



August 18, 2015

Supervisor Barbara Welch  
Town of South Bristol Council  
6500 Gannett Hill Rd. West  
Naples, NY 14512

Re: Rezoning Application of LAD Enterprises of Canandaigua, LLC for Everwilde Inn and Spa

Dear Supervisor Welch and the South Bristol Town Board:

The Canandaigua Lake Watershed Association is a thousand-member, non-profit organization dedicated to preserving, protecting and promoting Canandaigua Lake and its watershed for future generations by supporting scientific research, sound public policy, and community education. We actively partner with the Canandaigua Lake Watershed Council, the Finger Lakes Land Trust and the Finger Lakes Institute to preserve and protect Canandaigua Lake and the surrounding watershed.

We were concerned with the earlier plans for development of this area and made our objections known; we oppose this effort for those same reasons, but are even more concerned, given the complexity of this project, the effects it will have on the watershed, its vistas, the rural character of the area and the dramatic zoning change required, which does not reflect or respect your Comprehensive Plan.

We are concerned that the development of Everwilde Inn and Spa would do serious damage to the watershed and lake through increased runoff, insufficient safeguards and buffers, and damaged views. More sediment and nutrients reaching Canandaigua Lake would likely fuel more obnoxious weed and blue-green algae growth. We are also concerned that the applicant's current development proposal does not comply with the Uniform Docks and Moorings Regulations (UDMR) for Canandaigua Lake on which the Town of South Bristol was one of six signatories.

However, the proposed re-zoning for this land is the foremost of our concerns. In response to earlier development proposals, the Town of South Bristol went through a planning and zoning exercise that resulted in changing the project area from Residential with One Acre Minimum

Lot (R-1) to Residential with a Three Acre Minimum Lot (R-3). In addition, South Bristol changed the minimum lot frontage on the lake from fifty to one hundred feet, indicating that future proposals needed to be held to a higher standard.

The applicant seeks to re-zone property, previously subdivided into twenty separate parcels, from R-3 to Planned Development (PD).

We contend that, while PD may be a convenient zoning for some, including the applicant's plans, it is not justified by those plans for a hotel, spa, restaurant and banquet center. These activities are all commercial enterprises. Will the proposed development "prevent overdevelopment of land and undo concentration of population...conserve and preserve natural beauty of the land, its scenic overviews, lakes, streams, forests and hills [and] guide future development so that we maintain the rural atmosphere of the Town"? (*Quotation taken from the Statement of Purpose in the Town of South Bristol Comprehensive Plan*)

We believe it makes no sense to rezone the property to a PD in order to allow commercial development. The site sits in the middle of a residential area that has been growing more residential by the year. Five hundred feet to the north of the project area, the Town of Canandaigua's zoning is Rural Residential with a 3-acre minimum lot size, and several adjoining parcels have even greater restrictions on their development. In this stretch, Seneca Point Road is rural in nature with many children, driveways and walkers in season. The actual conformance with the 3-acre minimum lot size is high in adjacent areas of both South Bristol and the Town of Canandaigua. Placing either a strictly commercial PD or a Commercial designation on this property seems to encourage conflict with neighbors and other residents, who were there first, with the rural residential zoning classification in place.

The project area lacks adequate roadways, sewer and water infrastructure to support the proposed development. Site conditions are such that installing either water or sewer service for a facility, whose use will vary considerably through the seasons, will be difficult, at best. Given the site problems already mentioned, development in accordance with R-3 standards affords at least enough land per parcel to support both a private well and septic system without their functions conflicting or adversely threatening the watershed. Providing vehicle access to 20 residential (R-3) parcels on existing roadways in the area is far less demanding and intrusive than traffic resulting from a wedding banquet for 300 people plus other concurrent on-site commercial activities.

The facility being proposed conflicts directly with the Town's Comprehensive Plan which speaks of "preserving rural character," "protecting the water quality of the lake," and "protecting scenic vistas." To promulgate zoning changes so out of context with the Comprehensive Plan would be contrary to the intent of current law and the implied protection offered by the town's zoning regulations.

In our opinion, taken in combination, the lack of suitable infrastructure, difficult site conditions, and the demands that a hotel/inn, spa, restaurant and banquet facilities of this scale would place on this parcel and surrounding infrastructure make the proposal an unacceptable intrusion into the watershed of Canandaigua Lake.

The South Bristol Comprehensive Plan, in its vision states, "... officials are acutely aware that South Bristol is part of a larger lake and watershed community and cannot function independently in dealing with common issues and opportunities...." Further, "...special attention is always given to potential impact on surrounding towns...".

We hope that the town will act decisively in this matter and deny the request for rezoning.

Respectfully,

A handwritten signature in black ink, appearing to read 'T. Zimmerman', with a long horizontal line extending to the right.

Thomas A. Zimmerman, President

Canandaigua Lake Watershed Association  
PO Box 323  
Canandaigua, NY 14424