined and shopped locally.

A park with a natural setting would be of keen interest to us and many of our local and out of town friends. The one of a kind location, accessibility and rare beauty would certainly keep us coming back.

Preserving Tichenor Point as a park is forward thinking. It is a way to educate folks on the past and keep it for further generations! A park at Tichenor Point would be a boon for the Town of Canandaigua!

Sincerely;

Joe and Susan Colomaio  
Kinston, North Carolina

Sent from my iPad

**Doug Finch, Town Manager**

*Colomaio, John*

**From:** john colomaio <johncolomaio1@gmail.com>  
**Sent:** Saturday, February 6, 2021 6:35 PM  
**To:** dfinch@townofcanandaigua.org  
**Cc:** john colomaio  
**Subject:** Fwd: Potential Town of Canandaigua Park at Tichenor Point

Dear Mr. Finch,

It has come to my attention that your Town is considering the purchase of 4351 Tichenor Point for a future Town Park.

For the future generations of your Town, PLEASE convince your Board and Townsfolk to strike while the opportunity is ripe to purchase this unique property! The wonderful vistas alone are worth the short term cost to taxpayers.

Allowing Tichenor Point into the hands of a well-heeled investor will of course result in the property being ultimately cut up into smaller parcels. I am sure your community has seen that process happen, and will continue to see it. Once again, the "little people", (those in the vast majority), will lose a chance for improved water access.

My family rented cottages on your beautiful Lake in my youth. As an adult, I have had the good fortune of actually experiencing Tichenor Point. Showing pictures to friends does not begin to describe this gem. Do not reserve that million dollar view towards Naples for millionaires only. All walks of life should enjoy this special and historic property.

As a tourist, you should know I would definitely visit this future park if allowed, and spend my tourist dollars at your restaurants and hotels.

Thank you for considering my letter.

Sincerely,

John M. Colomaio  
130 Heath Street  
Buffalo NY 14214

**Doug Finch, Town Manager**

*Dunster, Kylie*

*Schwalm, Matthew*

**From:** K Dunster <dunstekm@gmail.com>  
**Sent:** Monday, February 8, 2021 8:43 AM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Support for Tichenor Point Park

Hello,

I am a resident of the town of Canandaigua. I grew up here and moved back to town within the last few years. I have a young family and we spend much of our time at the town parks and even more so with the pandemic. We are impressed by how many are available to us and the quality of such parks. We have spent a lot of time at Onanda park because we live on West Lake road and we enjoy the lake and the waterfall.

Over the years, I have spent much time at Tichenor point and I really value the town's vision for wanting to establish a park to allow others to appreciate this truly beautiful piece of property. This must be one of the few remaining pieces of property with such a sprawling shoreline and panoramic view. We live on West Lake Road and I know my family and I would spend much time there as we already enjoy Onanda and would value another access point to the lake.

We are very impressed with the town's dedication to providing and maintaining parks in the area and I would like to offer my continued support of those efforts. We support turning Tichenor Point into a park.

Thank you for your consideration,  
Kylie Dunster & Matthew Schwalm  
Town of Canandaigua Residents

**Doug Finch, Town Manager**

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*Ellison, Rob*

**From:** camuso.ellison@gmail.com  
**Sent:** Sunday, February 7, 2021 3:39 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point

Mr. Finch,

I recently learned that Tichenor Point was listed for sale. I have also learned that the Town of Canandaigua was looking to purchase said property for use as a public park, and as such preserving the current structures on the property as a museum (main house) and the guest house as guest services.

I would like to state that I believe that this is an excellent idea. My husband and I have had the privilege of many wonderful stays at this property as guests of the current residents over the past 26 years. Tichenor Point is a historic area in many different aspects; historically, geologically, paleontologically (fossils that can be found.)

I am not a resident of the Canandaigua area, but as a person who has frequented the area, I would love to see this historic site developed as planned by the Town of Canandaigua.

*Rob Ellison*

68 Covington Road  
Buffalo, New York 14216  
Email: [camuso.ellison@gmail.com](mailto:camuso.ellison@gmail.com)  
PH: 716-777-2995

**Doug Finch, Town Manager**

*Farmer, Mel*

**From:** Mel <mdffdm11@gmail.com>  
**Sent:** Sunday, February 7, 2021 12:39 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Lakefront Land Acquisition - Tichenor Point

Mr. Finch,

I am writing in regards to the Tichenor Point property as a non-resident of Canandaigua. Over the past 25 years, we have had the pleasure of enjoying access to the Tichenor Point property through the family. We are also very frequent users of Canandaigua's many points of interest and business establishments. 'Treasure' is an often overused word to describe a local gem when change is threatening to upset the status quo and yet, this property is clearly a treasure.

When a private property of this significance becomes available to the public, every townspeople, neighbor, and taxpayer should rejoice. Instead, we hear and read unfounded factoids, conspiracies, and thinly veiled hints of legal action.

Converting this property into a safe, accessible Town park is a boon to the community, and offers access to another environmental treasure in Canandaigua. The State and Town provide access to many existing environmentally profound areas to promote conservation and learning. In this instance, the Town has an opportunity to protect this valuable lakefront resource. The loss of potential property tax revenue from future private use of the parcel would logically be offset from tourism and the added boost to local businesses. The possibilities extended to the Town and community for promotable uses of this parcel are endless; what a great problem to have.

Despite the fact that we, personally, will no longer have 'private' access to this parcel, we fully support the potential of a Town park. This will help to ensure access to all citizens for generations.

Respectfully,  
Mel Farmer

**Doug Finch, Town Manager**

*Fitzgerald, Deedee*

**From:** deirdre fitzgerald <dfitzgerald1@gmail.com>  
**Sent:** Sunday, February 7, 2021 4:59 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** The Property at Tichenor Point

Mr. Finch,

I was very excited today to learn that the Town of Canandaigua is interested in purchasing the Kellogg Property at Tichenor Point! It will be a wonderful addition of lake access to our town park system. This beautiful Canandaigua Lake frontage holds fond memories for many town residents. Paul and Shirley Kellogg have always been very generous in sharing Tichenor

Point with family and friends and the community. Going to the Kellogg's felt like a step into the past. When you were there you got a feeling of history, of what it was like to be on the lake 50-100 years ago. And you felt that maintaining that history was important to the Kelloggs.

More personally, I would love to see the Town purchase this property for Paul and Shirley and the Kellogg family, lovely people, to be able to know that their years of love and care and sharing will be honored, preserved and shared by their community!

Sincerely,

Deedee Fitzgerald, Town Resident  
5555 Nott Road

**Doug Finch, Town Manager**

*Grzesik, Paul*

**From:** Paul Grzesik <pgrzesik12@gmail.com>  
**Sent:** Saturday, February 6, 2021 11:38 AM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point...Comment for the Town Manager

Hello Doug,

Regarding the Tichenor property, anytime we can get more public access to our "very-limited public access lake" I think is a really good thing. In general, I am OK with paying an extra \$38/year for more access but I am bothered about what appears to be a poor business deal, ie., the Town's offer of \$5.4M - \$7.0M for property assessed at \$1.4M. Why would the Town pay that high a price! So with that in mind, I am not in favor of purchasing the Tichenor Point unless there is some reasonable justification for it's high price tag. So that's my 2 cents.

In any event, thank you for the dedication and hard work done by you and the other Board members. It is truly appreciated.

Sincerely,  
Paul Grzesik  
5247 Overlook Lane  
CDGA



**Doug Finch, Town Manager**

*Hoar, Kathleen  
Mullin*

**From:** kmhphd@twc.com  
**Sent:** Friday, February 5, 2021 3:16 PM  
**To:** 'dfinch@townofcanandaigua.org'  
**Subject:** Park proposal

Dear Mr. Finch:

I am against the proposed park on Tichenor Point. There is adequate access to the lake. With a fragile economy, many struggle to put food on the table. Food, clothing, and shelter for those in need, as well as COVID-19 protections for all, should be the focus, not expanded lake access.

Sincerely,

Kathleen Mullin Hoar

**Doug Finch, Town Manager**

*Jenkins, Afton*

**From:** Afton Jenkins <jenkins.afton@gmail.com>  
**Sent:** Saturday, February 6, 2021 9:01 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Potential Public Access at Canandaigua Lake

Dear Mr. Finch,

I hope you are well and staying safe during these challenging times!

I recently learned about the Town of Canandaigua's proposed additions to the Canandaigua Lake Water Trail (ref: Democrat & Chronicle article 01/04/2021).

I am writing to express strong support of this proposal!

My family has visited upstate NY, including Canandaigua Lake, several times in the past 15 years. Without a doubt, this lake is one of the most beautiful landscapes that I've ever experienced in all my travels. Quite literally, every time we approach the Lake on Rte 21, I have to catch my breath at the sight of this jewel!

Three years ago in particular, my family and friends rented a lovely house on W Lake Road. Fortunately, this property that we rented did have a small private dock and a couple canoes for us to use during our stay, which is one of the prime reasons we rented this particular property - while it would cost much more than other options, our priority during this trip was lake access, and unfortunately, that is not a highly available (or, affordable!) amenity for the area.

This property that we rented just so happened to be very close to the Tichenor Point property cited in the article I mentioned above. I know this because I was a Geography major in school, and make it a point to research and understand my surroundings, and during a SPECTACULAR canoe adventure one morning, my family so fortunately found ourselves afloat at the tip of Tichneor Point!

The unrivaled viewshed alone should be a top priority for preserving this area for public use. Without a doubt, private developers will be chomping at the bit to buy and McMansionize this spot. But after reading more in the article above about the history and culture of Canandaigua Lake, and specifically the robust history of this particular property, why not preserve it and restore to its historical use? Adding back a museum to educate the public would be an incredibly important and poignant use of these properties.

Providing public-access land on one of the most pristine venues of Upstate NY and the Finger Lakes should be a high priority for the Town and surrounding areas. Please protect the lands cited in the above article - and any others that may become available in the future - for future generations to love and appreciate.

Respectfully,

Afton Jenkins

Kovalovsky, Jeff

**Doug Finch, Town Manager**

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**From:** Kovalovsky, Jeff <Jeff.Kovalovsky@edutech.org>  
**Sent:** Monday, February 8, 2021 8:49 AM  
**To:** 'dfinch@townofcanandaigua.org'  
**Cc:** Kovalovsky, Marcia  
**Subject:** RE: Tichenor Point

Mr. Finch:

I support and echo my Wife Marcia's sentiments. We definitely need more open public access to one of our greatest natural assets.

Regards,

Jeff Kovalovsky

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**From:** Kovalovsky, Marcia <KovalovskyM@canandaiguaschools.org>  
**Sent:** Monday, February 08, 2021 8:43 AM  
**To:** 'dfinch@townofcanandaigua.org' <dfinch@townofcanandaigua.org>  
**Subject:** Tichenor Point

Hi Doug, I am a town citizen and wholeheartedly support the purchase of Tichenor Point as a Town of Canandaigua lakeside park. This is an important step for the town's strategic planning. I so appreciate that you have listened to your constituents' views on the survey...this is much needed.

I am sure you are getting strong views against this purchase...please don't let the NIMBYs sway your decision.

Many thanks for your service to our town.

~Marcia Kovalovsky  
3905 Acorn Hill Drive

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**Doug Finch, Town Manager**

*Kovalovsky, Marcia*

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**From:** Kovalovsky, Marcia <KovalovskyM@canandaiguaschools.org>  
**Sent:** Monday, February 8, 2021 8:43 AM  
**To:** 'dfinch@townofcanandaigua.org'  
**Subject:** Tichenor Point

Hi Doug, I am a town citizen and wholeheartedly support the purchase of Tichenor Point as a Town of Canandaigua lakeside park. This is an important step for the town's strategic planning. I so appreciate that you have listened to your constituents' views on the survey...this is much needed.

I am sure you are getting strong views against this purchase...please don't let the NIMBYs sway your decision.

Many thanks for your service to our town.

~Marcia Kovalovsky  
3905 Acorn Hill Drive

**Doug Finch, Town Manager**

*Lutz, Christopher*

**From:** Christopher Lutz <clutzjr22@gmail.com>  
**Sent:** Saturday, February 6, 2021 8:57 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Potential public lake access

Dear Mr. Finch,

I hope this finds you well! My wife and I have had the opportunity to visit Canandaigua lake on multiple occasions. We have enjoyed every minute spent looking at the beautiful lake and surrounding area. We were given an opportunity to visit Tichenor point and were over taken by the natural beauty of the property. The trees, shoreline and views make it seem as though this land was preserved for people to enjoy.

I think this property would be an amazing place for a park! The unaltered state will give so many people the opportunity to experience a new view of the lake. As someone that loves to visit the area, having a place like Tichenor point to visit would be greatly appreciated.

Please consider moving forward with your plan to make this property a park! It will give ALL people the pleasure of visiting a natural wonder of this world!

Sincerely,  
Christopher Lutz

**Doug Finch, Town Manager**

*McMahon, William*

**From:** William McMahon <wfcmahon@icloud.com>  
**Sent:** Monday, February 8, 2021 5:48 AM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Kellogg property

Dear Doug,

I am a resident of the town of Canandaigua residing at 5430 Wells Curtice Road. I am in support of the town purchasing the Kellogg property at 4351 Tichenor's Point for the purpose of a town park. This land is a jewel that should not be let go to development.

Sincerely,

William McMahon

Sent from my iPhone

**Doug Finch, Town Manager**

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*McWilliams, Don and*

**From:** dddmcw@aol.com  
**Sent:** Saturday, February 6, 2021 12:48 PM  
**To:** dfinch@Townofcanandaigua.org  
**Subject:** Tichenor Point

*Diane*

Dear Mr. Finch ,

We are writing to express our strong support for the proposal that the Town purchase both of the lake properties currently available .

This a rare opportunity to save these beautiful stretches of shoreline and wooded acreage from over-development .

All citizens would be able to enjoy these unique areas for generations to come, instead of only the fortunate few.

We want to thank you for your long-term strategic planning efforts , and for considering the overwhelming response from surveyed residents that we increase lake access for all .

Sincerely,

Don and Diane McWilliams  
3540 County Rd. 16

**Doug Finch, Town Manager**

*Rich, Steven*

**From:** Steven Rich <stevenrichmd@gmail.com>  
**Sent:** Sunday, February 7, 2021 5:13 PM  
**To:** Dfinch@townofcanandaigua.org  
**Subject:** Proposal for purchase 4351 Tichenor Pt Dr, Canandaigua

Mr Finch:

I am writing to support the idea of the Town of Canandaigua purchasing and developing the 4351 Tichenor Pt Drive parcel as a Town park.

My wife, (Dr Sandra Eckhert) and I have lived in the Town of Canandaigua for 34 years, raised three children here , and one or the other of us has practiced medicine here for most of that time.

It has been my experience that access to the lakefront has been constrained for many residents of the Town. The development of the northern end of the lake has restricted access to those able to afford lake shore living. I was fortunate to be able to be a member of the Canandaigua Yacht Club to use the small beach there, but that is beyond the means of many people, many of whom were patients of mine and their families.

I believe that access to our wonderful lake is one of the things that makes living in this area such a special experience, and especially when raising children.

I hope that the board will look favorably, and fairly, on the proposal for a park . I think greater lake access is needed to meet the needs of those who dwell in the Town, so that the full experience of living, and growing up, in Canandaigua is not just a commodity of the wealthy, but a right of the citizens of the Town of Canandaigua.

Sincerely:

Steven A Rich MD  
*Director, Geriatric Consultative Services, Rochester Regional Health*  
*CEO, QAAM Pharmaceuticals, LLC*



**Doug Finch, Town Manager**

*Rissing, Doug*

**From:** Doug Rissing <doug.w.rissing@gmail.com>  
**Sent:** Friday, February 5, 2021 10:18 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point - Creation of a Community Park

Dear Mr. Doug Finch,

I have family in the area and wholeheartedly support the creation of a community park at the Tichenor Point property. The unique location and layout of the lot provides panoramic views and natural shorelines, this property should be maintained as natural parkland for future generations so not only the wealthy can enjoy this amazing lake and community. Please do all you can to support the creation of this park.

Thank you for your time and consideration.

Sincerely

Doug Rissing

Ritter, Dianne

**Doug Finch, Town Manager**

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**From:** Dianne Ritter <dianne\_ritter@yahoo.com>  
**Sent:** Saturday, February 6, 2021 1:57 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Kellogg Property on Canandaigua Lake

Dear Mr. Finch,  
I have heard that the town of Canandaigua is considering making the Kellogg property at Tichenor Point into a town park. I am very excited by this prospect.

The Kellogg property is special for its history (Native American and connection to Eastman Kodak) and the fact that it is such a large piece of land on the lake that is big enough to make into a park. Canandaigua Lake has become a home to very wealthy people and it is hard for the average person to even gain access to the lake, and for this vision the town should be applauded. The ability for the average person to be able to spend the day at the lake would be a boost for the town and its year round inhabitants.

I have been fortunate, for about the last 40 years, to be a visitor to this property. In addition to the natural state of the property, with the large oaks and extensive waterfront, my favorite past time, is hunting for fossils on the slate beach. Over the years, I have found so many treasures, such as trilobites, crinoids and fossilized shells. The possibility of a museum will enrich the property and I hope that the fossil flora and fauna of the area can be included in the museum, in addition to the history of the property. The best part of the property has always been the ability for me to relax at this beautiful lake, with friends. I hope that the property can continue this tradition, with a park allowing for a place for anyone to enjoy the benefits of the lake.

If the town makes this property into a park, I know that I will be back to Canandaigua, to visit this special place.  
Good luck in this endeavor.

Sincerely,  
Dr. Dianne Ritter

**Doug Finch, Town Manager**

*Robb, Thomas*

**From:** THOMAS ROBB <tsrobb@yahoo.com>  
**Sent:** Friday, February 5, 2021 7:34 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Potential Town of Canandaigua Park @ Tichenor Point

Hello Mr. Finch,

My name is Thomas Robb, and I have been following the story of a potential planned park at Tichenor point with great interest. Although I am not a town resident, I have family connections to Canandaigua and have visited this area many times.

I feel this would be a wonderful opportunity for the public to experience this beautiful area with ample swimming & fishing space while at the same time having the chance to learn more about the rich history of the Point by visiting the proposed on-site museum. This proposal is not without economic benefits also: people going to the park will mostly pass directly through the center of town, and will more than likely stop to support the many businesses there. And a park such as this being proposed would be a lasting gift to future generations of Canandaigua residents & visitors.

My hope is that this proposal will obtain an affirmative vote. I wish you and your colleagues well in not only this project, but also in future plans for the Canandaigua area.

Best Regards,

Thomas Robb

**Doug Finch, Town Manager**

*Sloan, Robert*

**From:** Mr. Robb Sloan <sloanr@gmail.com>  
**Sent:** Saturday, February 6, 2021 7:40 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Proposal to Purchase Lake Property

Dear Mr. Finch and Town Board Members:

As a resident of the Town of Canandaigua, I have been following the news regarding the possible acquisition of the Kellogg property and another property further to the north. I recall filling out a survey from the Town in the past and noted from the results that access to the lake was a priority for not only me, but many of the residents of the Town. I am pleased to see that input from the survey is being given consideration and I applaud the Town's vision to add both properties to the Town park lands for residents to use.

Lake property prices have limited lake access to those with incomes well above the income of many residents of the Town of Canandaigua. The opportunity to have lake access for more residents of the Town does not occur often and should not be squandered. I am fairly sure there are lakeside home owners who would not support the Town's purchase of the properties being looked at. Perhaps they see public access to the parks as upsetting their lake home lifestyle. I recall this situation occurred when the Town purchased Camp Onanda. If I recall, a neighbor of the Onanda property raised objections to the park, citing the disruption to their lake home would be considerable if the public had access to the property and its facilities. I may be wrong, but I don't recall hearing of any problems and believe the property owner remains at their home. The owner did not sell because of the inconvenience of having a Town park next door. Public access to property and private home ownership exists in harmony in many areas.

Another objection you may hear is related to taxes. True, the property would not be bringing in the tax dollars as a public park that it would garner with private ownership. I believe this issue has been taken into consideration by the committee who has researched the purchase of the property and I don't recall hearing that there would be a significant rise in taxes as a result of the purchase. In fact, it seems that the knocking down of old lake homes and replacing them with larger, more expensive homes has a greater impact on tax assessments to lake property owners. The benefit to residents, having another park with lake access, seems to outweigh the expected tax loss.

The Kellogg property is one that holds a special place for me as I had the privilege of spending time there on numerous occasions. The property, especially out at the point, has wonderful views up and down the lake. There is a creek that is picturesque, with its stone walls, and tree lined banks. The large lawn and wooded area nearer the road is home to birds and other wildlife. The cottages are some of the few on our lake that remain in their original condition. The thought of someone purchasing Tichenor Point, knocking down those buildings to create another multi-million dollar show-place and changing the environment/wildlife on that property just doesn't seem to fit with the history of the place. Nothing remains the same, yet there is much to be gained by preserving the property for future generations. I was excited to read that there might be a museum where visitors could learn the history of the property. Perhaps some education programs for students and visitors could be made available. The park at Tichenor Point would be a wonderful compliment to the park at Onanda.

Standing up to those lake property owners who object to the Town's purchase of lake property will not be easy, I hope you reward the hard working people of the Town of Canandaigua with the chance to enjoy our greatest asset, Canandaigua Lake, from a unique place, Tichenor Point.

Sincerely,  
Robert Sloan

2100 Risser Rd.  
Canandaigua, NY  
14424

*If you forward this correspondence please delete the forwarding history which includes my email address.  
It is a courtesy to me and others who may not wish to have their email addresses sent all over the World.  
Erasing the history helps prevent spammers from mining addresses and viruses from being propagated. Thank you.*

**Doug Finch, Town Manager**

*Stegall, Kelly*

**From:** Kelly Stegall <wkstegall@gmail.com>  
**Sent:** Saturday, February 6, 2021 11:00 AM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tishner Point

Mr Finch, I have had the privilege of using Tichenor Point, Kelloggs property, for the last 40 years. I have used it to photograph many weddings and recreation for me and my family. It is one of the only places on the lake with a view of both ends of the lake and the history of the place goes way back. It would be a shame for us to let this property go to some people that can afford it, and tear it down and build a multi-million home on it. I think a park that all the people could use would be very fitting for this community. I think it would be money well spent. Thank you for considering this and I hope that something can be worked out.

Thanks,  
Kelly Stegall 4235 Middle Cheshire Road, Canandaigua, NY 14423  
585 721 0017

**Doug Finch, Town Manager**

---

Taylor, Donna i  
Alan

**From:** Lives2Travel . <lives2travel@live.com>  
**Sent:** Saturday, February 6, 2021 10:32 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** 2 NO votes for Tichenor Point purchase

We have sufficient access to the lake thru Kershaw, the very tiny swim spot at the end of Butler Rd, the 2 access places on the east side of the lake, as well as the private park that can be joined for a nominal rate on the west side. This lake is our drinking water! The swim areas are already closed by Aug/Sep because of e coli or blue algae. We dont need to pollute it any further with yet another public access point.

Donna and Alan Taylor  
3575 Middle Cheshire Rd.

**Doug Finch, Town Manager**

*Tessendorf, Jennifer*

**From:** Jennifer Tessendorf <tessendorfje@gmail.com>  
**Sent:** Sunday, February 7, 2021 2:59 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Comment for the Town Manager

Mr. Finch,

I would definitely be willing to pay \$38 more in taxes for the town to have greater lake access. Please go ahead with the purchase.

Best regards,

Jennifer E. Tessendorf  
585.752.1169



**Doug Finch, Town Manager**

*Underwood, Michele*

**From:** Michele Underwood <frenchdiva3@hotmail.com>  
**Sent:** Sunday, February 7, 2021 7:53 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point

Good evening, Mr. Finch--

My name is Michele Underwood and I am a longtime resident of the City of Canandaigua, owning a home on Park Avenue. I am writing in support of the City purchasing the property on Tichenor Point for public use. My twin sons are voracious fossil hunters and have been granted access to the property by the Kelloggs for many years. This access has meant a great deal to my sons and I know they continue to search for fossils there at every opportunity. I would hate to see them lose this location for their many hunts in the future.

As a taxpayer, it is my opinion that the very last thing we need on the lake is yet another rich homeowner. What we DO need, and desperately so, is more public access to the lakefront. We are very limited as it is, and those of us who pay the high taxes of the city would certainly welcome another site to enjoy our beautiful lake. I know that I am not alone in this opinion, as I know many of my friends and neighbors who also reside in the city agree wholeheartedly with me.

Please consider how this would benefit not only the City but the thousands of its families by allowing us more public lake access.

Thank you,  
Michele Underwood  
108 Park Ave.

**Doug Finch, Town Manager**

*West, Richard &  
Donna*

**From:** maine1902@gmail.com  
**Sent:** Friday, February 5, 2021 5:34 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point - potential acquisition

Hello Doug,

Both Richard and I would certainly be in favor of an approximate \$38/year additional tax charge for the Tichenor Point property only. Based on its history to the town and what it has to offer for additional public access to Canandaigua Lake, it would be a wise investment.

We are, however, not in favor of the other piece of property on West Lake Road which was discussed during a Zoom call with Lakewood Meadows residents on January 27. Thank you very much for your informative presentation and discussion on that call.

Best regards,  
Richard and Donna West  
Town of Canandaigua, Local History Team Members

**Doug Finch, Town Manager**

*Young, Chris*

**From:** Christopher Young <topheyoung@gmail.com>  
**Sent:** Saturday, February 6, 2021 9:34 AM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point Sale

Dear Mr. Finch,

I recently saw online that Tichenor Point was put on the market and that the City of Canandaigua hopes to purchase the property. As a resident of NY and longtime friend of Canandaigua, I am thrilled by this. I will confess, my opinion is biased since I am an architect and historic preservationist. But the land, the house and boathouse are invaluable and have immense local significance. Given the location, size and value of the property, the potential buyer (if not the city) will be a developer or wealthy family. This worries me. Without a doubt, everything will be razed (buildings and trees), and transformed into yet another Canandaigua Lake mega mansion. There is precedent of this happening all over the lake. Look no further than the southern neighbor of Tichenor Point, a Florida-inspired, monstrosity with fake palm trees and concrete landscape. It is everyone's right to build as they like; however, I would hate for this to come at the cost of destroying more of Canandaigua's historic buildings and landscape.

You have a unique opportunity to help save a part of the city's history and identity with the purchase and preservation of this property. I hope when Lady Canandaigua passes by, they can continue to point out "Tichenor Point on the right" and not "Tichenor Palace."

Regards,  
Chris

**Doug Finch, Town Manager**

*Brewer, Pat*

**From:** Pat Brewer <patbrewer78@gmail.com>  
**Sent:** Sunday, February 7, 2021 2:45 PM  
**To:** dfinch@townofcanandaigua.org; cmenikotz@townofcanandaigua.org  
**Cc:** ltwombly@rochester.rr.com; jtwombly@us.tuv.com; O'Brien, Dan  
**Subject:** Tichenor Point Park Appraisal

*position  
recorded on  
2/4/21  
report*

Dear Town Board Supervisor and Mr. Finch,

Please add my below comments to the Town Records:

The appraiser should use a standard mode of measurement to determine the size of both the subject property and the Comparable Sales used in the Appraisal. The tie line measurement is approx. 308 ft. in width. The shoreline measures 398 ft. which includes a substantial part of the head of Tichenor Point creek (not Canandaigua Lake). This part of the Kellogg property at the tip of the Point at the creek does **NOT** increase the value of the parcel by \$1,215,000. (using LeGrettes' own valuation of \$13,500/ft. X 90 ft). It does add some value but at a fraction (perhaps 30%) of \$13,500/ft.

My #s. 308 ft. X \$13,500. = \$4,160,000.

90 ft X \$4,000/ft.= \$ 360,000

Total \$4,520,000

The additional acreage behind and out to the road does add some value which is restricted by Deeded Restrictions, driveway etc.of perhaps \$80,000.

Total \$4,600,000 Any more would represent a premium.

Given the above, I am clearly opposed to the purchase of the Kellogg Property.

**Doug Finch, Town Manager**

Deagman, Pat "Wally"

**From:** Patrick J Deagman <pdeagman@pacbell.net>  
**Sent:** Sunday, February 7, 2021 4:53 PM  
**To:** dfinch@townofcanandaigua.org  
**Cc:** patti.r.brewer@gmail.com  
**Subject:** RSM and Tichenor Point Property Purchases

position recorded  
on 2/4/21  
report  
Deag

To: Town of Canandaigua Board Members

From: Patrick "Wally" Deagman

I would like to provide my thoughts on the potential purchases of the above properties.

We enjoy a seasonal residence (on the north side) directly adjacent to the residential homes in Tichenor Point. There has been considerable "conversation, meetings, presentations, etc." on the merits for and against the purchase of these properties. Yet, we seem to be trying to reconcile the purchase of the properties to satisfy a survey that has a narrow objective..."additional public access to a beautiful lake", Canandaigua Lake, "The Chosen Spot"! This is a narrow objective given the value this lake has to offer; and, at what I view, a very HIGH price to achieve this narrow objective. Notwithstanding the many issues and concerns that have been raised by lake residents and taxpayers. We West Lake road residents have been vocal on these property acquisitions as we are the primary constituents and stakeholders impacted by the proposed acquisitions.

Rather than wait to the end of this communication, let me state that, from my perspective, neither of these properties should be purchased by the town. There has been multiple communications and discussions of the rationale and why's for NOT PURCHASING these properties...however, reiterating the details of these discussions would be redundant to other responses. Essentially they revolved around about five issues (may be more):

- o County Road 16 road parking and pedestrian crossing issues given the property locations
- o Access/ egress as well as parking issues
- o Intent of the purchase vs. the proposed price (very high price to achieve the objective of "more public lake access"??)
- o Necessity of "new" lake access sites vs. the current under-utilization of existing parks (Onanda Park and Butler)
- o Implications on taxpayer's wallets (should not be trivialized)

All the questions, concerns and issues have been raised? Now answers are required?

Now, from my perspective:

RSM

This property is not suitable to achieving safe access to the lake at any price. This location on County Road 16 for a public facility is with great risk. Assuming parking on the west side of the road and the near location of German Brothers Marina and it's related road parking, this stretch of road is too hazardous given all the traffic and congestion. Safety and security for the public alone should make this potential acquisition a non-starter. And for the town, the potential liability and legal exposures would spark "walk away" signals in my thinking for sure. In addition, I am of the opinion that it does not enhance public access to lake activities. Or, limited at best.

TICHENOR POINT

First, this property is a beautiful property. However, it should remain a residentially zoned property. The purchase proposal is attempting to "force fit" a parcel of residential property into a standalone public park. Yes, it allows public access. No, it creates to many concerns which have been stated above. Paramount is the purchase price tag! Which

translates into a very significant tax increase! Alternatively, why not take the incremental revenues from the residential sale of the property and upgrade the Onanda and Butler sites. And then market them...they will come!

This site purchase reminds me of forcing a "square peg into a round hole"! Very difficult and doesn't work. Unless we are trying to solve other objectives like historical preservation of Indian heritage sites or local legacy recognition on the lake and Tichenor Point. For just the objective of public access to the lake, it does not fit.

#### FINAL COMMENTS

From my perspective, the process followed for evaluating and pursuing the purchase of these properties was flawed. The process seemed to get the "cart before the horse"! Specifically, the Tichenor acquisition. Not sure why...the immediate timing of the availability of the Kellogg property? Maybe? However, to be in the middle of discussions with the critical (impacted) stakeholders (West Lake residences) and already have a purchase contract drafted and related closing dates selected prior to the completion of the appraisals? Seems out of sequence.

There may be more to the whole process that I did not see, but from my perspective, we should pass on these acquisitions.

Thank you,  
Pat "Wally" Deagman

Sent from my iPad

**Doug Finch, Town Manager**

*Messina, Paul*

**From:** Paul Messina <plmssn8@gmail.com>  
**Sent:** Monday, February 8, 2021 8:17 AM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Parks and Recreation Department

*Position recorded  
on 2/4/21  
report*

Date: 2/8/2021

To: Doug Finch

From: Paul Messina

Subject: Parks and Recreation Department

Mr. Finch:

I would like to remind you that the Parks and Recreation Department functions for ALL town residents, regardless of whether they live on the lake or not.

If members of the Parks and Recreation committee cannot keep that in mind while doing their jobs, they should not represent the town.

I live on the lake. I used both the upland and the beach of Camp Onanda every month in 2020, for a total 73 times. I have proof if you would like to see it. I also help maintain the trails in the park. I am fortunate to be able to use the park and take care of it. I do not need to hear disparaging words about myself and my neighbors from the committee members.

Sincerely,

Paul Messina

5041 County Road 16

**Doug Finch, Town Manager**

*Spall, Ted*

**From:** Ted Spall <tspall@spallhomes.com>  
**Sent:** Friday, February 5, 2021 3:02 PM  
**To:** cmenikotz; dfinch; gdavis; ldworaczyk; tfennelly; jsimpson@townofcananda.org

*Position  
recorded  
on 2/4/21  
re part*

Thank you for including us on the Zoom call with your Finance committee on 2/4.

It was very informative; however, there are serious questions that need to be raised regarding the two appraisals.

Both appraisals rely heavily on three comparables, 5735 Seneca Point Rd., 3439 WLB and 3467 WLB.

There is no disagreement on the conclusion reached by either appraiser that the \$13,500/waterfront foot is valid or that the "highest and best use" is to subdivide the property into two building lots. but there are distinct differences between these comparables and Tichenor Point.

Each of the three properties have straight lake frontage. They do not have the "wrap around" southern exposure of waterfront that Tichenor has. To extrapolate an additional 90'-0 of lake frontage at \$13,500/FF (\$1,215,000) is misleading. There certainly is some premium for the point which has been created by the creek over the years, but not over \$1.0M!

The comparables' lake frontage is pretty consistent with the the dimension at their respective building lines and all the way back to WLB or Seneca Point Rd. Tichenor's frontage narrows down significantly half way back to the WLR.

Please refer to Mitchell Piersons' survey that is attached to the Bruckner appraisal. At the SW corner of the Twombly property and tennis court, the Tichenor property, at the building line scales approximately 270'-0. If the "highest and best use" as described by James Leggett is two building lots, this is where the 125'-0 minimum lot width would have to be measured. Mr. LeGrett valued the north lot as having 198'-0 of frontage and the south lot with 200'-0 of frontage. This is impossible to do. At best the yield might be two 130'-0/lots with the 90'-0 tail added onto the most southern lot.

None of the comparables are encumbered by shared driveways, deed restrictions or historical significance (evidence of a Seneca fishing village).

These encumbrances were not taken into consideration by either appraiser and will negatively effect the development and value of Tichenor Point.

Please reconsider your appraised values.

Will there be a similar appraisal process for 3950 WLR?

Thank you for your consideration,

Ted Spall

sent from my Verizon, Samsung Galaxy Tablet



**Doug Finch, Town Manager**

**From:** Ted Spall <tspall@spallhomes.com>  
**Sent:** Saturday, February 6, 2021 4:08 PM  
**To:** Marion Cassie; Doug Finch, Town Manager; cmenikotz@townofcanandaigua.org; gdavis@townofcanandaigua.org; jsimpson@townofcanandaigua.org; tfennelly@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org  
**Cc:** dobrien@woodsoviatt.com  
**Subject:** RE: Proposed Land acquisition for possible Town park lands

*Spall, Ted*  
*Position recorded on 2/4/21*  
*replied*

Doug Finch clearly stated during the January public hearing that the Tichenor purchase would be subject to a permissive referendum.

Good question for Monday's mtg

Sent from my Verizon, Samsung Galaxy Tablet

----- Original message -----

**From:** Marion Cassie <4marion.cassie@gmail.com>  
**Date:** 2/5/21 4:27 PM (GMT-05:00)  
**To:** "Doug Finch, Town Manager" <dfinch@townofcanandaigua.org>, cmenikotz@townofcanandaigua.org, gdavis@townofcanandaigua.org, jsimpson@townofcanandaigua.org, tfennelly@townofcanandaigua.org, ldworaczyk@townofcanandaigua.org  
**Cc:** dobrien@woodsoviatt.com  
**Subject:** Proposed Land acquisition for possible Town park lands

Dear Doug and Town Board members:

I appreciate the towns efforts in making all of the information, communications, and especially the appraisals available to the public by posting links to a special web page at the Town's website.

I did notice that my name was placed in the column designated Comment/Questions rather than "Yes" or "No". That is understandable since I was trying to be openminded and hadn't yet made up my mind regarding to proposed land purchases until I obtained more information. Please now move my name to the "No" column.

Re: Tichenor Point Property

Now that I have read the deed restrictions for the Tichenor property, it appears to me that these deed restrictions would make it impossible for the town to place anything in the area referred to in said document as "the park" portion. That would mean NO PARKING LOT, picnic tables with pads, shelters, permanently affixed signage, nor any kind of gate to prevent access when the proposed Town Park would be closed. That condition by itself should nix the purchase by the town.

Appraisals: I have several issues with the appraisals.

First, neither of the appraisers made any negative adjustments to the property value because of the deed restrictions. I would guess that this can be explained away by the fact that both appraisers said that the highest and best use of the subject property is for it to be developed as 2 single family dwelling lots, and that is the use for which they appraised it.

In fact, Mr. LeGrett states in his final reconciliation, "Sales Comparison Approach was used in arriving at an estimate of market value for the two hypothetical lakefront parcels." Using the property for subdividing it into 2 single dwelling lots would not be negatively affected by the deed restrictions. However, the proposed use by the town would most definitely be negatively affected by the deed restrictions.

Secondly, I would like to verify that the method used for determining the number of feet of lake frontage for all of the comps used is the same for the comps as it was for subject property (where the 302' of frontage suddenly became 398' when counting curves and undulations). The Seneca Pt. property in particular has significant protrusions and undulations. Did the appraisers simply use the frontage data provided by the Town of South Bristol? Does S. Bristol use the tie line method, or provide a measurement that includes all the curves and undulations? The cost per linear foot of frontage was weighted heavily in both appraisals, and thus how the amount of frontage was determined for the comps becomes very important.

In regard to the seller's appraisal by Kevin Bruckner; I am astonished that this appraiser used 2 comparables from Skaneateles Lake. You may not know that I worked in the mortgage industry for many years, and in fact was President of a mortgage company for a number of years. As such, I worked closely with many appraisers. I have never heard of using a comp that was over 60 miles away from the subject, and in a very different demographic area drawing it's potential buyers from a different part of the state. For simple residential appraisals it is typically recommended that the comps are within a mile or two of the subject. This is, of course, is no simple appraisal, and having to extend out to 20 miles might be warranted, but 60 miles is totally unacceptable. Yes, the appraiser did make a negative 25% adjustment to the 2 Skaneateles comps, but why 25%? Why not 30% or 20%? Was 25% picked out of the air? Why not comps on Seneca Lake or Keuka Lake which are much closer and then adjust positively? It is very apparent that the seller's appraiser had to really stretch to try to justify the inflated market value. This is not acceptable!

I will contact you further with my comments in regard to the purchase of the RSM property.


Looking forward to the Monday night zoom meeting.

Marion Cassie  
4735 Co Rd 16  
(585) 394 1135

Sent from Mail for Windows 10

Facebook

2/5/21 - 2/8/21  
9:00am




Comment as Town of Canandaigua

Colin Diehl

Public access to our wonderful lake is extremely limited. This would help. It's a no brainer.

The more people that can utilize the lake, the more people will care about it and all the facets of keeping it healthy. The less connected the public is, t... See More


Like · Reply · Message · 2d



Elizabeth Hummel

I think either or both locations would be a huge asset to the town. I don't live in the town but as a city resident I enjoy Ononda and Butler Beach tremendously. Any area where we can gain access to our beautiful lake and surrounding nature for free or... See More


Like · Reply · Message · 2d



Jeff Twombly

When you are spending over \$5 million dollars of taxpayer money and raising taxes 11 or 12 percent I think it should absolutely go to referendum to let the public decide. This would be the largest tax increase in the towns 206 year history.


Like · Reply · Message · 1d



Debra Casella

Jeff Twombly agreed. And not hold a vote when lake dwellers are wintering elsewhere.


Like · Reply · Message · 1d



Jennifer Fox-Werges


The town needs to be transparent. Not just glorify the beauty and lake access but make our taxpayers fully aware of what this will cost them in the long run. Its a great deal of money for a park that will basically only be utilized as a three/ four sea... See More

Like · Reply · Message · 17h



Author


Town of Canandaigua



Karen Parkhurst

Jennifer Fox-Werges the town has been transparent. Before you make remarks like this, watch the presentation. There is a detailed explanation of the costs and tax impact. It seems to me those of you who own lakefront property feel privileged and ju... See More


Like · Reply · Message · 16h



Jennifer Fox-Werges

Thank you I am aware of the cost. My concern is that many who are not following closely are not. Thank you for your prompt response


Like · Reply · Message · 16h



Tom Steele

Open up Kershaw Park like it was 30 years ago. Has to be a 1/4 mile of beach that is not used but was originally. I know a lot of people say it's city property but the town and the city share things already. Use what is available !!


Like · Reply · Message · 2d · Edited



David Bliss Jr.

Public access to Canandaigua Lake is a extremely limited. Any chance to acquire large parcels such as these for public parks should be snapped up. Look at it this way. If Mary Clark Thompson only thought about return on investment and other financia... See More


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Joseph E Krossber Jr.

David Bliss Jr. Agree David. But on the other hand the town residents will have their taxes increase for the acquisition, while the out of towers will reap the benefits.

Like · Reply · Message · 20h




Reply as Town of Canandaigua



Dan Bray

I believe the Town should be proactive and lock up these two parcels for public use before they are gone. Once it is gone and gobbled up by development that opportunity will be lost forever. Generations to come will be grateful to today's citizens and ... See More


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Nadine Szewda Shumway

Dear Town of Canandaigua, please, please do what ever you need to do to acquire this for public access!


Like · Reply · Message · 1d



Brian Phillips

The argument that we do not need additional public access since Onanda is not a capacity is flawed. The same arguments were made before the town and state purchased Onanda, stating the Butler Road park was not at capacity. Thankfully Bob Simpson and th... See More


Like · Reply · Message · 1d



Joseph E Krossber Jr.

Who will be paying for this? My guess the tax payers of Canandaigua.


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Elizabeth Hummel

After my comment last night I looked through the proposals, again I have looked before, and I am honestly astounded that we as a community would rather see these lands held privately to be enjoyed by a few or to be further developed into mcmanions, th... See More


Like · Reply · Message · 1d



Eileen Mathews Wierzbicki

Yay!

Like · Reply · Message · 1d



Art Bentham

Buy it for the people who will pay for it ! The town of Canandaigua ! Period !

Like · Reply · Message · 3m