

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

YES

NO

COMMENT/QUESTION

Gagie, Kim  
 Gosper, Barbara  
 McDonald, Kimberlee  
 Turner, Sue

(0)

(0)

(4)

Comments received from individuals who have already expressed an opinion.  
 Cassie, Marion

	YES	NO	COMMENT/QUESTION
2/4 Report	40 23	51 1	9 4
2/5 Report	4	5	0
2/8 Report	31 8	7 2	0 0
2/8 Report PM	19	2	1
2/9 Report	27	4	2
	<u>156</u>	<u>72</u>	<u>20</u>

Comments received between  
 2/9/21 @ 2:00pm and  
 2/11/21 @ 1:00pm

*[Signature]*  
 Town Manager  
 2/11/21

**Doug Finch, Town Manager**

Gagie, Kim

**From:** Kim Gagie <kmgagie@yahoo.com>  
**Sent:** Wednesday, February 10, 2021 2:05 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor Point Property/Town Proposal

Dear Mr. Finch/Canandaigua Town Board:

I'm writing to you about the Tichenor Point/Kellogg property on Canandaigua Lake. The recent *Democrat and Chronicle's* Real Estate article provided a wonderful history of the property and made me reflect on the 40+ years I have spent at Tichenor Point with the Kellogg family. I've also learned of the Town Board's proposal to create a park and a museum at Tichenor Point. This is a fantastic idea and a wonderful way to preserve the historic nature of Tichenor Point! I fully support the Town's proposal and long-term plans for this part of Canandaigua Lake.

Tichenor Point is a unique part of Canandaigua, with its historic environment and natural shoreline. After so many visits to this property over the years, I've come to appreciate the Kellogg's devotion to keeping the property in its natural elements (seeing a bald eagle on this property for the first time is among many cherished memories). Turning Tichenor Point into a family park seems like a natural next step in preserving this special piece of property on beautiful Canandaigua Lake. A park would provide future generations with the opportunity to enjoy this part of Canandaigua Lake (and learn about its history), as much as I've enjoyed being there and learning about it for the last forty years.

Thank you for letting me take the opportunity to share my thoughts about Tichenor Point's future.

Sincerely,

Kim M. Gagie  
116 Harwood Rd.  
Spencerport, NY 14559  
585-259-3668  
[kmgagie@yahoo.com](mailto:kmgagie@yahoo.com)

**Doug Finch, Town Manager**

*Gosper, Barbara*

**From:** Cathy Menikotz <cmenikotz@townofcanandaigua.org>  
**Sent:** Wednesday, February 10, 2021 9:56 AM  
**To:** Doug Finch  
**Subject:** Fwd: Tichenor Point Land Acquisition

FYI. For your records.

From: Barbara Gosper <barbgosper@gmail.com>  
To: gdavis@townofcanandaigua.org, jsimpson@townofcanandaigua.org, tfennelly@townofcanandaigua.org, ldworaczyk@townofcanandaigua.org, cmenikotz@townofcanandaigua.org  
Date: Wed, 10 Feb 2021 09:09:57 -0500  
Subject: Tichenor Point Land Acquisition

Yes, to the proposed Tichenor Point land acquisition which would provide additional public lake access. I am a town resident and property owner.

Of course, it would be optimal if there was a way to limit access to those whose taxes are actually paying for it as the other area parks including Onanda and Kershaw are consistently inundated with users not even from the Canandaigua area. If even possible, this makes the most sense given the small size of the proposed park and very limited possible parking spaces.

Either way, I am for the land acquisition.

Barbara Gosper

**Doug Finch, Town Manager**

McDonald, Kimberlee

**From:** Kimberlee McDonald <kimberleemcd@gmail.com>  
**Sent:** Tuesday, February 9, 2021 5:20 PM  
**To:** dfinch@Townofcanandaigua.org  
**Subject:** Support for purchase of Tichenor Point property

Dear Mr. Finch,

I wish to offer my support as a taxpayer of the Town of Canandaigua to the idea of purchasing the Kellogg property/Tichenor Point to make into a park for all residents to have greater Lake access. I have heard that Wegmans and Sands are opposed to this park idea but could it be for their selfish reasons? It truly is a once-in-a-lifetime opportunity to buy such a parcel of land. I hope the deep pockets of Wegmans and Sands don't prevent the Town from being able to secure this. I have heard that Canandaigua Lake is second in the US only to Lake Tahoe for taxes and so few of us could ever get lake access. Please consider the voices of the many Town folk who LOVE this idea. Another park is a great idea. Look what's happened during COVID with us all stuck inside. How great to have another park to safely visit and see the lake. It is helpful for wildlife too.

It is such a blessing for the Town Board to have the foresight to see this opportunity, knowing that it has been a long-time desire of most residents, to try too secure a park property like this one! I know many people don't take the time to write, but with each letter like this one that you do receive, there are probably 100 others like it written in the minds of your Town residents who just didn't take time to put it on paper to you. If you need volunteers to go around with a petition to verify support, I am happy to do that-just call me! I can get others too.

It would be a great place to swim, fish, canoe or kayak, picnic, walk, observe nature and protect land for others for years to come. If not a Town resident, maybe charge a nominal yearly fee and get a sticker to be able to visit the park? Maybe help raise some money for upkeep? Maybe like the Granger, we could establish a group of volunteers to help maintain etc.

I believe you would have New York State support of the proposed park idea as well. For this, I would also not mind additional taxes! Thank you for your time and please support this idea!!!!

Sincerely,  
Kimberlee McDonald  
4013 St James Parkway  
Canandaigua NY  
585-820-2555

**Doug Finch, Town Manager**

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*Turner, Sue*

**From:** seturner@frontiernet.net  
**Sent:** Wednesday, February 10, 2021 2:59 PM  
**To:** dfinch@townofcanandaigua.org  
**Subject:** Tichenor point

**BUY IT!**

These opportunities don't happen very often and we need to maintain all current public access to the lake as well as obtaining any additional sections. The property tax consequence would be so insignificant! It seems like the people complaining the most are the ones with the deepest pockets - and that is definitely not us.

Sue Turner  
5985 County Rd 16  
Canandaigua

**Doug Finch, Town Manager**

Cassie Marion

**From:** Marion <4marion.cassie@gmail.com>  
**Sent:** Tuesday, February 9, 2021 6:38 PM  
**To:** Doug Manager; cmenikotz@townofcanandaigua.org; Jared Simpson; tfennelly@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org; gdavis@townofcanandaigua.org  
**Cc:** Dan O'Brien  
**Subject:** DUE DILIGENCE

Dear Mr. Finch and Town Board members:

Many of us have been saying all along that the proposed cost of the Kellogg property was just too high and out of line, even people who are in favor of the purchase, and now there is proof.

I spent a considerable amount of time over the past few days doing the due diligence that should have been done by others.

Yesterday I called and spoke with Valary Muscarella, Assessor for the Town of South Bristol, where the comp on Seneca Pt Rd is located. She confirmed that the 205.38 feet of lake frontage for that property was determined by the straight line method, tie-line to tie-line across the lakeside of the property from one boundary corner to the other.

Today I had a long conversation with Michael Maxwell, Assessor for the Town of Skaneateles, who confirmed that likewise the lake front footage distance for both of the properties used as comps in Skaneateles were determined by a straight line measurement from corner to corner (tie-line to tie-line).

This afternoon I spoke with Pam Post, our Assessor in Canandaigua who confirmed that the measurement of FF (front footage) on the two waterfront comps (Cooke Property) used by both of the appraisers was also calculated by a straight line, tie-line to tie-line, method.

The problem comes in when you take an average dollar figure per frontage foot for the comps where they were all measured one way (tie-line to tie-line), and then multiply it times the subject property's erroneous number of frontage feet (398') that follows the curves and points of the waters edge, rather than correctly and uniformly multiplying by the (302') tie-line measurement.

Both appraisers used the average cost per FF of the comps times the erroneous 398' FF of the subject property as the main way that they reconciled the appraised value they determined, rather than using the 302' which would be truly comparable.

$302 \times 132\% = 398.6$

So it appears that both appraisals are about **32%** too high.

Using "Comparables" means just that, comparable.... to accurately compare, the measurements **MUST** be calculated or determined the same way. BTW, all of the assessors I spoke with agree.

The question is....What will the Town Board, whose duty it is to be fiscally responsible with the resident/taxpayer's money, do about this? Or do we wait for the attorneys to fight it out?

Regards,  
Marion Cassie

Enjoy this beautiful day.....  
Sent from my iPhone