

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

Zoning Board of Appeals Public Hearing  
January 21, 2025



# PROJECT SITE AERIAL



E Lake Road

Chautauqua Lake  
Estates

Leet Avenue

Fairview Road

Point Chautauqua  
Neighborhood

Lookout Avenue

The Villas at Chautauqua Point

Zephyr Avenue

Terrace Avenue

# PROJECT HISTORY

- **July 2023**: Project Site purchased in July 2023 by 1200 Group, LLC
- Series of meetings conducted with Town of Chautauqua Officials and Zoning Department staff aided in the preparation of the Concept Plan
- **July 10, 2024**: Submission of PUD Application with detailed supporting documentation
- **August 2024**: Initial Concept Plan review meeting with the Chautauqua Watershed Conservancy and Chautauqua County Soil & Water District
- **August 28, 2024**: Project update meeting with Town Board
- **August 28, 2024**: Public Informational Meeting
- **October 11, 2024**: Submission of Amended PUD Application and supporting documentation
- **December 3, 2024**: Town Committee on Concept Plan Approval meeting



# PROJECT HISTORY

- **December 10, 2024**: Virtual meeting held with Project Review Committee representing Point Chautauqua Association Inc. (PCA) and the Project Team including review of Point Chautauqua Association Inc. comment letter dated November 22, 2024 and project update
- **December 11, 2024**: Resolution adopted by the Town Board to seek Lead Agency status for a coordinated environmental review of the proposed project pursuant to the State Environmental Quality Review Act (“SEQRA”)
- **December 11, 2024**: Project referral made by the Town Board on December 11, 2024 to the Zoning Board of Appeals pursuant for Preliminary Plan review pursuant to Section 143-22B of the Zoning Code
- **January 2, 2025**: Virtual meeting held with Board Members of The Villas at Point Chautauqua (VPC) and the Project Team including review of the VPC Comment Letter submitted to Town Board on December 11, 2024
- **January 16, 2025**: Virtual meeting held on January 16, 2025 with Joe Calimari, Esq., the legal representative for the Point Chautauqua Association Inc. to review list of input he e-mailed to Project Sponsor on January 13, 2025.

# PROJECT OVERVIEW

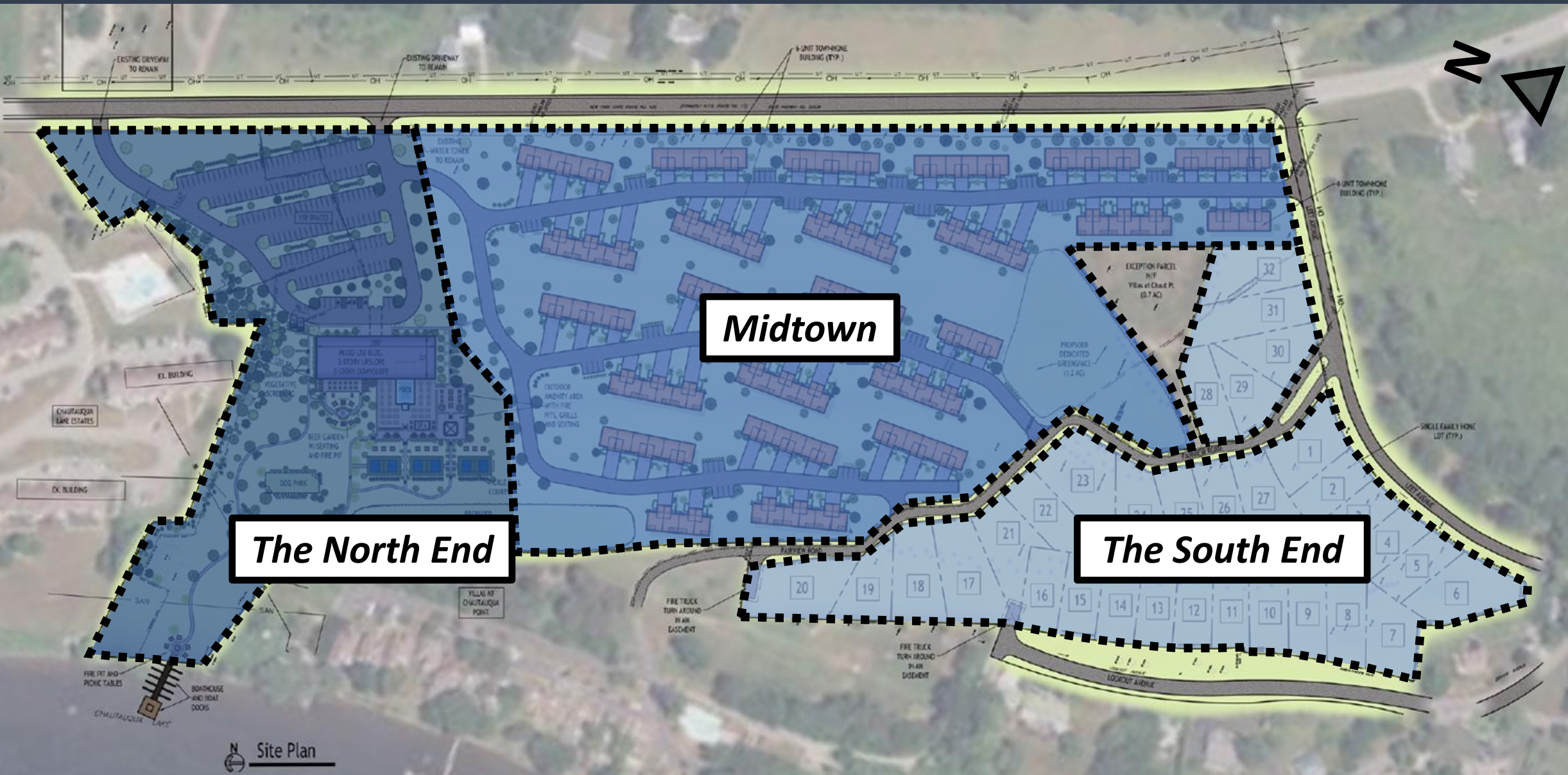
## EXISTING CONDITIONS:

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

## SHAPING A VISION:

- Resort-Style Living Experience
  - Variety of High-Quality Residential Living 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
- Management by Homeowners Associations

# CONCEPT SITE PLAN – Community Zones





# UPDATED CONCEPT SITE PLAN – 194 Residential Units





# SITE PLAN ALTERATIONS FOLLOWING FEEDBACK



**July 2024**



**October 2024**

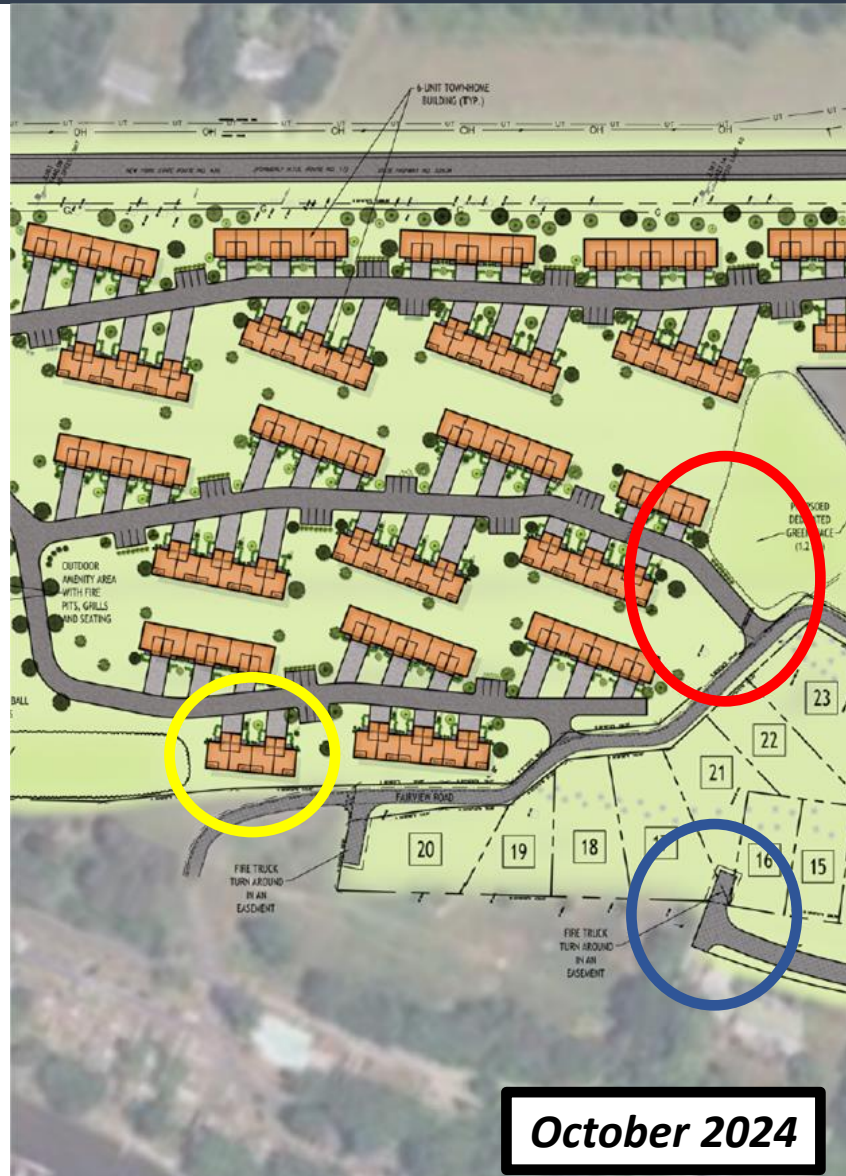
- THE NORTH END:**
- Mixed-use building reduced in size:
    - Reduced by 1-story to 2-story height on uphill elevation
    - Reduced building length by 100 ft.
    - Reduced unit count from approximately 40 units to 24 units
  - Mixed-use building shifted to southeast away from Chautauqua Lake Estates and The Villas at Point Chautauqua
  - Main Entry Drive and Surface Parking area reduced in size and shifted away from Chautauqua Lake Estates
  - Landscape Buffer added along north property line
  - Outdoor Amenity spaces shifted and reorganized
  - Consolidated Stormwater Management area established



# SITE PLAN ALTERATIONS



July 2024



October 2024

- MIDTOWN:**
- Previous dead-end street configuration in central townhome phase revised allowing through-traffic to Fairview Road [Red]
  - Townhome unit cluster layout modification in westernmost townhomes [Yellow]
  - T- Turnaround added at the end of Lookout Avenue [Blue]

# PUD REVIEW PROCESS

- Project is consistent with the intent and purpose of Planned Unit Development (“PUD”) District as set forth in Section 143-19 of the Zoning Code.
- 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 3-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 Zoning Board of Appeals pursuant to Section 143-22A of the Zoning Code;
  - (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 Section 143-23 of the Zoning Code
- Project 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



# CONSISTENCY WITH R-L ZONING DISTRICT

**Section 143-22 of the Zoning Code is titled “Concept plan and approval; preliminary PUD plan” and sets forth the requirements for a written description of the proposed PUD project. More specifically, Section 143-22A(3) of the Zoning Code sets for the eleven (11) categories of required information to be included in the written description of the proposed PUD project, each is which is listed below in bold followed by the Project Sponsor’s responses.**

**(a) Present use of the parcel, including buildings and structures thereon.**

- The Project Site consists of approximately 35 acres and is zoned Residential Lakeside District pursuant to the Town’s Zoning Map.
- The proposed PUD project consists of the redevelopment of the former Chautauqua Point Golf Course, which became vacant following the closure of the golf course and related facilities in 2021.
- The former 9-hole golf course includes a single-story structure located on the northeast corner of the Project Site that formerly served as a clubhouse for the former golf course operation. In addition, there is an abandoned water tower adjacent to the former club house along East Lake Road.

# CONSISTENCY WITH R-L ZONING DISTRICT

**(b) A description of the character of the proposed PUD and the number of density units proposed to be built, the general layout and location and the type of ownership that shall apply to the respective density units and the total area to be covered by the density units.**

- The Project consists of the redevelopment of the Project Site into a mixed-use project consisting of commercial space, including retail and a restaurant/brewery, and various types of residential uses, including single-family homes, townhomes, and condominium units.
- The Project includes the construction of new buildings in various typologies along with amenities to be governed under a Master Homeowners Association with the intention of creating a resort style community experience.
- The Project is laid out in 3 Distinct zones. At the south end of the Project Site, with the existing Frederick Law Olmsted designed Chautauqua Point neighborhood bordering to the south, there will be 32 lots for detached single-family homes to be located on public and private roadways.
- Each of the various residential components of the Project will offer opportunities for home ownership and rentals. The planned Homeowner's Association will allow short-term and long-term vacation rentals.
- In order to support the Project's proposed mixed-use construction, new private roads, surface parking and extensive utility infrastructure will be developed.



# CONSISTENCY WITH R-L ZONING DISTRICT

## **(c) A description of land surrounding the proposed PUD District and evidence that the proposal is compatible with the Town's comprehensive planning goal.**

- The proposed Planned Unit Development PUD District (“PUD”) is located on the west side of E Lake Road.
  - Located to the north of the Project Site is Chautauqua Lake Estates, a condominium community.
  - Located to the west of the Project Site is Lake Chautauqua, single-family residences, and the Villas at Chautauqua Point, a condominium community.
  - Located to the south of the Project Site is the Frederick Law Olmstead designed Chautauqua Point neighborhood, which is comprised of single-family residences and portions of vacant and primarily wooded land.
  - Located to the east of the Project Site there are a few single-family homes fronting E. Lake Road, but primarily the area is undeveloped wooded land.
- Property to the east of the Project Site is zoned Residential-Lakeside (R-L) District. The property to the east of the Project Site is zoned Residential-Lakeside (R-L) District and Residential-Agricultural (R-A) District. The property to the south of the Project Site is zoned Residential District and Residential-Lakeside (R-L) District.
- Project is compatible with the planning goals and objectives contained in the Comprehensive Plan. The Project repurposes formerly disturbed and underutilized land bordering the lake with a high-quality infill mixed-use redevelopment project.

# CONSISTENCY WITH R-L ZONING DISTRICT

**(d) A description of the estimated costs of completing the entire project and indication as to how the applicant plans to finance the costs.**

- The estimated cost of the entire Project is approximately 70 million dollars. The Project will be financed through a mix of private equity and financing.
- The Project Sponsor plans to collaborate with the CCIDA on potential qualifying incentives to support the development of the Project.

**(e) A description of the municipal services to be requested or that are required of the Town and the estimated municipal costs to provide the same.**

- Sanitary Sewer and Water: 8-inch water main project coming from the north scheduled to be completed by end of 2026 per input received from Supervisor during a meeting on February 13, 2024.
- Pursuant to a study conducted by Kevin O'Donnell of Kromac Design Inc. dated April 25, 2024, the estimated electric and gas utility demand for the Project are as follows:
  - Electricity = 2,400 KW
  - Natural Gas = 39,920 MBH



# CONSISTENCY WITH R-L ZONING DISTRICT

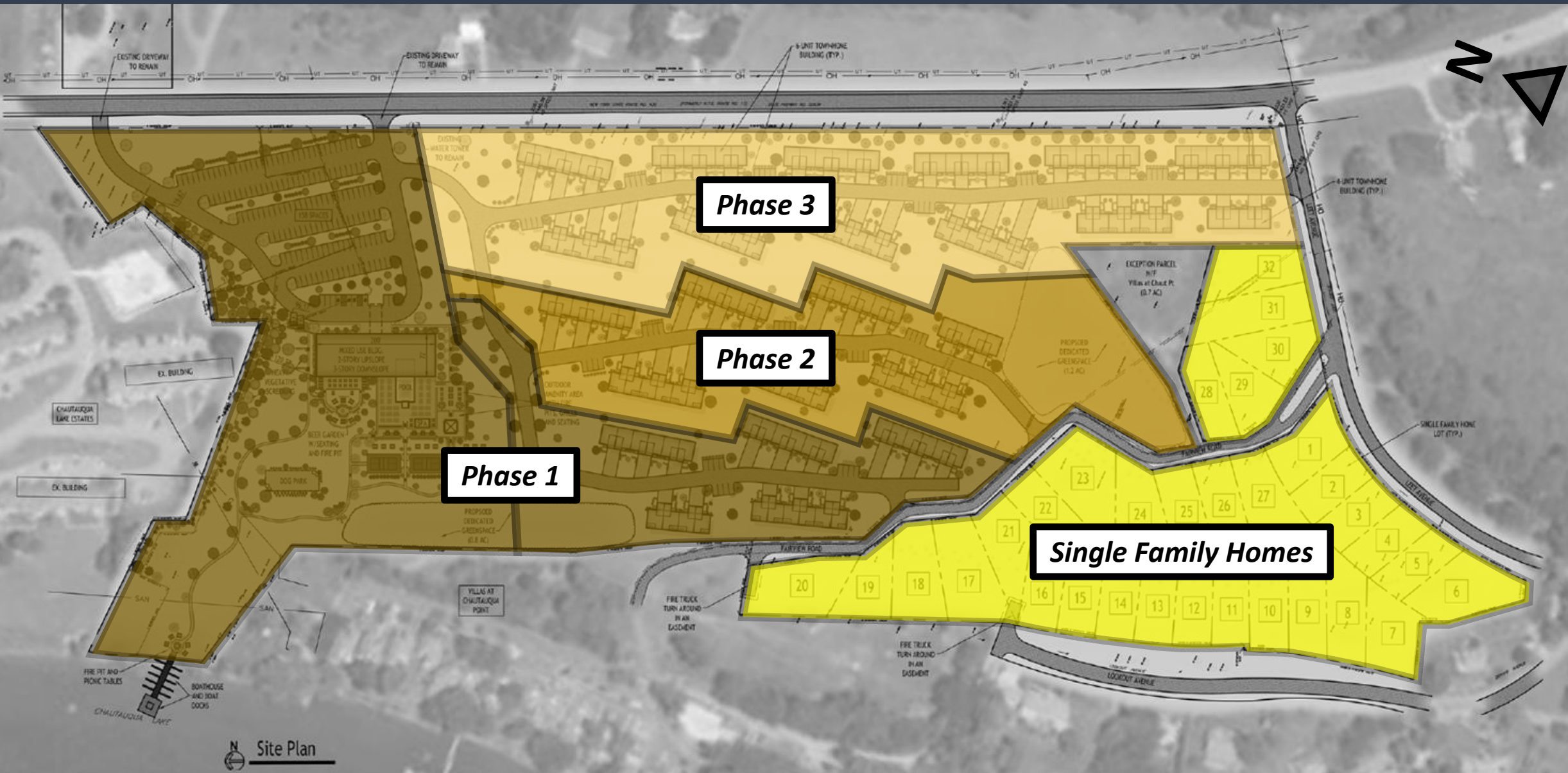
**(f) General statements as to how common open space is to be owned and maintained.**

- The project layout has been designed to include approximately 24 acres of greenspace (63.2% of the Project Site) including 1.2 acres of dedicated greenspace adjacent to the approximately .7 acres of dedicated greenspace with frontage on Fairview Road.
- The greenspace that is not located on the individual lots with detached single-family homes will be maintained by various Homeowner's Associations to be formed by the Project Sponsor.

**(g) A proposed timetable for development and, if a staged development, a general indication of how the staging is planned.**

- As described in Section 143-22(3)(B), the Project is to be developed into 3 distinct zones, offering various residential unit types, first and second floor commercial space in a mixed-use building and various amenities. The Project will be developed over several stages based on market demand.

# CONCEPTUAL PHASING PLAN





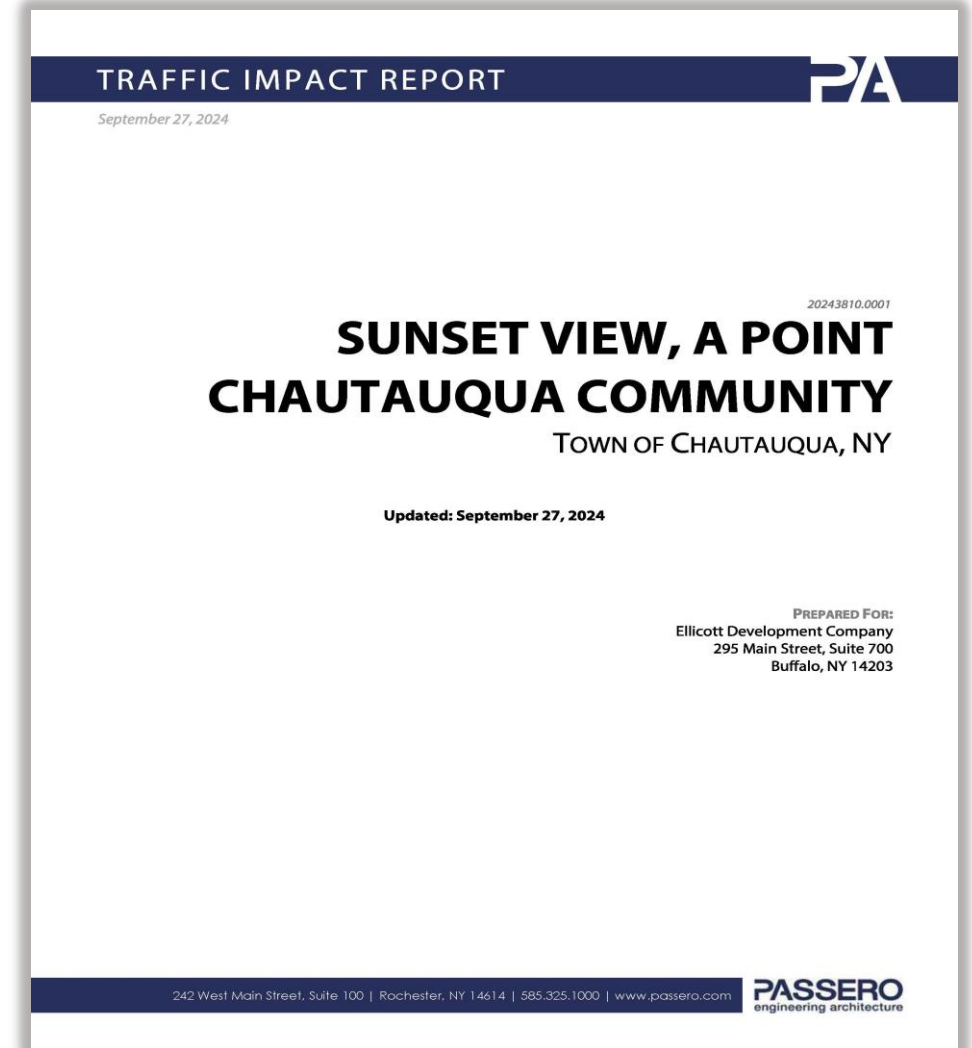
# CONSISTENCY WITH R-L ZONING DISTRICT

**(h) The present ownership of all lands included within the proposed PUD area**

- The 4 parcels comprising the Project Site are owned by 1200 Group, LLC.

**(i) A statement as to the vehicular traffic impact, both within the district and to surrounding areas, and the basis upon which the statement is predicated**

- Passero Associates has prepared a Traffic Impact Report for the purpose of evaluating the potential traffic impacts associated with the Project.
- The comprehensive traffic analysis indicated the project will not result in potentially significant adverse traffic impacts.



# CONSISTENCY WITH R-L ZONING DISTRICT

**(j) Any evidence that tends to demonstrate the applicant's ability to carry out the plan, both physically and financially**

- Ellicott Development Company is well qualified to undertake the Project.
- The Ellicott Development portfolio consists of approximately \$1.1 billion in real estate development projects, ranging from new construction to historic rehabilitation.
- Together with its affiliates, it owns, manages and controls a total commercial real estate portfolio of 9.6 million square feet spread across more than 500 properties. It manages 17 large office buildings and over 1,000 residential units.
- In addition, it owns and operates 11 hotels with a combined total of 1,428 rooms.

# CONSISTENCY WITH R-L ZONING DISTRICT

**(k) A general description of recreation facilities, open spaces, privacy hedges, landscaping and other aesthetic amenities to be included in the project to justify the applicant's request for issuance of a PUD special use permit**

- A key aspect of the design of the Project is focused on the preservation of open space and views across the dynamic topography of the Project Site. This will be achieved through the incorporation of landscape and green infrastructure practices creating a natural aesthetic that will enhance the Project Site.
- Not only for aesthetic purposes, the implementation of these practices will also avoid adverse environmental impacts to Lake Chautauqua.
- Amenities are anticipated to be incorporated into the Project with the aim of creating a resort style community experience as follows: Restaurant & Bar with Indoor/Outdoor dining, boat service and service to residential units on Site; Transient Dock Spaces; Kayak, Water Bike, Paddle Boat & Canoe Rentals; Sandy Beach Area; Picnic Area; Dog Park; Private Owners Pool indoor/outdoor with Cabanas; Community Center; Fitness Center with locker rooms and Sauna; Sport Courts including Tennis, Pickle Ball, Bocce and Basketball; and Bike Paths.







# FIRE TRUCK ROUTING PLAN





# CONCEPTUAL RENDERING – The North End



*Mixed-Use, Condominium Living and Recreation*



# CONCEPTUAL RENDERING – Midtown



*Townhome Living*



# CONCEPTUAL RENDERING – Midtown



*Townhome Living*



# CONCEPTUAL RENDERING – The South End



*Single-Family Homes*



# NEXT STEPS

- Issuance of Lead Agency Solicitation Letter and distribution of the 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 General Municipal Law Section 239-m
- Town Board adoption of resolution to declare itself as the Lead Agency [As long as none of the Involved Agency's object in writing]
- Town Board public hearing on pending requested Special Use Permit
- Town Board issuance of SEQRA determination and decision on requested Special Use Permit

Q & A