

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

YES

Berkstresser, Walt &
Dawn
Donaher, Chris
Dunster, Wendy
Follett, Pam
French, John
Gallagher, Maureen
Haller, Susan
Hawkins, Aimee & Bruce
Impson, Brian
Koelsch, Anna & Michael
Mondore, Patricia
Nagle, Sharon
Mulgrew, Michael & Ellen
Phillips, Sharon
Premnath, Di
Pulver, Patricia
Rositano, Molly
Sittig, Robert & Diana
Stegall, Greg
Wallace, Cindy
Young, Carol & Jeff

(27)

NO

Bittner, Laurie
Borkholder, Dave
Hamlin, Mary
Seaman, Mark

(4)

COMMENT/QUESTION

Felton, David &
Maida, Mary

(2)

Comments received
between 2/8/21 @ 1:00pm
and 2/9/21 @ 2:00pm
Town Manager

Comments from
individuals who have
already recorded an
opinion on the proposal
Spall, Ted

2/4 Report	40 23	51 1	13
2/5 Report	4	5	0
2/8 Report Am	31 8	7 2	0 4
2/8 Report pm	19	2	1
	<hr/>	<hr/>	<hr/>
	(152)	(72)	(20)

Doug Finch, Town Manager

Berkstresser, Walt?
Dawn

From: Dawn Berkstresser <Dawn3876@hotmail.com>
Sent: Monday, February 8, 2021 5:41 PM
To: dfinch@townofcanandaigua.org
Subject: Kellogg Property (Tichenor Point Park)

Doug,

This would be wonderful for residents especially on this side of the lake to put in kayaks, canoes, etc. The space was always meant to be shared for the love of the outdoors, water access, beach, and museum. The wealthy people want to buy it all up with no care about others who would not have water access. Already Lakeshore has no parking and not much space for residents as well as tourists.

Please let us know what we can do to help make this happen.

Thank you,

Walt and Dawn Berkstresser

Sent from my iPhone

Doug Finch, Town Manager

B. Hner, Laurie

From: E Laurie Bittner <greek72@icloud.com>
Sent: Monday, February 8, 2021 4:03 PM
To: dfinch@townofcanandaigua.org
Subject: The Kellog property

Mr Finch

I understand why the town is looking for more ways for everyone to enjoy our beautiful lake but making the Kellogg property a park is not the right answer What about all the neighbors who have built beautiful homes adjacent to the Kellogg's property. Have you considered what this would do to their property values not to mention that they might as well say good bye to any privacy they are entitled to I am very much opposed to this idea. Find another way How about developing the property where Pinnacle North#2 was going to be developed. How about extending Kershaw Park? I know this is the City of Canandaigua's property but the Town could also be involved in this development.

Laurie Bittner
5211 Coye Road
14424

Sent from my iPhone

Doug Finch, Town Manager

Borkholder, Dave

From: David Borkholder <dborkholder@gmail.com>
Sent: Monday, February 8, 2021 7:36 PM
To: Town Manager
Subject: Proposed park properties

Doug,

I saw that you were soliciting feedback on the proposed new town parks on Facebook, so I thought I'd send my thoughts.

1. This is something that should not be done without a referendum. That referendum should outline the 11% increase to our town taxes.
2. I am concerned with safety for the site right next to German Brothers. That is a crazy stretch of west lake road and the setup is not ideal.
3. The Tichenor point property is beautiful, but the price is just too high. I am also very concerned that the assessment is roughly 5X the current town assessment. This should give the board pause. If the new assessment is accurate, how is it that we have had this property assessed at such a low value? \$4m in additional value translates into \$4k of town tax revenue and \$75k of lost revenue to our school system each year. You should consider an investigation into the historic town assessment if the new number is accurate. And also look into why the Tichenor point property doesn't list frontage and acreage on the site first page. I would also encourage you to look at other properties that are incredibly similar to this one. There was a property that sold on Menteth point in ~ the last year (5265 Menteth). It is just under an acre, and not as much frontage (180 ft). Land assessed at \$4711/ft. If you apply that to the Tichenor point property (302 ft), it values the property at \$1.4m. Of course there is value to the residual property, but it is not significant as we can see from the current assessment.
4. You should consider timing, the tax increase, and the state of our national, state, and local economies. We are going to experience a future with increased taxes at all levels. The US federal budget for FY20 was \$4.7T. We have passed two COVID relief measures (\$2.2T and \$0.9T), and are poised to pass another \$1.9T measure. This will bring the total to \$5T in COVID relief, more than the entire FY20 federal budget. NYS has a significant budget gap due to COVID. Our local businesses are hurting. Is this the time for us to take on significant additional costs to the town?

Thanks,
Dave

David Borkholder

Doug Finch, Town Manager

Donaher, Chris

From: Chris Donaher <donaherc@gmail.com>
Sent: Monday, February 8, 2021 5:29 PM
To: dfinch@townofcanandaigua.org
Subject: The Future of Tichenor Point

Mr Finch,

I'm writing to you today to express my highest support for the prospect of the City of Canandaigua to purchase Tichenor Point for use as a public park! My family has owned property near the lake for almost 50 years, and we've regularly enjoyed being able to spend time and swim at Kershaw and Deep Run parks as kids... growing up having access to these amenities was a privilege, and I think that preserving the natural beauty of the property (trees, wide visibility) would be a boon for the whole community.

I appreciate you taking the time to receive correspondence on this issue!

Sincerely,
Chris Donaher

Doug Finch, Town Manager

Dunster, Wendy

From: Wendy Dunster <dunsterwendy@yahoo.com>
Sent: Monday, February 8, 2021 1:27 PM
To: dfinch@townofcanandaigua.org
Subject: Tichenor Point Kellogg property acquisition

Mr. Finch,

As a Town of Canandaigua resident for nearly thirty years, I am 1000 percent in support of the Town of Canandaigua acquiring the recently available Kellogg property at Tichenor Point to be used as a natural public park to be preserved and enjoyed by future generations of Canandaigua residents. That would indeed be money well spent.

I volunteered for many years on the board of the Canandaigua Lake Watershed Association, which also has working affiliations with the Finger Lakes Land Trust. We have always strived to conserve more land in its natural state to preserve the health of the lake so that future generations may continue to appreciate the lake.

The last thing we need on Canandaigua Lake is more ill-conceived, misguided large scale development that puts huge pressure on the lake and town resources, schools, and contributes to run-off and lake pollution. For examples, one has only to look at the two projects on the north end of the lake which after many years are still incomplete, still homely, and add no land whatsoever for the general Canandaigua public to enjoy. The Tyvek-ed ugly garage (neo-penitentiary architecture) further insults the beauty of the lake. Awful forever.

Consequently, the smallish Kershaw Park is now seriously over-used, especially since no additional park land has been added to compensate for the over-building. It's a fraction of the size, for example, of Seneca Lake Park at the north end of Seneca Lake.

A further problem exacerbated by over-development is getting town water to existing home developments on the west side of Canandaigua Lake, a resource already stretched and approaching a huge dilemma.

The Tichenor Point Kellogg property is one of the last opportunities to save one of the few remaining beautiful land parcels with natural shoreline for the benefit of the Canandaigua public. For more than one hundred years its owners have done just that. Now it's our turn. Once the land around the lake is gone, it's gone forever.

Tichenor Point Park will be a welcome addition to Grimes Glen, Bare Hill and High-Tor lands, to name a few. Healthy land means healthy water.

I highly commend the Town of Canandaigua for its strategic and forward thinking for proposing to acquire the Tichenor Point Kellogg property for purposes of a town park.

Most Canandaigua residents are not aware of this opportunity to acquire the land as a park. If you need more people to offer their opinions in support of your efforts, please let me know.

Sincerely,

Wendy S. Dunster
585-230-0159

Doug Finch, Town Manager

Felten, David's

Maida, Mary

From: feltendl@gmail.com
Sent: Tuesday, February 9, 2021 4:22 AM
To: Doug Manager
Subject: Public hearing

My wife, Mary Maida, and I were knocked out of the town hearing on Tichenor Point on Monday, Feb 8, 2021, at around 6:30 PM, following the hacking event with the obscenities. We tried to log back in over the next hour, but were unsuccessful, and received a message that access was not available because another meeting was in progress. We understand the need for the town meeting shutdown, and hope that the open forum can be rescheduled. We also hope that the vile and obscene intrusion into the town meeting has been brought to the attention of state and/or federal authorities to try to identify the perpetrators. We look forward to the continuing discussion on the important proposal.

Thank you.

David Felten and Mary Maida
4375 County Road 16

Sent from my iPad

Doug Finch, Town Manager

Follett, Pam

From: Pam Follett <psfollett@gmail.com>
Sent: Tuesday, February 9, 2021 8:31 AM
To: dfinch@townofcanandaigua.org
Subject: Tichenor Point CDGA Lake access

Dear Mr. Finch -

I live at 4800 Deuel Rd just up the hill from the Wegman's Farm, and I would like to express my support of the town purchasing the property at Tichenor Point for providing lake access. While there is an access point at Onanda Park, I think having a second location owned by the town would be beneficial, as there is so little public lake access currently. I do not believe it will overwhelm the lake as far as people boating, kayaking, etc. It would just give another option for people, especially on days when Onanda may be full.

Thanks for your consideration in this matter.

- Pamela S Follett

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"Our care should not be to have lived long as to have lived enough." ~ Seneca

"Each blade of grass has its spot on earth whence it draws its life, its strength; and so is man rooted to the land from which he draws his faith together with his life." ~ Joseph Conrad

Note: No trees were killed in the sending of this message, but a large number of electrons were terribly inconvenienced.

Doug Finch, Town Manager

French, John

From: John French <johnfrench@thegrapery.com>
Sent: Monday, February 8, 2021 1:51 PM
To: dfinch@townofcanandaigua.org
Subject: Tichenor Point

Hi Doug,

I understand that there is a meeting tonight regarding the purchase of Tichenor Point. I have been following the story for several weeks, and wholeheartedly believe that the plans to secure this for public usage is an exceptional idea. It is a beautiful spot on Canandaigua Lake with so much to offer the general public. It could certainly be another gem to add to the tourism industry which benefits so many businesses around our region. Best of luck with the project.

John French
Vice President

Arbor Hill Grapery & Winery
6461 State Route 64
Naples, NY 14512
(585) 374-2870
(585) 746-7810 (cell)
JohnFrench@TheGrapery.com
www.TheGrapery.com

Doug Finch, Town Manager

Gallagher, Maureen

From: Maureen J. Gallagher <mjfgp@rochester.rr.com>
Sent: Monday, February 8, 2021 2:45 PM
To: gdavis@townofcanandaigua.org; jsimpson@townofcanandaigua.org;
tfennelly@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org;
cmenikotz@townofcanandaigua.org; dfinch@townofcanandaigua.org
Subject: Tichenor Point and more

When I first started hearing about the town buying and preserving lakeside land for ALL, I was extremely excited!!!

I would vote YES for going ahead. There should be more access to our natural environment.

We always thought it would be nice to have waterfront property for ease of access. However, the tax burden is too high for so many of us.

Our natural resource is a gift to residents AND ALSO to visitors. We are glad to share it with them.

Thanks,
Maureen Gallagher

ALSO.... A big YES to additional pedestrian and bike access along Middle Cheshire Rd and adding to the Auburn Trail. People like to get out and enjoy nature, but we also use it for getting from one area of town to another.

Doug Finch, Town Manager

Haller, Susan

From: Susan Haller <halleriesm@gmail.com>
Sent: Monday, February 8, 2021 3:57 PM
To: dfinch@Townofcanandaigua.org
Subject: Support for Proposed Town Park at Tichenor Point

Dear Mr. Finch,

I am writing in support of the proposed town park at Tichenor Point. I am a resident of the City and Town of Canandaigua. I understand that many of the wealthy lakefront property owners on West Lake Road are possibly opposed to this project. Canandaigua Lake is a treasure, and there should be as much access to it as the local government can provide. I applaud the Town Board for their vision. It is one of the few remaining natural elements on the lake, and this is a rare opportunity to preserve it for everyone to enjoy. Not only will it benefit the community, but it will be yet another attraction for visitors to the area.

I belong to the Canandaigua Yacht Club. A couple of years ago, a pair of American eagles nested at the end of Lakeview Lane near the yacht club's waterfront, and they were a sight to behold. Last year, the property at the end of Lakeview Lane was purchased and ripped down to build a much larger compound on the spot. The eagles were gone. I would hate to see Tichenor Point meet the same fate.

Sincerely,
Susan Haller
16 Howell St.
Canandaigua, NY

Doug Finch, Town Manager

Hamlin, Mary

From: Mary Clare Hamlin <mchamlin56@gmail.com>
Sent: Monday, February 8, 2021 1:53 PM
To: dfinch@townofcanandaigua.org; Cathy Menikotz
Subject: RSM Property

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> Dear Doug and Cathy,

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> As a life long resident of Canandaigua, I have been following with concern the recent proposal of the Town Board, as well as the Park and Recreations Board, regarding the purchase the RSM Property. I regularly walk by the property, and strongly disagree that this location can viably be made into a safe space for our community. The location is very narrow with steep drop offs on the Lake side and has a steep bank on the west Side. Walking on this stretch of West Lake Road has always been quite hazardous. I am quite confident that people will not be able to safely cross the road at this spot, especially if they are encumbered with kayaks, canoes, fishing poles, children, etc. I realize that the Town wishes to provide more access to the Lake for town residents. I support that goal, however you are suggesting allocating a significant amount of funds to a property that will not effectively accomplish that goal. My suggestions for your consideration are:

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> 1. Invest in the Onanda property and upgrade the facilities there. The idea of transforming Onanda into a very special property is a vision I have supported for some time, and feel should be your main priority. It has fallen into disrepair and is clearly not used to its full potential. I am very confident the property could be enhanced in order to attract more residents. The property is certainly large enough to perhaps install a swimming pool for those residents who would rather not swim in a lake, or who have small children who would be more comfortable in a pool environment. The property on the West side certainly could be enhanced and become inviting for those who wish to gather for picnics and outdoor activity. The parking is convenient and crossing the road for access to the Lake is much safer. Our family regularly visited Onanda for canoe lessons when our kids were young, and now for hiking on the wonderful trails on the west side. With over 75 acres of property, funds allocated there would greatly benefit our community and make better use of property now available to the town. Investing in Onanda would be more cost effective and offer residents a much safer recreational property.

>

> 2. According to the plan presented by the Middle Cheshire Road and Health Care Services Corridor, it was suggested that land surrounding the Water Treatment Plant could be turned into a Nature Walk. I believe this is a great idea. I have always thought this is a beautiful property which is not being utilized properly. Consider directing your efforts into developing that property. There is convenient parking, and safe access to the Lake when crossing the road. A fishing raft there and access for kayaks would work very well. I live very close to the Water Treatment Plant, and have always felt it has great potential for community Lake access.

>

> The property you are considering buying from RSM, in my view, is inferior from a Lake access and safety perspective compared to other opportunities available to the town. I urge you to reconsider your plans and invest more time in investigating more viable alternatives.

>

>

> Sincerely,

>

> Mary Hamlin

Doug Finch, Town Manager

Hawkins, Aimee &

From: Aimee Hawkins <aimeehawkins77@gmail.com>
Sent: Monday, February 8, 2021 2:53 PM
To: dfinch@townofcanandaigua.org
Subject: 4351 Tichenor Point

Bruce

Mr. Finch,

Hello! My name is Aimee Hawkins and my husband Bruce and I have been residents in the town of Canandaigua since 2004. We have been made aware that Paul Kellogg is going to sell his land at 4351 Tichenor's Point. Paul would like to see the town of Canandaigua purchase it for a park rather than see it go for development. This is one of the last flat beaches left and we feel that it is important for this land to remain as is and for all residents to enjoy it in a park like setting. We whole heartedly agree that the town should purchase this property for a town park.

Thank you for your time and consideration in purchasing this property for a town park.

Sincerely,

Aimee & Bruce Hawkins
5415 Wells Curtice Road
Canandaigua, NY 14424
585-396-5856

Doug Finch, Town Manager

Impson, Brian

From: bimpson@frontiernet.net
Sent: Monday, February 8, 2021 3:52 PM
To: dfinch@townofcanandaigua.org
Subject: Potential Town of Canandaigua Park at Tichenor Point

Good afternoon Mr. Finch,

It has come to my attention that the Town of Canandaigua is considering a proposal to purchase the current Kellogg property at Tichenor Point for the purpose of converting it into a public park with potentially an associated museum on site..

I have had the great privilege and pleasure of visiting and enjoying time at that property on numerous occasions over the past 40 years. That property is truly a treasure that all should be able to enjoy for years to come, and I congratulate the Canandaigua Town Board for their vision to convert and create a public space at that unique location.

A public park and museum would be an absolutely wonderful use of that gem of a parcel for future generations. With it's flat beachfront, majestic trees, and rustic buildings, Tichenor Point is one of the very few large properties remaining on beautiful Canandaigua Lake which exemplify the historic and natural significance of the region. There are far too few locations remaining on the lake which share that appeal.

While I am not a Canandaigua resident, I would most certainly be a return visitor to Tichenor Point should this proposal become reality. I'm quite sure that local businesses would also enjoy an indirect economic impact from additional visitors coming in to enjoy the park and it's nearby offerings.

In closing, I want to express my full support for the proposed purchase and establishment of a public use nature park and at the current Kellogg property at Tichenor Point. I am particularly intrigued by the notion of a historical museum utilizing one of the existing structures and how the general public might possibly help to support this entire initiative.

Thank you for your consideration of my input.

Brian Impson
9 Valewood Run
Penfield, NY 14526

Doug Finch, Town Manager

Koelsch, Anna

Michael

From: Anna Koelsch <akoelsch1@gmail.com>
Sent: Tuesday, February 9, 2021 8:32 AM
To: dfinch@townofcanandaigua.org
Subject: AK: Support for Park at Tichenor Point

Hello!

My name is Anna Koelsch and my husband and I live in the Town of Bristol. We just received notice that there are potential plans for a park at Tichenor Point and we support this project 110%!

The benefits to have more public access to beautiful Canandaigua Lake on the west side are plentiful. The North end is very congested already and the small beach is difficult to get into with family.

We would love another location to put our kayaks into the lake so we can explore more of the northern end also. A family friendly park is just the ticket! State support for this park is another plus!

Just having another area preserved for public access and protection from further development is a huge benefit to all those who love to explore the Finger Lakes. So much of the real estate on this lake is private and this is an excellent opportunity to achieve balance. The proximity to Canandaigua would be beneficial to bringing in more support for all the small businesses, especially since many have been hard hit by the pandemic.

We are grateful to the board for considering the future of this beautiful location for years to come and providing the general public another point of access to enjoy the area. With so much development ruining the landscape and decimating the natural habitat for wildlife, this park would be a step in the right direction.

Thank you for your consideration.

Anna and Michael Koelsch

Sent from my iPhone

Doug Finch, Town Manager

Mondore, Patricia

From: Patricia Mondore <mondorep@gmail.com>
Sent: Monday, February 8, 2021 1:25 PM
To: dfinch@townofcanandaigua.org
Subject: Considered Park

I understand there will be a meeting tonight regarding a proposed park along Canandaigua Lake in the Town of Canandaigua. As a long time town resident. I'm talking 70 yrs now, I am for this park and any other considerations to preserve land any avoid further development. There are few places that Town residents can enjoy using "our" lake as it is and then we need to pay at some locations. Please dont let these money hungry rich people have their way and deny the less wealthy who have lived here all their lives and a lot longer than people such as the Wegman family!

Doug Finch, Town Manager

Nagle, Sharon

From: Cathy Menikotz <cmenikotz@townofcanandaigua.org>
Sent: Monday, February 8, 2021 3:37 PM
To: Doug Finch
Subject: Fwd: Emailing Town Board and Town Manager

FYI

From: sharon nagle <fireflyfarm5910@hotmail.com>
To: "gdavis@townofcanandaigua.org" <gdavis@townofcanandaigua.org>, "jsimpson@townofcanandaigua.org" <jsimpson@townofcanandaigua.org>, "tfennelly@townofcanandaigua.org" <tfennelly@townofcanandaigua.org>, "ldworaczyk@townofcanandaigua.org" <ldworaczyk@townofcanandaigua.org>, "cmenikotz@townofcanandaigua.org" <cmenikotz@townofcanandaigua.org>
Date: Mon, 8 Feb 2021 20:33:17 +0000
Subject: Emailing Town Board and Town Manager

I am writing today to voice my support for the town purchase of the lakefront property just north of Foster Road. My family has been in the Town of Canandaigua for 32 years.(I realize that makes us newcomers.) I just returned from a great walk at Onanda Park .When I walked here on Saturday there were 30 cars at Onanda. People walking and sledding all enjoying the outdoors.

I think any land for public parks in the town is a positive thing and worth paying for. I see there is a parcel of 140+plus acres on Middle Cheshire Road. That would be a lovely spot for a park.I feel like people are attracted to open spaces and parks. Let's do what we can to retain the natural beauty of this great area and encourage outdoor activities.

Thank you for your service to this community.

Sharon Nagle
Firefly Farm
5910 Smith Road
Canandaigua,NY 14424
585 944 3954

Sent from Mail for Windows 10

Doug Finch, Town Manager

Mulgrew, Michael i
Ellen

From: Ellen Mulgrew <ebmulgrew@gmail.com>
Sent: Monday, February 8, 2021 6:35 PM
To: dfinch@townofcanandaigua.org
Subject: We vote to go ahead with town purchase of the The Kellogg Property. (Tichenor Point Park).

As Canandaigua Town residents we agree with the town plans to go ahead with the town purchase of The Kellogg Property. (Tichenor Point Park).

Michael & Ellen Mulgrew
3852 Chatham Ln.
Canandaigua, NY 14424

ebmulgrew@gmail.com
mptm2011@gmail.com

Doug Finch, Town Manager

Phillips, Sharon

From: Sharon Phillips <ssphillips@optonline.net>
Sent: Monday, February 8, 2021 5:14 PM
To: dfinch@townofcanandaigua.org
Subject: Potential Town of Canandaigua Park at 4351 Tichenor Point Drive

Dear Mr. Finch,

I understand that the Town Board is considering a plan to establish Tichenor Point on Canandaigua Lake as a Town Park. As someone who has had the privilege of visiting this beautiful place religiously every summer for the last 44 years, I can't express how happy I would be if this wonderful treasure could be shared with the entire community.

I'd like to share with you some of the many things our family has been able to personally experience over the years at Tichenor Point in addition to enjoying the 300+ year old trees, natural flora and breathtaking vistas. We've found many different kinds of fossils that have washed up on the shore or had been resting in ankle deep water, which are fascinating to look at and serve to tell the story of the glacial origins of the lake dating back to the last Ice Age. In addition to collecting fossils, we have been able to find arrowheads on the shore and in the water dating back to early American Indian Inhabitants of the area. The history of these finds was shared by the current owner of the property and subsequently, became the subjects of many a class summer project for our children. On those summer days, we also found ourselves waving to the guests of the Canandaigua Lady that passes by the Point. Once again, accompanied by a lesson for our children about the history of the steamboat on the lake and the painstaking efforts used to recreate a steamboat from that bygone era. The idea of establishing a museum on the property to help tell these stories is certainly very intriguing.

In addition to the paleontological, anthropologic and industrial lessons learned, the environmental lessons learned from the presence of the zebra mussel and its' impact on the ecological balance of the lake, as well as, the bald eagle sightings; indicating a resurgence of the once endangered species, offer important lessons on our shared responsibility in protecting the environment.

I can't even begin to count the many adventures we've had canoeing, kayaking and rowing from this spot, or the early morning swims and lazy afternoons spent adrift in the water catching up with old friends and laughing the time away. Not necessarily educational in nature, but certainly as important.

The owners have allowed the natural beauty of this spot to shine and have lovingly passed on the history of Tichenor Point and the Lake to three generations of families who have made the yearly pilgrimage to this beautiful spot for over 4 decades. What a wonderful gift it would be to your community to be able to share this special spot and all has to offer for generations to come.

Sincerely,

Sharon Phillips (and family)
1 Adam Court
Budd Lake, New Jersey 07828

Doug Finch, Town Manager

Premnath, Di

From: Di Premnath <di.premnath@gmail.com>
Sent: Monday, February 8, 2021 5:44 PM
To: dfinch@townofcanandaigua.org
Subject: I support the Tichenor Point Park

Doug Finch, Town Manager

Pulver, Patricia

From: drpulver@gmail.com
Sent: Monday, February 8, 2021 1:13 PM
To: dfinch@townofcanandaigua.org
Subject: Tichenor Point park proposal

Mr Finch,

I am a Town of Canandaigua resident. I am in favor of the Town's plan to establish a park at Tichenor Point, which the Board will be reviewing at its meeting this evening.

I am confident that you are considering the views of all town residents as you review this proposal, not just those who want to limit access to our wonderful lake.

As I understand it, the State supports this plan to establish a park at Tichenor point. And this plan is in keeping with the long-term, strategic vision for the Town. It would be wonderful to have a public park on this property with the majestic trees and natural shoreline, and the panoramic views to both the south and north ends of the Lake. This space must be preserved for future generations.

Establishing a public space such as this will allow for lake access to swim, fish or launch a kayak, paddleboard or canoe, and to observe wildlife. And the park can be a destination for out-of-town visitors so the Town businesses could benefit financially.

I am also interested with the idea of a creating local/natural history museum. How might I help support such an endeavor?

I thank you for your time.

Patricia Pulver
5245 Nott Rd
Canandaigua

Sent from my iPhone

Doug Finch, Town Manager

Rositano, Molly

From: Molly Rositano <molrosita@aol.com>
Sent: Monday, February 8, 2021 4:51 PM
To: dfinch@townofcanandaigua.org
Subject: Lake front property

>
> Good afternoon,
> As a town of Canandaigua resident, I am writing to let you know of my support for the purchase of Tichenor Point as lake access for town residents. We have a beautiful lake and surrounding areas, but residents are limited in where they can access the lake if they do not own lakefront property. I would love to see this property purchased and made usable by town residents, city residents, and visitors to our area.
> This is also a wonderful way to preserve the land for future generations. So much of the lakeshore is owned by wealthy landowners, and I know they are not in favor of this purchase, but there are so many people who would benefit from having water and nature available to experience - now and in the future.
> Please continue to pursue this possibility and make a purchase that will benefit the many, and not just the few.
> Thank you!
> Molly Rositano
>
> Sent from my iPhone

Doug Finch, Town Manager

Seaman, Mark

From: Mark Seaman <Mark.Seaman@erm.com>
Sent: Monday, February 8, 2021 1:06 PM
To: dfinch@townofcanandaigua.org
Subject: RSM and Tichenor Point Property Purchases - WE ARE OPPOSED TO THE PROPOSAL

To: Town of Canandaigua Board Members

My family and I were recently made aware of the Town of Canandaigua's interest and evaluation the RSM and Tichenor Point Properties for potential purchase and development, and I wanted to provide feedback as a resident and tax payer to the Town of Canandaigua. My family and I are year round residents of Canandaigua, live near to the Tichenor Point property, and drive daily on County Road 16 past both these properties. I've reviewed the details made available on the Town of Canandaigua website and attended the Zoom meeting Thursday February 4, 2021, to gain an understanding of the proposal. From my viewpoint and my families, **neither of these properties should be purchased by the Town, and honestly I'm surprised they've gone forward this far in consideration by the Town Board Members.**

The following provides a brief overview of the issues with each property;

RSM

- **Traffic impacts and pedestrian road crossing public risk** – Based on the Plan presented for the RSM property, parking for citizens to access the lake for boating and general access would be provided west of County Road 16. The Town's citizens would be traveling down a very steep set of stairs to County Road 16 (try picturing this while carrying a kayak, canoe, or chairs) then cross County Road 16 near to an area that is already very congested much of the year related to German Brothers Marine. Impacts to traffic along County Road 16, public safety risk, and Town of Canandaigua legal liability to that risk alone should eliminate this property from evaluation.
- **Americans with Disabilities Act (ADA)** – I'm sure the Town would like to provide access for all of its citizens, when I think of this property I see a major hurdle in complying with the applicable ADA requirements.

Tichenor Point

- **Residential Use** – In my opinion, the Tichenor Point property should remain for residential use and development, representing a significant TAX BENEFIT to the Town of Canandaigua for many years to come, with NO COST TO DEVELOP.
- **Property Appraisal** – The Tichenor property is a beautiful location on the Lake, and while it would be sought for residential development I feel a value of greater than \$5.4 million is significantly over priced. I attended the Board Zoom meeting on February 4, 2021, presenting the property appraisals and strongly disagree with the assumptions for property redevelopment, specifically how many residential lots could realistically be placed in this area.
- **Cost to Town to Acquire** – If I go along with the appraisal price, which looks like the Town is actually driving up the price, as a tax payer I'm surprised the Town would consider a \$6-7 million acquisition when we have other locations (Butler Park, and Onanda Park) that are under-utilized and under-developed.

- **Traffic Impacts to County Road 16 and the Lake** – Placement of a park at this location would increase traffic to County 16, creating an increased turning hazard at the base of a steep downhill decline. In addition, Tichenor point is a well known boating hazard, placement of a park in this area would only increase the traffic (kayaks, canoe's, etc.) and public risk as boaters enter and leave the point.

Existing Town Assets for Same Purpose

- As a tax payer I'm struggling to understand why the Town Board would recommend making a Huge Investment to acquire new properties when that money seems better invested in property the Town already OWNS, such as Butler Park and Onanda Park.

We look forward to attending the Zoom meeting tonight for further details on the evaluation of these properties and the opportunity to voice our opposition to the RSM and Tichenor Point property acquisition.

Thank you for your consideration of my families opinion in this matter and the opportunity to share with the Board.

Best Regards,

Mark E. Seaman
Principal Consultant

M 515-681-1025 | **E** Mark.Seaman@erm.com
W www.erm.com

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Doug Finch, Town Manager

Sittig, Robert &
Diana

From: Diana Sittig <rdsittig@gmail.com>
Sent: Monday, February 8, 2021 5:36 PM
To: dfinch@townofcanandaigua.org
Subject: Town purchase of lake properties

Greetings. My husband and I have been town of Canandaigua residents for 36 yrs. and we were thrilled when we heard the town was contemplating the purchase of the two lake properties for public access. We wholly endorse the venture and realize the opportunity to enhance public access to our treasured lake and shoreline presents itself only too rarely, if ever in the future. We are grateful for Kershaw and for Onanda Park but we and many of our friends feel the area cries out for more public access, natural shoreline, and a zone for restoration and observation.

This beautiful lake and the access to it is one of the reasons we were enticed to settle and raise our family here. We applaud the town for having the foresight to consider preserving this land and making it available for future generations to enjoy. The quality of life notion draws folks to this beautiful area. Let us ensure Canandaigua continues that legacy today and beyond.

Thank you for listening.

Robert and Diana Sittig
Knapp Rd.
Canandaigua

Doug Finch, Town Manager

Stegall, Greg

From: Greg Stegall <gstegall@gmail.com>
Sent: Monday, February 8, 2021 5:12 PM
To: dfinch@townofcanandaigua.org
Subject: Tichenor Point property on Canandaigua Lake

Dear Mr. Finch,

I wanted to write to you to support the town's effort to acquire the Kellogg property located at Tichenor Point on Canandaigua Lake. I'm not currently a Town resident; I live in the City of Canandaigua; however, I grew up in the town, and my father and sister still reside there. Since 1977 I have had the privilege of spending countless days as the Kelloggs guest. They have been a generous family ever since I have known them. They have always shared their good fortune of owning such a unique and beautiful property with others while making sure everyone that visited knew of its history. I kept a boat there for years and have enjoyed the privilege of using it anytime I wanted. This property holds a unique charm and a unique opportunity for the people who call the town of Canandaigua home and others lucky enough to visit here.

Tichenor Point is one of only a few lake-level locations that allow you to view the lake in its entirety. Our lake's shape is the culprit that prevents most lakeshore locations from seeing its entire length. Tichenor Point allows you to see the physical north end (city Pier and Kershaw park) and the actual south end (Woodville). I believe it to be the best lake level view on Canandaigua lake. Its large majestic trees are breathtaking, and it's rare to see such large ones. The cottages demonstrate what warm, simple tranquility looks like. Our busy lives are full of technology and, modern comforts but walking through these cottages can quickly remind us that simple is sometimes better. The museum aspect I have read about sounds like a great idea. It's an excellent opportunity to learn and see how a turn of the century lake cottage blended in with the natural environment before our lake was overwhelmed with large modern structures. It has a unique ability to whisk away one's stress. Something is calming about it, and it affords most who visit a time to see something beautiful and beyond the obstacles of everyday life. Whether it's a stroll on the natural lakeshore or a walk in the wooded area trails, this place inspires me to take that deep clean breath that we all need now and then. I have never met anyone who has been there who did not feel the same way.

There has been a significant emphasis on lake preservation, environmental responsibility, and lake access for the Canandaigua Town residences over the years. The Tichenor Point property already embodies all of these qualities. I know there are nigh-sayers; I know there will be neighbors fearful and opposed, and yes, as citizens of New York State, we are the number one taxed people in the Nation. Still, I think the issues are addressable. Now is the perfect opportunity for the town to add this beautiful location to its lake access portfolio and demonstrate a generational commitment to its constituents' interest. I encourage the town to continue toward acquiring this property, keeping its sharing spirit alive, and securing it for public access. I believe allowing this opportunity to pass would be a mistake remembered for years to come.

Regards,

Greg Stegall
315 N Main St
Canandaigua, NY 14424

Doug Finch, Town Manager

Wallace, Cindy

From: Cynthia Wallace <cjwallace3381@gmail.com>
Sent: Monday, February 8, 2021 3:53 PM
To: dfinch@townofcanandaigua.org
Subject: Re: KELLOGG PROPERTY@TICHENOR POINT

On Mon, Feb 8, 2021, 3:52 PM Cynthia Wallace <cjwallace3381@gmail.com> wrote:

Being a Canandaigua City native, I am in hopes that the Town of Canandaigua will strongly promote this project. Since the "dismantling" of Kershaw Park, our gorgeous area is limited to public access of our most valuable and gorgeous property.

Some of the most important issues for passing this are as follows:

~The Town should consider the views of all residents, not just the wealthy residents on West Lake Road that do not want others to access the Lake.

~State support for Town's plan to establish a park at Tichenor point

THANK YOU, members of the Town Board on doing so for long-term, strategic vision for the Town.

A public park would be a wonderful next phase for this very unique property

(the few owners over the years have always appreciated the natural elements and allowed that to be the focal point; one of few remaining large properties that grace the Lake with majestic trees and natural shoreline. Unique, panoramic views to both the south and north ends of the Lake)

~Excellent lake access to swim, fish or launch a kayak, paddleboard or canoe

~Great property to observe wildlife

~Protected for future generations

~If not a Town resident, the park would be a future destination for visits and the Town businesses would be an indirect beneficiary

~Intrigued by the idea of a museum and interested in how the general public could possibly help support it and the historical nature of this planned parkAction needed TODAY to improve access to OUR lake!

I also, strongly suggest incorporating a

"no re-sale" clause to prevent future developers from raping this beautiful natural resource., there by protecting our lake forever. (so that it can never be transferred)

It is time to step up and stop irradic, dysfunctional development along our most valued resource. The watershed task Force works diligently at protecting our valuable resource. WE MUST ALSO!!

Thank you for your tenacity and long work. PLEASE pass this proposal to regain pur beautiful lake for the "locals", which in turn will draw much other business to our area.

Cindy Wallace
189 Gibson Street
Canandaigua, NY 14424
585 451 2378

Doug Finch, Town Manager

Young, Carol & Jeff

From: candjyoung <candjyoung@frontiernet.net>
Sent: Tuesday, February 9, 2021 11:56 AM
To: dfinch@Townofcanandaigua.org
Subject: Tichenor's Point

Doug,

We are very much in favor of the town purchase of the Kellogg property. It is important to persevere such a beautiful area for all to enjoy a piece of the lake. Afraid if privately sold it could end up with many new homes on the lake and destroy the serenity of Tichenor's Point.

We are town residents and you have two votes for the town to purchase this property.

Carol and Jeff Young
6100 Rossier Road

Sent from my Galaxy Tab A

Doug Finch, Town Manager

Spall, Ted

From: Ted Spall <tspall@spallhomes.com>
Sent: Monday, February 8, 2021 3:42 PM
To: Doug Finch, Town Manager
Subject: RE:

Doug,
You are welcome. Open communication is the best process for projects as important as 3950 WLR and Tichenor Point.

Will you or the town board members be prepared to answer the myriad of questions posed by myself and so many other concerned residents at tonight's meeting?

Specifically those issues from my 02/02/2021 email.

Ted Spall

Sent from my Verizon, Samsung Galaxy Tablet

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

From: "Doug Finch, Town Manager" <dfinch@townofcanandaigua.org>
Date: 2/8/21 10:02 AM (GMT-05:00)
To: Ted Spall <tspall@spallhomes.com>
Subject: RE:

Ted,

Thank you so much for taking the time to send an email about this proposal. Your communication is very much appreciated.

We will continue to post more information on the project at: <http://www.townofcanandaigua.org/page.asp?id=238>

As always, if I can be of any assistance to you please do not hesitate to contact me.

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

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

<tfennelly@townofcanandaigua.org>; jsimpson@townofcanandaigua.org

Subject:

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

Spall, Ted

From: Ted Spall <tspall@spallhomes.com>
Sent: Monday, February 8, 2021 8:44 PM
To: Doug Finch, Town Manager
Subject: RE:

Doug,
What an unfortunate turn of events tonight.
It was good to hear that the supervisor supports the permissive referendum process.

I asked the question early in the meeting if the town had a signed contract to purchase Tichenor Point. Your posting of up to date information on your website is helpful; however, the purchase contract dated 12/31/2020 is confusing.

Your signature is shown along with Trip Pierson's. The four signature lines for the Silversprings LLC are unsigned.

Also Pierson struck the condition for a permissive referendum.

Please circulate a fully executed purchase offer for the publics review.

Ted Spall

Sent from my Verizon, Samsung Galaxy Tablet

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

From: "Doug Finch, Town Manager" <dfinch@townofcanandaigua.org>
Date: 2/8/21 4:14 PM (GMT-05:00)
To: Ted Spall <tspall@spallhomes.com>
Subject: RE:

Ted,

Thank you, I am anticipating the Town Board will give us some direction this evening. You may notice on the agenda I have asked if the Town Board wishes to schedule a public meeting workshop to begin to discuss and respond to some of the questions.

Douglas E. Finch, Town Manager
Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

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Town of Canandaigua

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Canandaigua, NY 14424

Phone: (585)394-1120 ext. 2234

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Sent: Friday, February 5, 2021 3:02 PM

To: cmenikotz <cmenikotz@townofcanandaigua.org>; dfinch <dfinch@townofcanandaigua.org>; gdavis <gdavis@townofcanandaigua.org>; ldworaczyk <ldworaczyk@townofcanandaigua.org>; tfennelly <tfennelly@townofcanandaigua.org>; jsimpson@townofcanandaigua.org

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