

**PROPOSED REDEVELOPMENT**  
**of the former *Chautauqua Point Golf Course***  
*at 5621, 5687, 5695 and 5710 East Lake Road*

Project Update  
December 10, 2024



# PROJECT SITE AERIAL



*Chautauqua Lake Estates*

*E Lake Road*

*Leet Avenue*

*Fairview Road*

*Lookout Avenue*

*Zephyr Avenue*

*Terrace Avenue*

*The Villas at Chautauqua Point*

*Point Chautauqua Neighborhood*





- Property Purchased in July 2023 through 1200 Group, LLC
- Series of meetings conducted with Town of Chautauqua Officials and Zoning Department staff aided in the preparation of our concept plan
- Submission of Preliminary PUD Application: July 10, 2024
- Initial Concept Plan review with the Chautauqua Watershed Conservancy and Chautauqua County Soil & Water District staff in August 2024
- Project update meeting with Town Board on August 28, 2024
- Public Informational Meeting held on August 28, 2024
- Formal Submission of Amended PUD Application: October 11, 2024
- Town Committee on Concept Plan Approval meeting held on December 3, 2024
- Virtual Informational Meeting held on December 11, 2024 with Project Review Committee representing Point Chautauqua Association Inc. (PCA) and the Project Team including review of PCA comment letter dated November 22, 2024

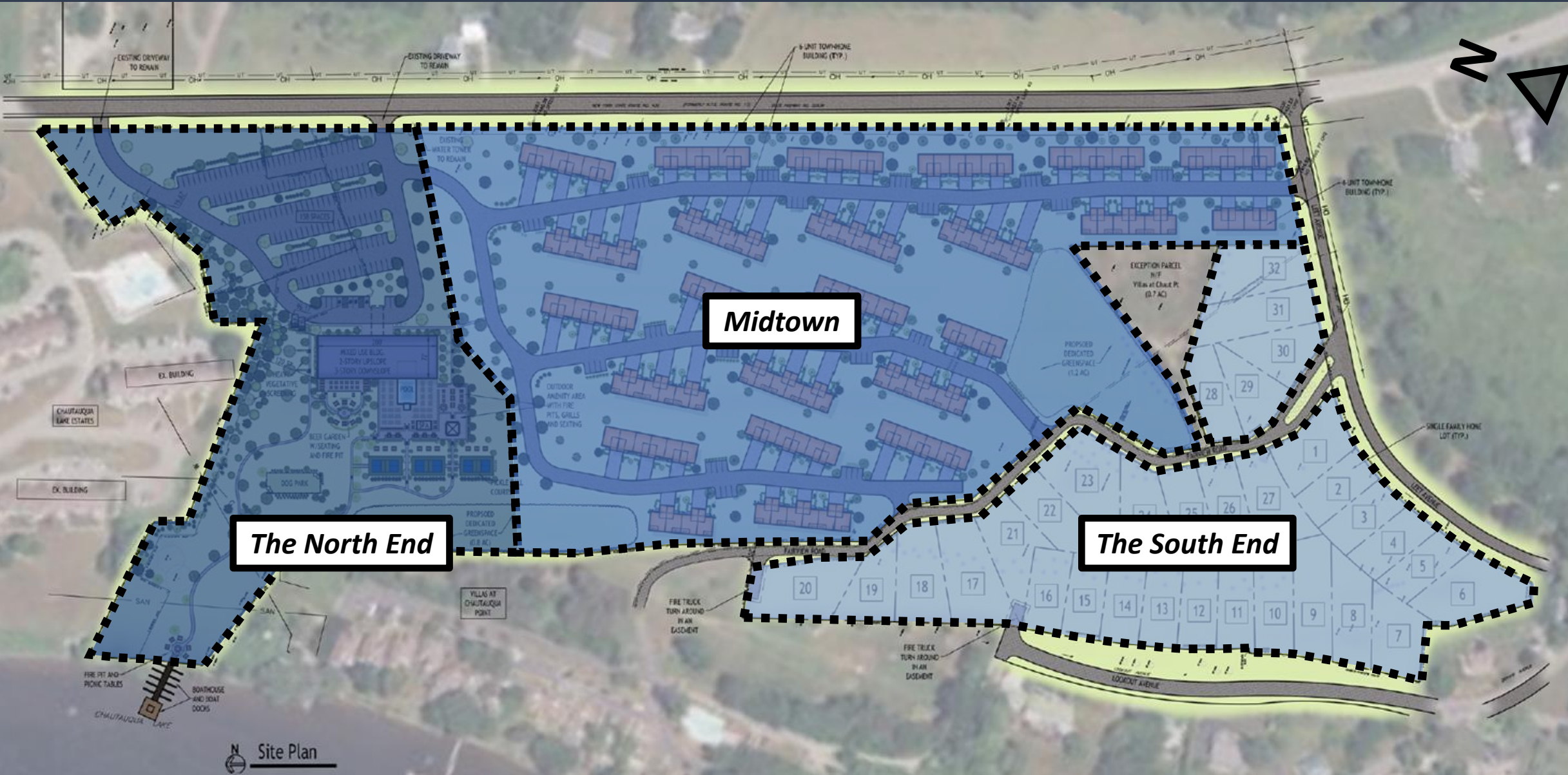
## EXISTING CONDITIONS:

- Site Area: 35.5 acres
- Existing Zoning Classification: Residential Lakeside (R-L)
- Former Use: Chautauqua Point Golf Course

## SHAPING A VISION:

- Resort-Style Living Experience
  - Variety of High-Quality Residential Living options in various typologies organized in distinct zones (consistent with existing surroundings)
    - Mix of For-Sale and Short/Long-Term Rentals
  - Limited Commercial Space
    - Restaurant/Taproom on-site
  - Focus on an Active Lifestyle with on-site Recreational Amenities for residents and guests
  - Preservation of Open Space
- HOA governance for maintained aesthetic and property care

# CONCEPT SITE PLAN – Community Zones





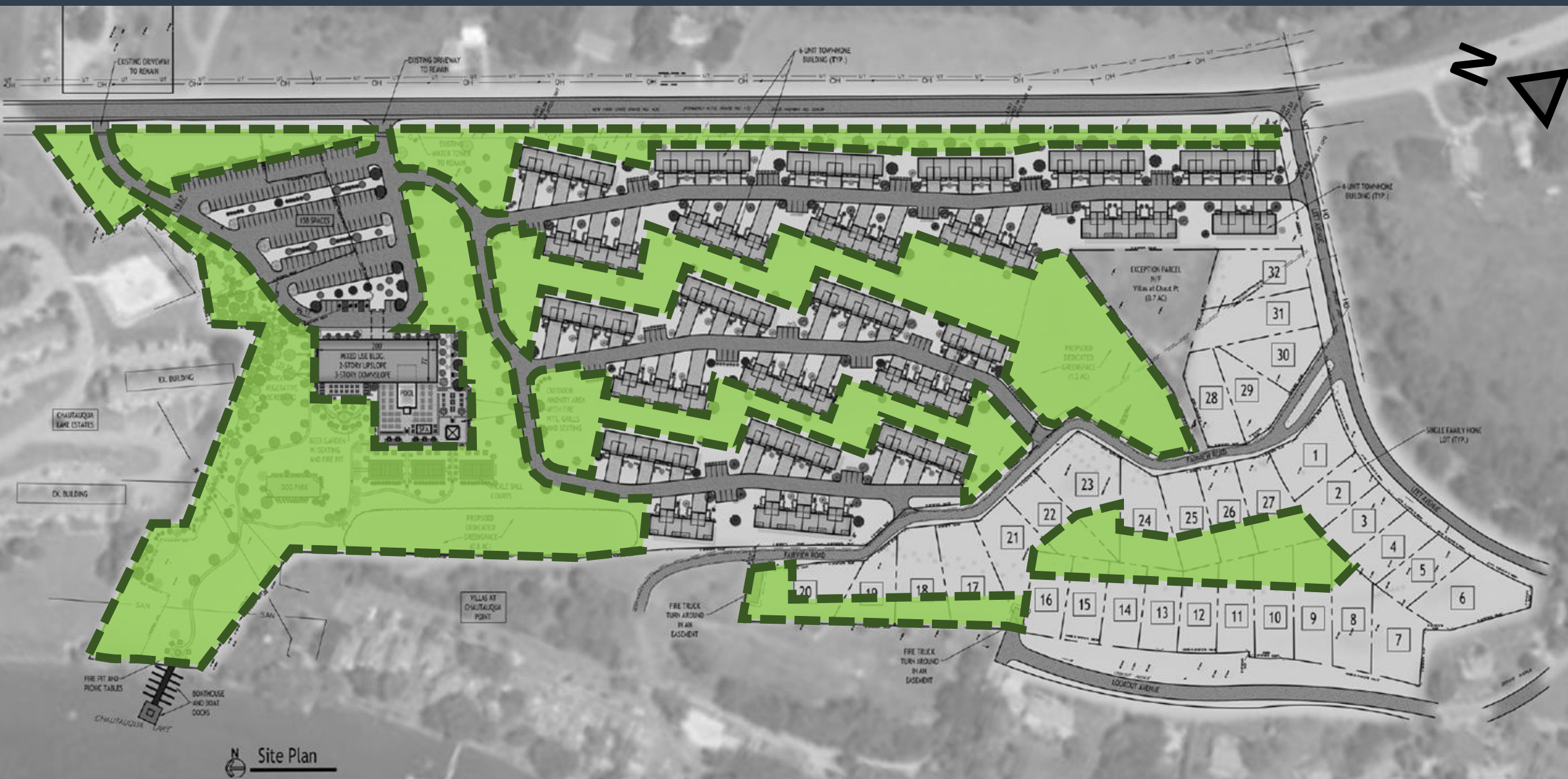
# UPDATED CONCEPT SITE PLAN



- Proposed project is consistent with the intent and purpose of Planned Unit Development (PUD) Districts as set forth in Section 143-19 of the Zoning Code as follows:
- Pursuant to Section 143-209 of the Zoning Code, the process and procedure for obtaining a special use permit to establish and construct a PUD is a **three-step process** as follows:
  - **(1)** Approval of the concept by the Town Board after receipt of the report and recommendation of the Committee on Concept Approval, a committee comprised of members of the Town Board and the Board of Appeals pursuant to § 143-22A;
  - **(2)** Approval of the preliminary plan by the Zoning Board of Appeals pursuant to § 143-22B; and
  - **(3)** Following a public hearing on the application, final approval by the Town Board of Special Use Permit pursuant to § 143-23.
- Proposed project also requires a coordinated environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”) – Part 1 of the Full Environmental Assessment Form submitted with Amended PUD Application on October 11, 2024

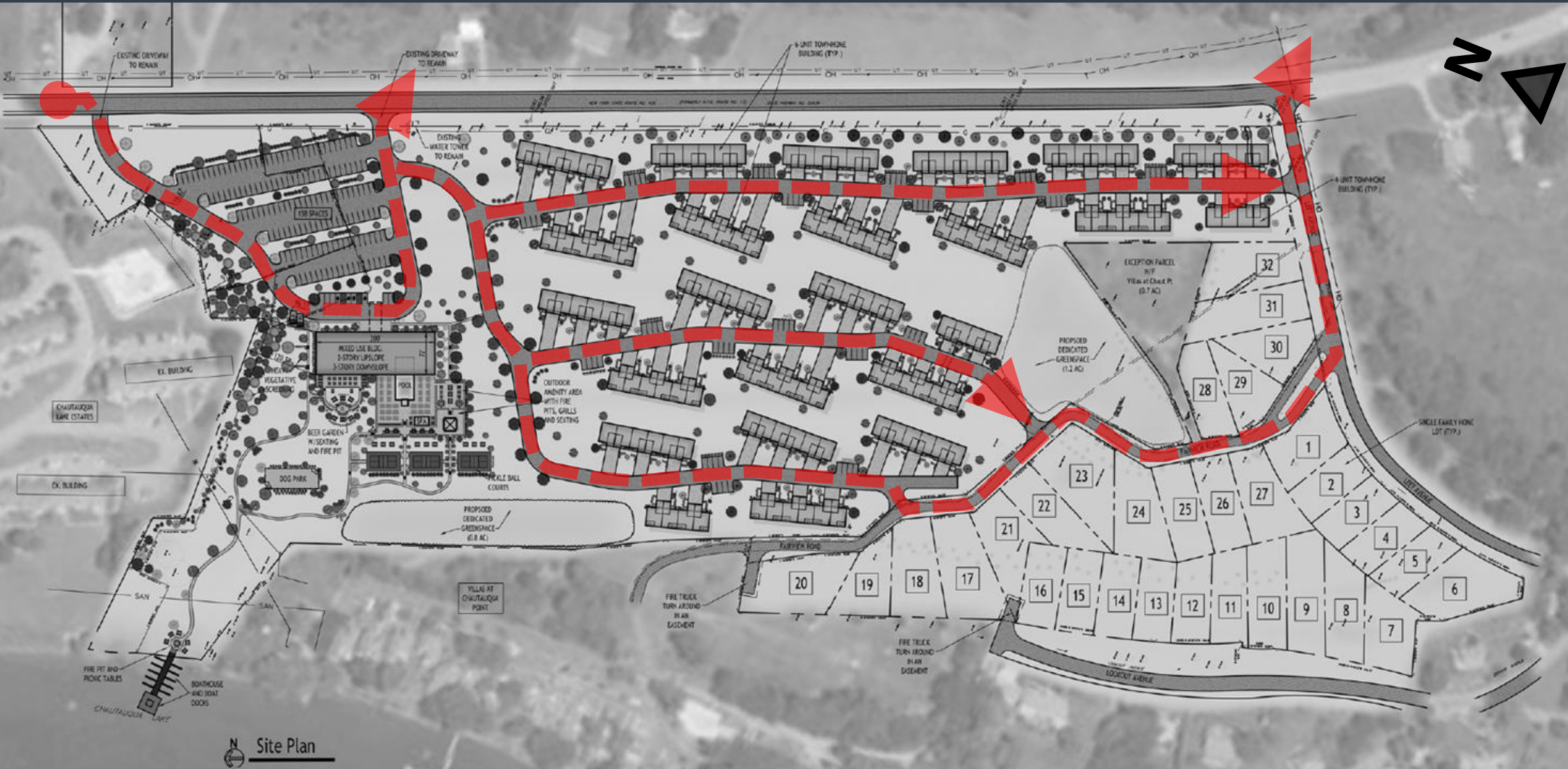


# PERMANENT OPEN SPACE





# FIRE TRUCK ROUTING PLAN







***Mixed-Use, Condominium Living and Recreation***



# CONCEPTUAL RENDERING – *Midtown*



*Townhome Living*



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*Townhome Living*

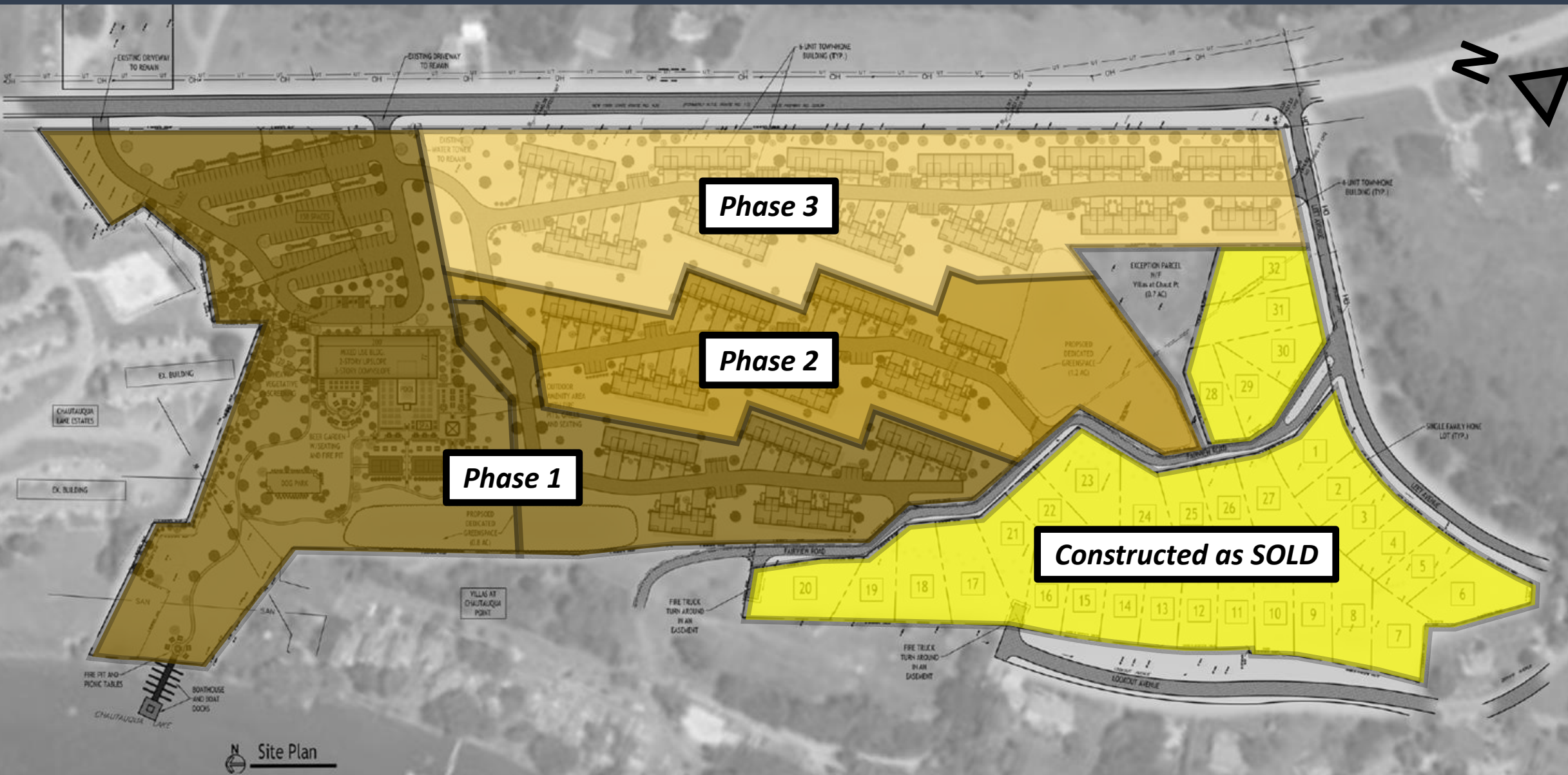




***Single-Family Homes***



# PHASING AND CONSTRUCTION TIMELINE





- Resolution by the Town Board to seek Lead Agency status for a coordinated environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”)
- Project referral to the Zoning Board of Appeals pursuant for Preliminary Plan review pursuant to Section 143-22B of the Zoning Code
- Issuance of Lead Agency Solicitation Letter and Amended PUD Application to Involved and Interested Agencies
- 30-day period for Involved Agencies to respond to the Town Board’s request to the Lead Agency for coordinated environmental review pursuant to SEQRA
- Project referral to the Chautauqua County Planning Board pursuant to NYS Gen. Municipal Law Section 239-m
- Town Board adoption of resolution as the Lead Agency [as long as none of the Involved Agencies object]
- Town Board public hearing on requested Special Use Permit
- Town Board issuance of SEQRA determination and decision on requested Special Use Permit