

Canandaigua Finger Lakes Resort

February 29, 2016

SEQRA Consistency Analysis

Development Comparison/SEQRA Timeline

Approved 1989 PUD (8.9+/- Acre Site):

Hotel: 5 Stories, 125 Rooms plus 35 Condominiums, Conference Facilities, Restaurant, and Fitness Center, PLUS . . .

70,000 SF Retail Specialty Shopping, Food Court, Entertainment, PLUS . . .

15,000 SF 2nd floor Office

SEQR Compliance:

An Environmental Impact Statement was prepared in 1989 for the Rosepark Planned Unit Development by Clark Engineers and Lane-Frenchman Associates and that document has served as the basis for development of the various phases of that project over the past 26 years. The final phase of that development is development of the hotel and conference center and is shown on the original 1989 plans as an 8.9+/- acre mixed use development including the 5 story hotel and conference center, 70,000 SF retail strip center and 15,000 SF office space. The 1989 EIS serves as the SEQRA document on which all projects to date including the current proposal have been based.

Approved Site Plan for Steamboat Landing, now demolished, 1998

SEQR Compliance:

The initial version of the hotel and conference center for the PUD project was the construction of the Steamboat Landing Restaurant in 1999. That project included a restaurant and banquet hall/conference center as well as a dock system supporting the Canandaigua Lady tour boat. SEQRA was completed and Neg Dec was done on 7/9/1998. We do not know of any additional SEQRA-related material prepared for that particular project at the time it was being reviewed and approved for construction, however clearly, it was considerably less ambitious than that

approved for the 1989 PUD. Furthermore, it ended up with a subdivision of the property into 3 parcels, those being a 2.5 acre parcel on which the Steamboat Landing was constructed, that being owned by the developer, a 1+/- acre parcel that became city-owned parking, and a 5.4 acre parcel that subsequently fell into the hands of an out-of-town developer. The 1+/- acre portion that fell to City of Canandaigua ownership and care remains today at the northwest corner and is known as 'Parking Lot 'B'. That land is contiguous with the rest of the city-owned Lakefront Park.

Presented July 2009 (2.5 Acre Site plus 1 Acre+/- City-owned):

153,100 SF Hotel / Conference Center w/ Parking Garage (124 Vehicle Spaces), 141 rooms, 6 Suites, 9 Condominiums. 6 Stories. Retail/Spa, Restaurant, Fitness Center.

SEQR Compliance:

In 2009, the new owner of the Steamboat Landing sought to fulfill the long awaited promise of the Rosepark Planned Unit Development and proposed a hotel and conference center of a scale comparable to what was promised in that original planning effort. The original EIS was deemed acceptable and still pertinent by the PUD Committee of the City Council but additional material was requested so they could better understand the size and scope of the project being proposed. The SEQRA approval included both a small parking garage on the one-acre City parcel (Parking Lot 'B') as well as shuttling to off-site parking lots. Additional material prepared at that time included a traffic study, visual impact assessment, engineering and drainage report, and an analysis of existing vs. proposed docks. The parking garage was subsequently believed to be problematic for several reasons including, most importantly 1) it did not provide a significant number of parking spaces for the associated cost and 2) It had the potential to trigger an "Alienation of Park Land" issue. Site plans were drawn up to illustrate use of the neighboring 5.4 acre parcel for additional parking.

Approved 12/2009 (5.8 Acres owned by developer + 3.1 Acres owned by the City = 8.9 Acres total) as a two-stage project. City Council Resolution #2009-180.

SEQR Compliance:

A Parking Study was prepared in August 2009 in consideration of the acquisition of the neighboring 5.4 acre vacant parcel and, over a period of about 9 months of negotiations, an alternative approach to the issue of on-site parking and space requirements took shape. Offers

were made to purchase the neighboring parcel and eventually the City condemned the property and it was joined with the original Steamboat Landing parcel.

Approved 10/2010 (5.8 Acres owned by developer + 3.1 Acres owned by the City = 8.9 Acres total) as a one-stage project. City Council Resolution #2010-093.

Approved 2013 (8.9 Acre Site) City Council Resolution #2013-017:
166,622 SF Hotel / Conference Center, 5 Stories. 176 Rooms, 'Lockouts', and 'Fractionals', Restaurant, Fitness Center. Resolved demolition of the existing restaurant, increased number of rooms and building square footage, construction timing issues, staging of construction and other issues.

SEQR Compliance:

Although that building was originally scheduled to remain, with the new hotel and conference center to be constructed around and above it, a new plan was developed in 2013 that was more economical and efficient that demolished the old restaurant building and started over with more robust restaurant, conference, and hotel room space (City Council Resolution 2013-017). The site plan amendment submission in 2013 included an Environmental Assessment Form but no additional SEQRA-related material was requested or submitted. The PUD Committee of the City Council reviewed the project and concluded the project was in conformance with the original EIS as well as the supporting material submitted as part of the 2009 SEQRA review and site plan approval.

Proposed 2016 (8.9 Acre Site):

166,622 + 29,899 (Lower Level) SF Hotel / Conference Center, 5 Stories. 208 Rooms, Restaurant, Fitness Center.

SEQR Consistency Analysis:

- a. Land. No change since 1989. The entire parcel has always been planned for development of a hotel, retail, parking, etc.
- b. Water. No change since 1989 other than new NYSDEC regulations for stormwater runoff and we have produced a Stormwater Pollution Prevention Plan (SWPPP) and we are

evaluating the new design vs. the 2013 approved SWPPP but at this time suspect there will be little to no change required to facilities as designed in 2013.

- c. Air. No change since 1989. The project will not affect air quality.
- d. Plants and Animals. No change since 1989. There are no threatened or endangered species of animal or plant life present on the Project site. The project will not substantially or adversely impact any non-threatened or non-endangered habitat.
- e. Agriculture. No change since 1989. The project will not result in a potential significant adverse impact on agricultural land resources.
- f. Aesthetics / Visual Impacts. No change since 1989. The project will not have a significant adverse environmental impact on aesthetic resources. Visual simulations of the Project from various viewpoints have been prepared that demonstrate that the project will not have a potential significant adverse impact on the aesthetics and character of Lakeshore Drive and/or the northern waterfront of Canandaigua Lake. The design for the proposed parking deck reduces the height of the structure to less than 10 ft. above existing grades in that area of the site. The exterior design of the structure will match the proposed aesthetic features of the hotel building to mitigate views of the structure from the north and east. Landscaping will also be implemented which provides buffering of the property from adjacent properties to the east and nearby viewsheds.
- g. Historic and Archeological Resources. No change since 1989. The Project will not result in a potential significant adverse impact to historic or archeological resources. A Phase I Archeological study of the Project site was conducted in 1990 and no prehistoric or historical artifacts were discovered.
- h. Open Space. No change since 1989. The Project site was planned to be fully built as a hotel, retail and office development with parking. There was no dedicated open space set aside as a part of the development on the south side of Lakeshore Drive. (There are City parklands in the immediate vicinity).
- i. Parking. Calculations for the site have included the use of parking lots for park users car-top boater, and lagoon trail users. The City of Canandaigua has two parking lots on the site which have a total of 227 spaces for shared use by the development and the public.. Furthermore, additional parking is available for park and event patrons as several locations adjacent to the park to the west of the Project site.

Approved 1989 (8.9 Acre Site): 483 Spaces Total, all surface lot spaces.

Presented 7/2009 (3.5 Acre Site): 289 Spaces on site including 165 surface and 124 parking ramp. Arrangements were made for off-site parking at Roseland Bowl for 300+ additional spaces for a total of up to 600 spaces. These visitors would be shuttled back and forth to the hotel.

Approved 11/2009 (8.9 Acre Site): 473 Spaces, All surface lot.

Approved 2013 (8.9 Acre Site): 471 Spaces, All surface lot.

Proposed 2016 (8.9 Acre Site): 603 Spaces including 293 spaces in a split level parking deck facility.

- j. Critical Environmental Resources. No change since 1989. The Project will not have a potential significant impact on a Critical Environmental Area as designated pursuant to 6 N.Y.C.R.R. Section 617.14(g) of the SEQRA regulations.
- k. Transportation and Traffic. No change since 1989. The Project will not have a potential significant adverse impact on transportation or the existing traffic patterns and flow. Based on a new analysis provided by McFarland-Johnson, Inc., the Project will generate roughly 30% less traffic on the surrounding roadway network during the peak hours in comparison to the 1989 approved site plan and produce similar levels of service as in previous plans. This 30% reduction is also very conservative as it includes accounting for trip generation associated with the hotel, restaurant, tiki bar, conference area and the two event tents (which is an unlikely scenario that they will all be generating peak traffic at the same time).
- l. Energy. No change since 1989. The Project will not have a potential significant adverse impact on energy
- m. Noise and Odor. No change since 1989. The Project will not have a potential significant adverse impact related to noise and odor.
- n. Public Health and Safety. No change since 1989. The Project will not have a potential significant adverse impact on public health or safety.
- o. Community and Municipal Services. No change since 1989. The Project will not have a potential significant adverse impact on growth and character of the community and

neighborhood. The Projects use and density is consistent with the goals and purposes of the PUD Ordinance, the comprehensive zoning plans of the City of Canandaigua, and the 1989 approved PUD layout. In many ways, the development is considerably less dense than the original development scheme concepts approved in 1989.