

A New Day Rising: German Brothers Marina



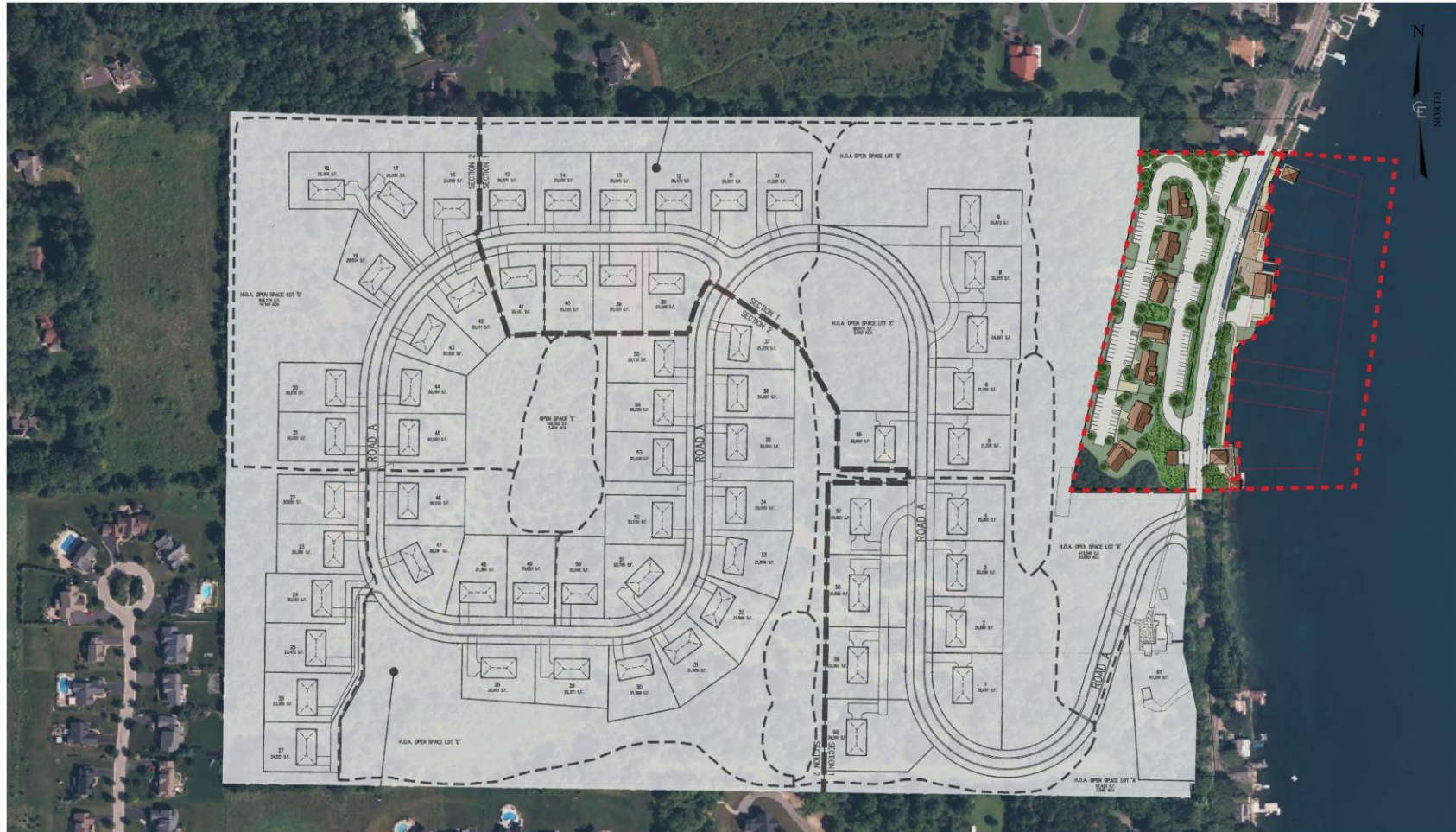
Peter Bruu

Co-owner & Managing Member,
German Brothers Marina, LLC

September 18, 2023

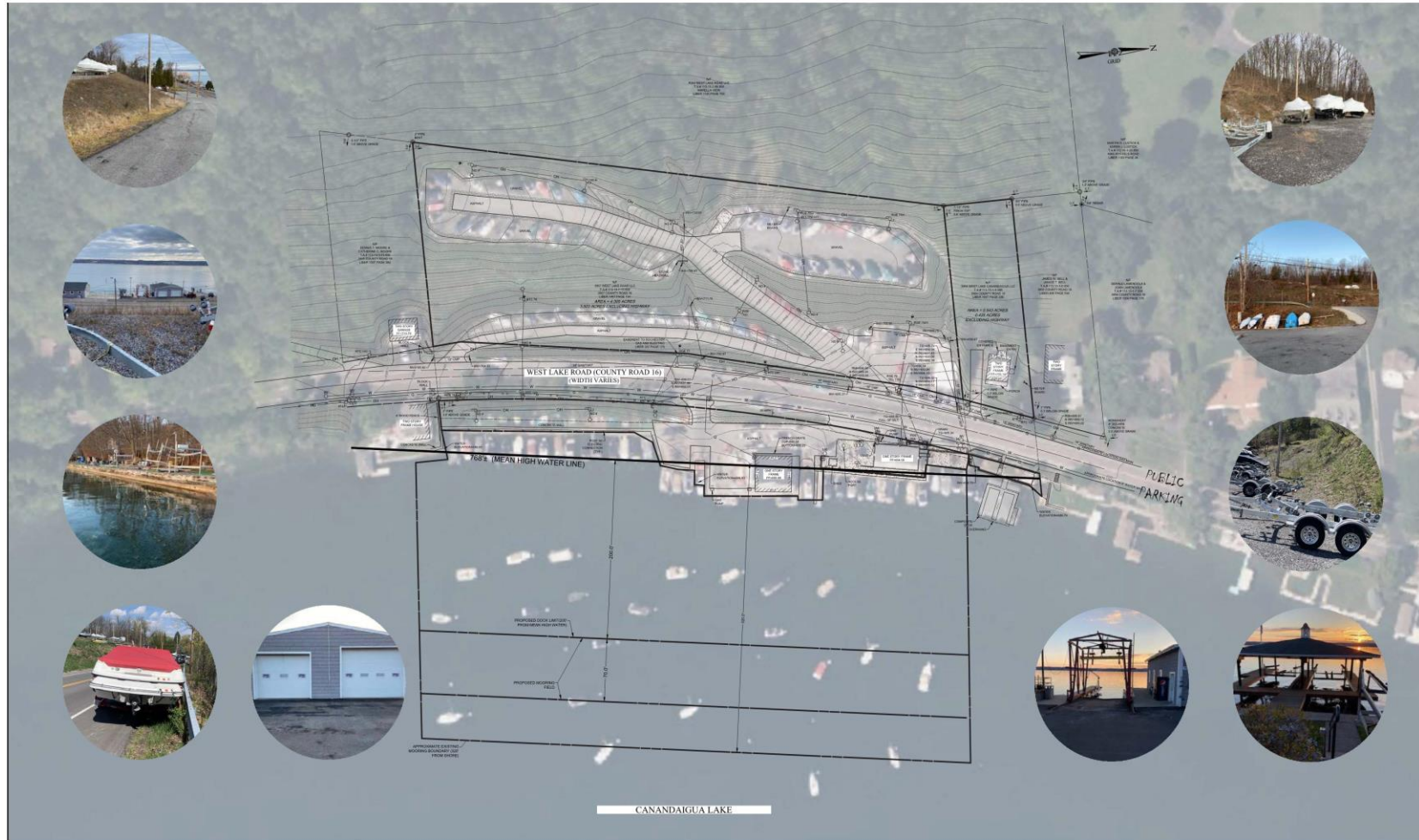
Brief Summary

Project Context



German Brothers Marina | **Context Map**
09/18/2023 | SCALE 1"=100'

Current State



German Brothers Marina | **Existing Features**
09/18/2023 | SCALE 1"=50'

GBM Proposed Amenities



Safety Access Management

- Removal of all existing boats/trailers from County Road 16 right-of-way
- Safe ingress and egress for private parking facilities on west side of CR16
- Lake-side shoulder of West Lake Road will be improved with an active shoulder lane for walkers, runners, and bikers
- Significantly addresses community safety issues for all travelers on CR 16

GBM Proposed Amenities



Public Lake Access & Small Watercraft Launch Area

- Fishing, picnic tables, and scenic viewing
- Canandaigua Water Trail Access (kayak, canoe & SUP launch)

Public Boat Slips / Moorings

- Access to 10 Public Boat Slips for transient use (Location TBD)

GBM Proposed Amenities



Parking

- 10 parking spaces (in red) on the upland side of CR16 will be installed to support the public use of lake frontage, small watercraft launch area, and public boat slips
- 100 patrons parking spaces (in yellow)
- Five accessible parking spaces, throughout the development.

GBM Proposed Amenities



Public Restrooms

- Installation of public restrooms (location TBD). To be available 24/7

Accessibility

- Accessible parking spaces
- Accessible crosswalk at CR 16
- Access to amenities throughout development

Picnic Areas

- Provide six picnic tables within the upland woods
- Provide tables within public use area

Trails

- Provide trails throughout development, coordinating trail access with town and other private landowners

GBM Benefits Received



Dwelling Unit Density

- Up to 8 lodging units

Lot Area

- 3 Separate lots

Approved Uses

- Commercial uses, such as boat rental and tour services, community recreation, marina, retail, food & beverage, and lodge rental

UDML Designation

- Town Board designates the project as a “tier 2” marina under the Uniform Dock and Mooring Law to support the Commercial usage of adjoining parcels

Benefits to the Community



The goal behind the renewal of the marina is to create a sustainable and welcoming family destination that will be enjoyed by both Town residents and visitors.

Expansion of Canandaigua Lake access for visitors and Town residents. Public lake access will be augmented by casual dining, elegant lodgings, and family-oriented meeting spaces.

Relocation of Marina Service, Boat and Trailer Storage to CR-30, across from YMCA and Ice Rink.

Expanded Access to westside Parking, with 115 parking spaces, interspersed amongst a thoughtfully designed landscaping strategy.

Benefits to the Community



On the upland side of the property, 8 elegant lodges will replace the boat and trailer storage (which is being relocated to CR-30, across from the YMCA & Ice Rink).

Sustainability will be a major focus throughout the project, providing active and passive strategies to protect the lake from stormwater runoff.

We look forward to being able to further discuss how the renewal of the German Brothers Marina will bring long-term benefits to the Town and its residents.

Responses to Questions

From August Meeting

How Many Slips?

Marina	Slips	Frontage	Slips/100ft
Canandaigua Boatworks (Pelican Point)	62	100	62
Sutters	194	400	48
Seagers	82	180	45
Smith Boys	76	323	21
German Brothers	150	764	19

Boats on the Lake

Boats	Current	Proposed
Slips @ 3907 WLR	33	50
Slips @ 3904 WLR	3	50
Slips @ 3935 WLR	1	50
Rental Dry Store *	8	0
Moorings	35	24
Dry Store	70	30
Total	150	204
Net New Boats @ GBM	54	
*Rentals currently stored on land, proposed will be in slips		

Benefits of 54 New Boats @ GBM

- The boats are already on the lake, Little/No increased load on lake.
- Reduced boat congestion (and frustration!) at the public ramp.
- Increased parking availability at the public ramp.
- Reduced traffic at the very busy 5&20/332 interchange.
- Reduced pedestrians unsafely jaywalking from old Wegmans parking lot to ramp.

Gas Traffic Pattern



German Brothers Marina | **Overall Concept Sketch**

09/18/2023 | SCALE 1"=50'

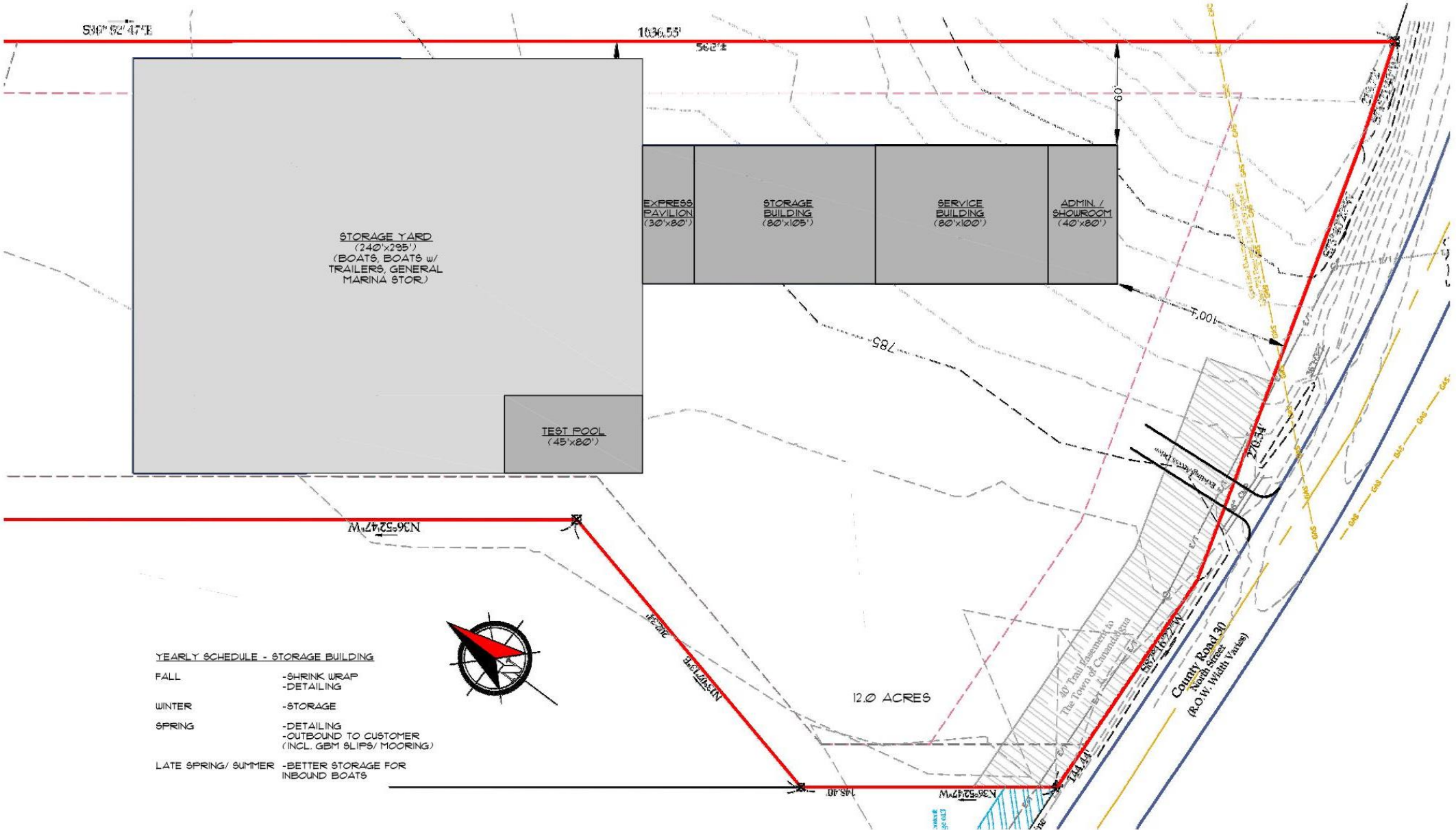
GBM Rental Units

- 7 Rental Units
 - 6 @ 2500sf
 - 1 @ 3700sf

GBM Proposed Lot Lines



GBM North Road Facility



YEARLY SCHEDULE - STORAGE BUILDING

FALL	-SHRINK WRAP -DETAILING
WINTER	-STORAGE
SPRING	-DETAILING -OUTBOUND TO CUSTOMER (INCL. GBM SLIPS/ MOORING)
LATE SPRING/ SUMMER	-BETTER STORAGE FOR INBOUND BOATS

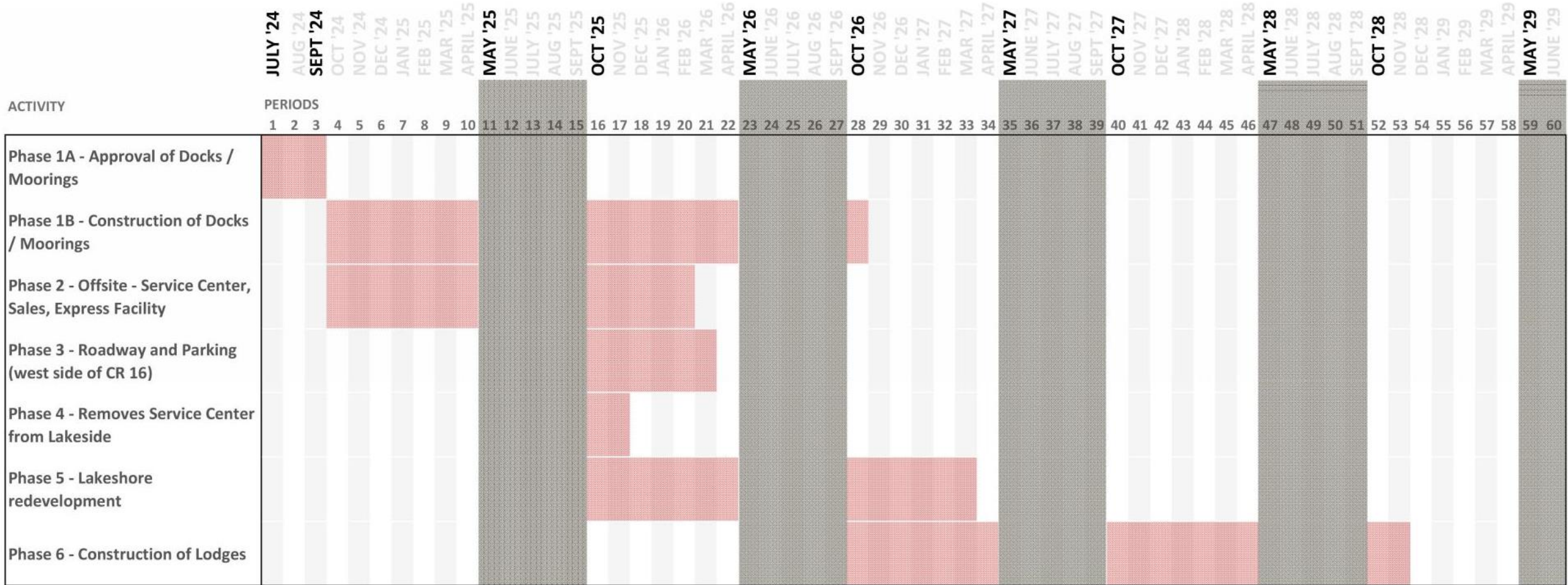
To Be Addressed

- Accessible Boating
- RSM Drainage

FAQs

- Will you still sell gas?
- Where is everyone going to park?
 - Busiest day of the year – 73 cars, 17 Dry Stores out
- What will the restaurant be like?
- Will the restaurant be open all year?
- Is the large vacant parcel to the south part of the project?
- Will it increase traffic on WLR?
- How will it affect the environment?

GBM Anticipated Schedule*



*Anticipated Schedule assumes that all required approvals are received by May 2024, any lag in approvals will push project completion

GBM Core Principles



Community Safety

Provide increased public safety through design for:

- CR 16 travelers
- Lakeside users: kayakers, boaters, diners, and shoppers

Sustainable Solutions

Minimize impact on the lake through choice of:

- Stormwater mitigation design strategy
- Construction Materials
- Hard Surfaces

Customer Focus

Delight all of our customers:

- The Public
- our patrons
- our guests

Partner Focus

Both GBM and the Town Board must share a common language and understanding of the process to establish valuations for both the amenities and incentives attached to this project

The New German Brothers Marina

Circa 2028

Stewards of the Lake

Let us enjoy the lake!

Let us get on the water!

Let us be inspired by the water!

Let us share the lake!

