

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

Zoning Board of Appeals Meeting
July 15, 2025



PROJECT SITE AERIAL



**Chautauqua Lake
Estates**

**Point Chautauqua
Neighborhood**

The Villas at Chautauqua Point

E Lake Road

Leet Avenue

Fairview Road

Lookout Avenue

Zephyr Avenue

Terrace Avenue



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) - Mixture of For-Sale and Short/Long-Term Rentals
 - **Limited Commercial Space:** Potential Restaurant/Taproom
 - Focus on an Active Lifestyle with on-site Recreational Amenities for residents and guests
 - Preservation of Open Space
- Management by Homeowners Associations

- **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
- **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 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.
- **January 21, 2025**: Public hearing held by the Zoning Board of Appeals

PROJECT HISTORY - Continued

6

- **January 27, 2025**: Virtual meeting with Matt Zarbo, P.E. and project team regarding the status of the coordinated environmental review of the pursuant to the State Environmental Quality Review Act (“SEQRA”)
- **February 14, 2025**: Virtual meeting with representatives of the Chautauqua Watershed Conservancy
- **March 3, 2025**: Letter from Patrick Sheedy, P.E. of Carmina Wood Design to Matthew Zarbo, P.E. with requested sanitary sewer projects per phase and Amended Part 1 of the Full Environmental Assessment Form dated February 24, 2025
- **March 7, 2025**: Lead Agency Solicitation Letter issued on behalf of the Town [Lead Agency Response period expires on April 7th]
- **March 12, 2025**: In-person meeting with representatives of the Chautauqua Watershed Conservancy



Square Engineering D.P.C.
1385 Hertel Avenue, Buffalo, NY 14216
716-208-4534 | info@eandsquared.com

March 7, 2025

Re: Sunset View Planned Unit Development

Subj.: Notice of Intent to Establish Lead Agency – Town of Chautauqua – SEQR

To Whom It May Concern,

The Town of Chautauqua received a Planned Unit Development application for a project located on the northeast side of Chautauqua Lake. The project is located off NYS Route 430 in the former location of the Chautauqua Point Golf Course. The Town of Chautauqua is intending to assume the role of lead agency for SEQR review and considers you an interested or involved agency. The project developer has prepared a Full FEAF SEQR form as well as supporting documentation attached to this letter. The project has been classified as an “Type 1” per 6 NYCRR part 617.4.

The proposed project consists of the redevelopment of the Project Site into a mixed-use project consisting of commercial and community space, including apartments and residential uses including single-family homes, attached townhomes, and condominium units. The total residential density is 194 units. The project also includes on-site recreational amenities, permanent open space and all proposed site improvements.

Involved Agencies must agree on the Lead Agency designation by April 7, 2025 (30 days from the date of this letter). **Please complete and return the attached Lead Agency Consent Form by April 7, 2025.** If you disagree with the designation of the Town of Chautauqua Town Board as Lead Agency, or have any comments regarding the project, please contact Andrew Meyerhofer at ameyerhofer@squareeng.com by April 7, 2025.

Sincerely,

A handwritten signature in black ink that reads "Andrew Meyerhofer".

Andrew Meyerhofer, P.E.

- **March 18, 2025**: Public hearing held by the Zoning Board of Appeals
- **April 22, 2025**: Virtual meeting held with Board Members of The Villas at Point Chautauqua (“VPC”) and the Project Team regarding proposed martini glass land swap agreement and related items pursuant to April 12, 2025 e-mail from Michael Coburn, President of the VPC Board of Managers
- **May 2, 2025**: Submission of Amended PUD Application and supporting documentation
- **May 8, 2025**: Virtual meeting held with Michael Coburn, Board President of The Villas at Point Chautauqua (VPC), and the Project Team regarding proposed martini glass land swap agreement and related items
- **June 10, 2025**: Updated Project submission including the following:
 - Concept Site Plan [Drawing C-100 - Date: 05/27/25];
 - Fire Truck Routing Plan [Drawing FT-100 - Date: 05/27/25]; and
 - Landscaping Plan [Drawings L-100 - L-105, Date: 05/27/25]
- **June 26, 2025**: Joint Application for boat dock filed with the NYS Office of General Services and NYS Department of Environmental Conservation

PROJECT HISTORY - Continued

- **July 1, 2025:** Concept Review Committee adopted a resolution by a unanimous vote recommending approval of the requested Special Use Permit for the establishment of the Sunset View PUD based on its determination that the Project will in the Town's best interest and shall promote the health, safety, morals, comfort, convenience and general welfare of Town.
- **July 8, 2025:** The Chautauqua County Planning Board reviewed the Project and adopted a resolution recommending approval by a unanimous vote.
- **July 9, 2025:** Town Board public hearing regarding proposed Zoning Code Amendment (Local Law #2) to allow limited commercial use in PUD zoning district. Town Board also referred the Concept Review Committee's approval recommendation to the ZBA.
- **July 11, 2025:** Letter of approval issued by Courtney Domst, Senior Planner at the Chautauqua County Department of Planning and Development, stating that the proposed Sunset View PUD has no major county-wide or inter-community impacts relative to General Municipal Law 239-l.



Chautauqua County
DEPARTMENT OF PLANNING AND DEVELOPMENT
214 Central Avenue • Dunkirk, New York 14048
Phone (716) 661-8900 • www.planningchautauqua.com

7/11/2025

Donald Emhardt, Town Supervisor
Town of Chautauqua
2 Academy Street
Mayville, NY 14757

RE: MUNICIPAL REFERRAL No. 2025-25
PLANNED UNIT DEVELOPMENT FOR 263.15-1-22, ROUTE 430

Dear Supervisor Emhardt,

This letter is in response to your municipal zoning referral received in full by this office on June 26th, 2025, regarding a planned unit development at Tax Parcel 263.15-1-22. This parcel is located in the R-L Zoning District.

The Chautauqua County Planning Board has reviewed the above-noted referral. With regard to General Municipal Law 239-m, this proposal is subject to a referral to the County since it is located within 500 feet of a State road.

The Board's review considered the pertinent inter-community and county-wide considerations with respect to this proposal and its effect on the relevant concerns that are listed under General Municipal Law 239-l. Based on this review, the Chautauqua County Planning Board finds that the proposed action would have no major county-wide or inter-community impacts and that the proposal is **approved**.

Additionally, the Chautauqua County Planning Board offers the following informal comments regarding the proposed site plan:

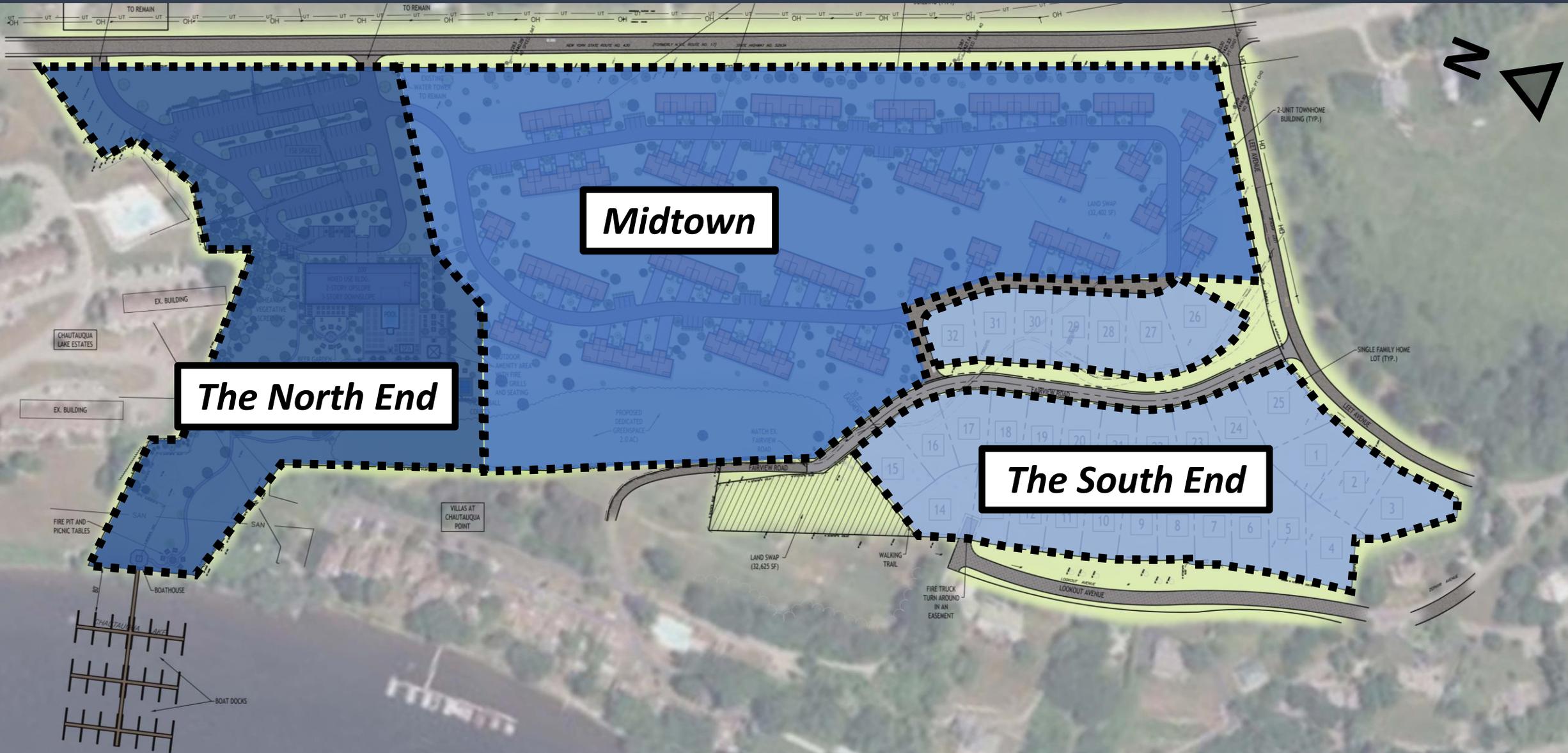
1. It is recommended that any proposed construction and development efforts consider the appearance and character of the neighborhood properties with regards to the project's building design, layout, landscaping, signage, lighting, etc.
2. Any necessary access changes to and from this property should be designed in accordance with generally accepted engineering standards to minimize potential traffic safety problems associated with vehicular movement between the property and adjacent roadways. The appropriate highway or transportation departments should be contacted if the right-of-way, driveways, ditches, etc. are to be modified.

As required by New York State General Municipal Law 239-m Section 5 & 6, the Town of Chautauqua is required to file a report of the Town Board's final action with the County.

Mark Geise, Director of Planning & Development
GeiseM@chqou.com

Paul M. Wendel, Jr., County Executive
WendelP@chqou.com

CONCEPT SITE PLAN – Community Zones



PREVIOUS CONCEPT SITE PLAN – 194 Res Units

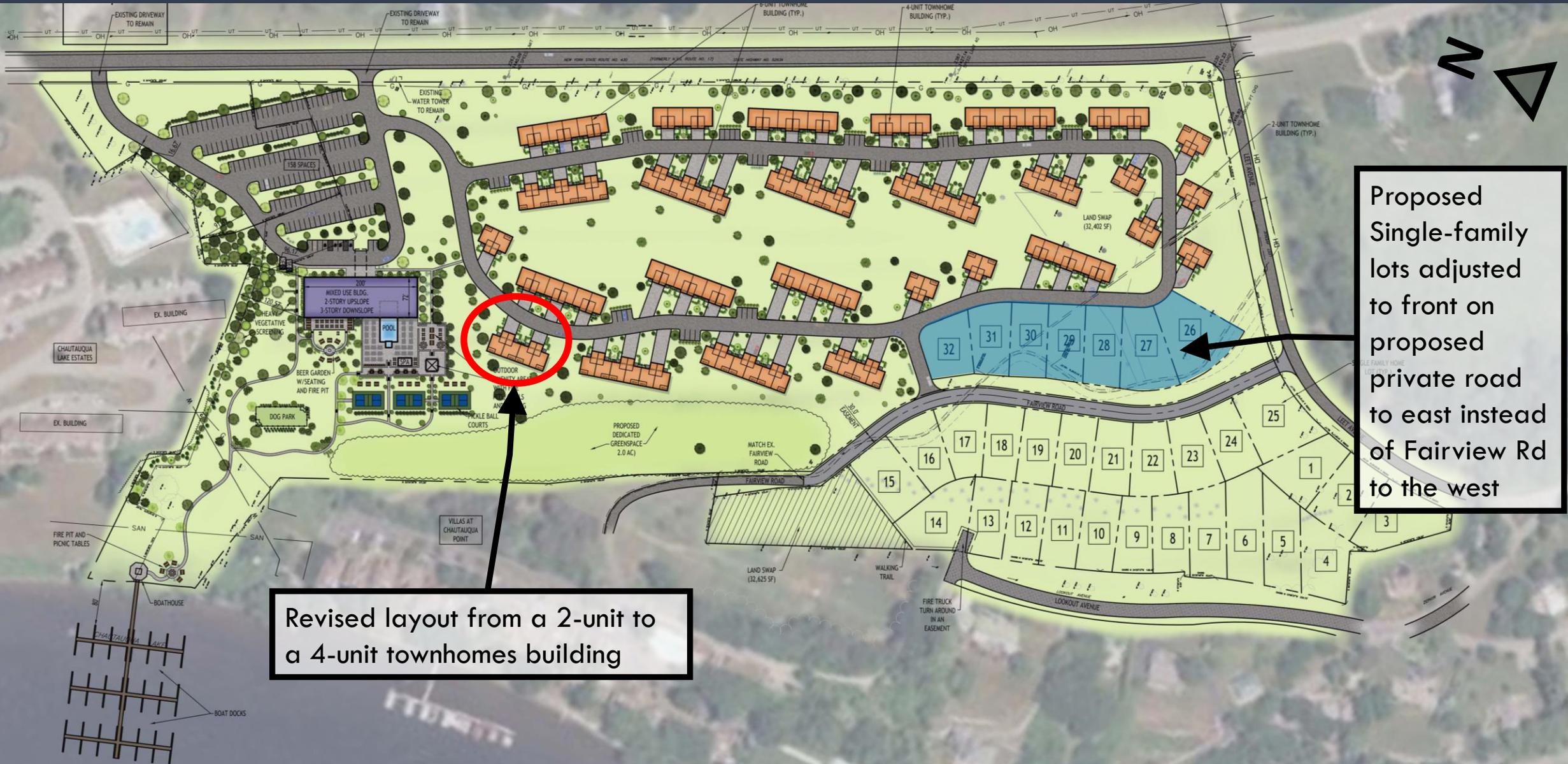


PREVIOUS CONCEPT SITE PLAN – 174 Res Units

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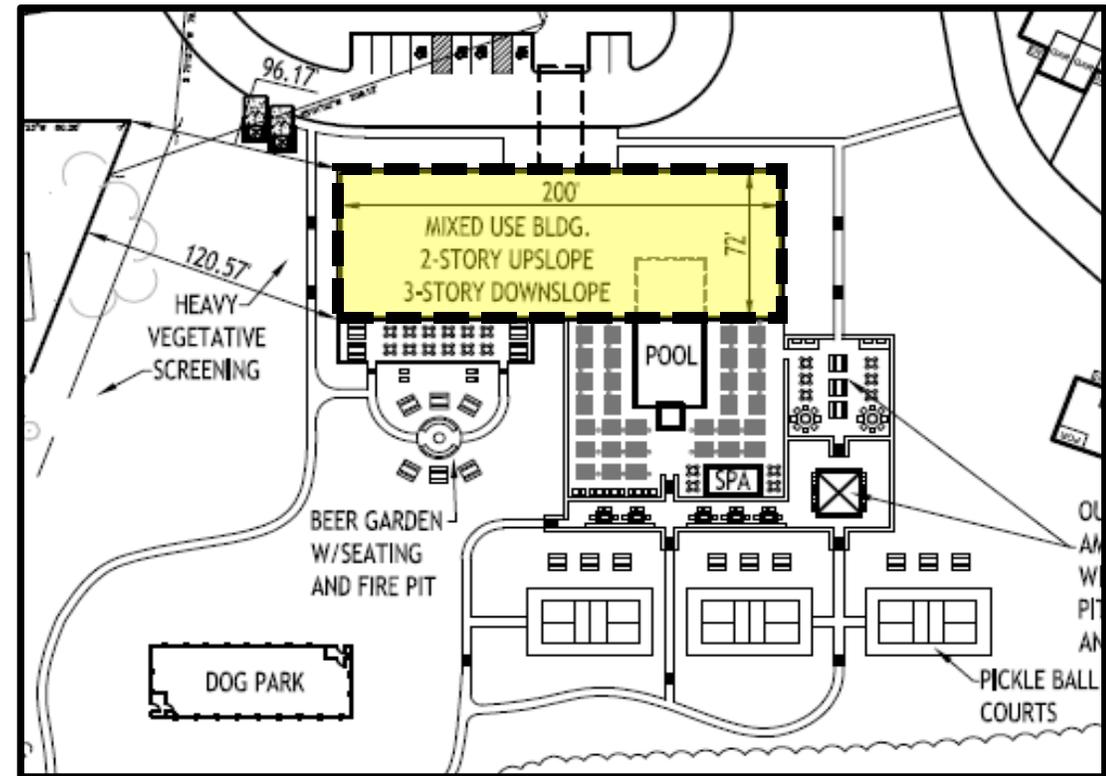
CONCEPT SITE PLAN [05/02/25] – 174 Res Units 12



Proposed Single-family lots adjusted to front on proposed private road to east instead of Fairview Rd to the west

Revised layout from a 2-unit to a 4-unit townhomes building

- **Ellicott Development is not requesting that the Town Board adopt the draft of Local Law No. 2 during its meeting this evening.**
- Amendment to Section 143-21 of the Zoning Code titled “Permitted uses; definitions; standards and application procedure.”
- A. Permitted uses in a PUD. Permitted uses in a PUD shall be as follows:
 - (1) Any dwelling use or related structure permitted and as regulated in the R and/or R-L Districts.
 - (2) Any other variety of residential development or residential structure and ancillary land use as approved under this article, notwithstanding the requirements of R and/or R-L Districts that are still in keeping with the overall comprehensive planning of development within the Town as set forth in § 143-2 of this chapter.
 - **(3) Commercial space including retail uses, restaurants, and office space if such commercial space is located in a mixed-use building that includes upper floor residential units so long as such commercial space does not exceed 15,000 sq. ft. in total. Additionally, the commercial space shall not include any drive-through facilities.**
- Proposed mixed-use building includes 14,400 sq. ft. of potential commercial space [Less than 1% of the Project Site]



- 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 [Added 10-30-1986 by L.L. No. 6-1986
- Section 143-19 is titled “Intent and purpose” [Amended 5-13-1996 by L.L. No. 1-1996] and states follows
 - “It is the intent and purpose of this article to authorize residential development in the Town of Chautauqua consistent with § 143-2 and in a manner that preserves open spaces, encourages the inclusion of aesthetically planned landscaping, recreational facilities and open spaces and also permits flexible land use and building design so that neighborhoods or portions thereof may be developed within the Town that incorporate a variety of residential units and building types in a configuration that might be permitted for the district in which the project is located pursuant to § 278, Subdivision 1 (a), of the Town Law, as amended, regulating cluster developments. Such flexibility will permit innovation in residential development, while at the same time encouraging preservation of open spaces and natural resources. It anticipates the creation of recreational facilities and the inclusion within PUD's of tasteful and appropriate landscaping, all designed to improve the well-being, health and general welfare of the residents and to enhance the aesthetics of the project area.”

- Pursuant to Section 143-20C 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 Section 143-22B of the Zoning Code; 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

- **Section 143-22 of the Zoning Code titled “Concept plan and approval; preliminary PUD plan.”**
- **A. Concept plan and approval.**
 - For purposes of concept approval, the Town Board shall by resolution establish a Committee on Concept Approval, hereinafter referred to as "Committee," comprised of three members of the Town Board and two members of the Board of Appeals. The members shall be appointed by the Town Supervisor. The tenure and procedures of the Committee shall be established by resolution of the Town Board. In order to enable the Town Board to consider the adaptability of the applicant's plans to create a PUD, the applicant shall submit a concept plan to the Committee in the form of an application.
 - Such application shall be in a form sufficient to enable the Committee to evaluate the proposed PUD project for general health, safety and welfare, consideration and compatibility with this article and the comprehensive planning of the Town. The Committee shall review the application for concept approval and make a recommendation thereupon to the Town Board.

- **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.**
- **The application for concept approval shall contain a written description of the proposed PUD project as part of the application and shall also include the following:**
 - **(a) Present use of the parcel, including buildings and structures thereon.**
 - Sunset View consists of a mixed-use project (the “Project”) that will be located on four (4) parcels located at 5621 East Lake Rd. [SBL No. 263.15-1-22], 5687 East Lake Road [SBL# 263.10-2-2.1] and 5695 East Lake Road [SBL# 263.10-2-2.2] on the west side of E Lake Road in Chautauqua, New York and 5710 East Lake Road [SBL# 263.00-1-20.1] located on the east side of East Lake Road (collectively the “Project Site”).

- **(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 limited commercial space, including retail and a restaurant/tap room, 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 several amenities to governed under a Master Homeowners Association with the intention of creating a resort style community experience.
 - The Project is laid out in three 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 thirty-two (32) lots for detached single-family homes to be located on public and private roadways.
 - To the north of the single-family home lots on the central portion of the Project Site, will be a series of multi-story townhome units totaling 118 units with attached garages located on private roadways At the north end of the Project Site, with the existing Chautauqua Lake Estates development bordering to the north, will be the highest density component of the Project consisting of a two and three-story mixed-use building (3-story portion facing the lake).

- **(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 lower level of the mixed-use building, facing the lake will set into the hillside and will include a restaurant and bar with a size of up to 6,000 sq. ft., a leasing office, storage space along with the community center that will be governed by the Homeowner's Association. The upper two floors of the proposed mixed-use building will consist of approximately 24 condominium units.
 - The northern portion of the Project Site will also include waterfront access and related amenities such as boathouse and boat docks, a fire pit and picnic tables that will be available to residents, guests, and other patrons of the Project.
 - Each of the various residential components of the Project will offer opportunities for home ownership and rental.
 - The planned Homeowner's Association to be formed will allow short-term and long-term vacation rentals within the Project. In order to support the Project's proposed mixed-use construction as described herein, new private roads, surface parking and extensive utility infrastructure will be developed.

- (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 PUD is located on the west side of East 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 Olmsted 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 East Lake Road, but the area is primarily undeveloped wooded land.
 - The Project Site, which is currently zoned Residential-Lakeside (R-L) District, is surrounded by a mixture of zoning classifications. The property to the North 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. 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.

- **(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 project is compatible with the planning goals and objectives contained in the Town of Chautauqua Comprehensive Plan. The Project repurposes formerly disturbed and underutilized land bordering the lake with a high-quality infill mixed-use redevelopment project.
 - The Project is primarily focused on the development of new, high-quality residential space in various formats in a community atmosphere with a focus on active living and on-site recreational opportunities.
 - The Project will also include a commercial component on the first floor of the mixed-use building drawing upon activity through the Project Site's waterfront access. The Project will serve as a catalyst for new economic opportunities, local tourism and attract additional residents and investment by those looking to enjoy the many offerings of the Chautauqua region.
- **(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 and is subject to changes based on market conditions that are outside the control of the Project Sponsor.
 - The Project will be financed through a mix of private equity and senior debt. The Project Sponsor plans to work 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 project meeting held at the Town Hall on February 13, 2024.
 - Pursuant to a study conducted by Kevin O'Donnell of Kromac Design Inc., the estimated electric and gas utility loads for the updated Project concept are as follows: Electricity = 1,900 KW [reduced from 2,400 KW] and Natural Gas = 32,640 MBH [reduced from 39,920 MBH]
- **(f) General statements as to how common open space is to be owned and maintained.**
 - The project layout has been designed to include approximately 25.4 acres of greenspace (71.5% of the Project Site). The greenspace that is not located on the individual lots to be developed as detached single-family homes will be maintained by various Homeowner's Associations to be formed by the Project Sponsor.

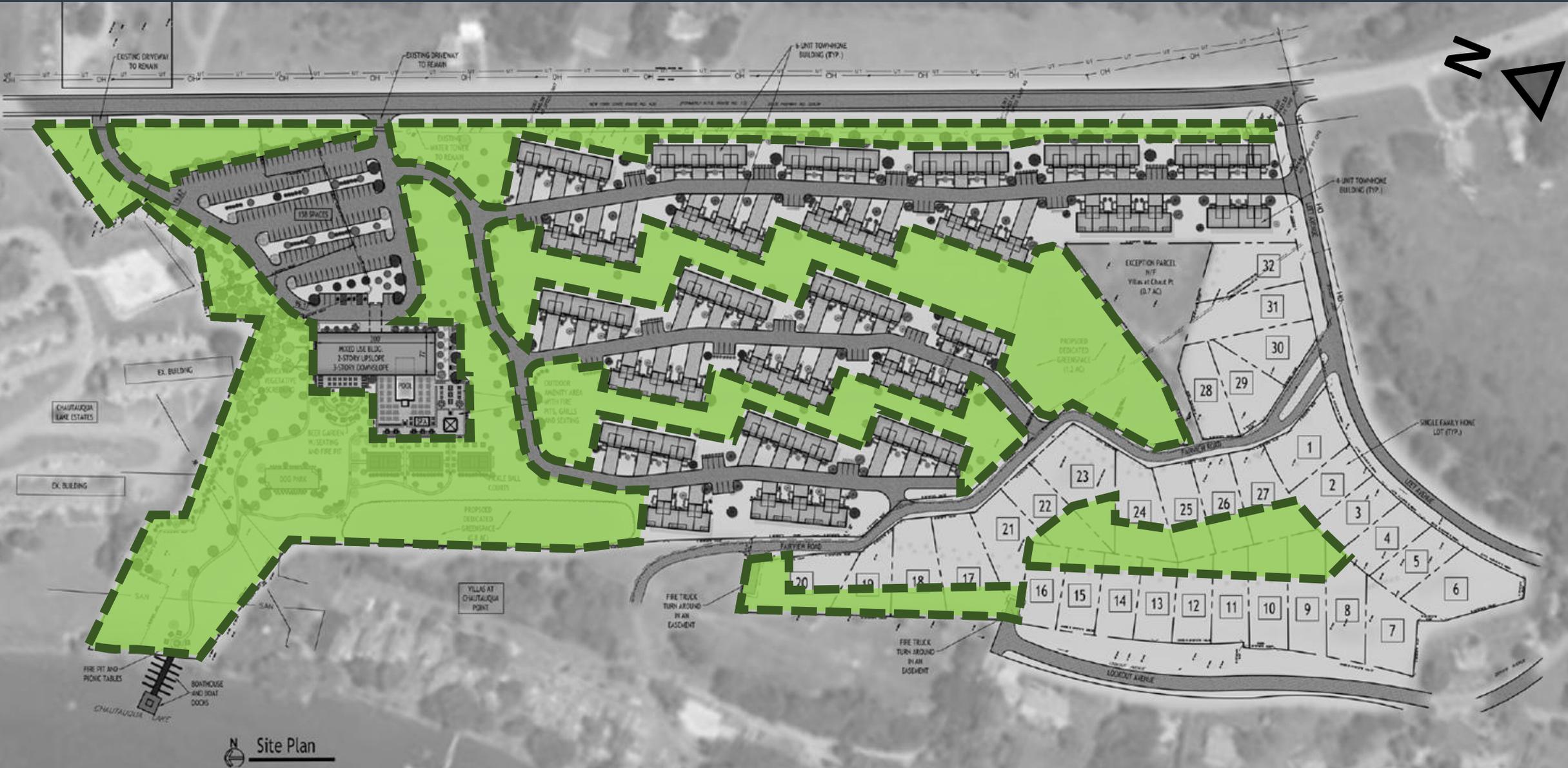
- **(g) A proposed timetable for development and, if a staged development, a general indication of how the staging is planned.**
 - With a projected total of approximately 174 residential units, the Project will be developed over several stages based on market demand.
 - Single-family homes to be located on the southern portion of the Project Site are to be constructed as lots are sold.
 - The townhome blocks central to the site are intended to be constructed in a minimum of two phases starting on the westerly portion of the Project Site, at lower elevation closer to the Chautauqua Lake, and working east, up the slope, towards East Lake Road. The units along East Lake Road are intended to be the final phase of the build-out of the townhome component of the Project.
 - It is anticipated that the two and three-story mixed-use building to be located at the northern end of the Project Site will be constructed at approximately the same time as the early stages of the adjacent townhome component.
 - It is expected to take a minimum of three (3) years to complete. It is important to mention that the build-out of the Project will be based on market conditions and other relevant factors
- **(h) The present ownership of all lands included within the proposed PUD area**
 - The four 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**
 - The comprehensive updated Traffic Impact Report prepared by Passero Associates dated September 27, 2024, demonstrated that the Project will not result in any potentially significant adverse traffic impacts.
 - Updated Traffic Impact Report prepared by Passero Associates dated May 1, 2025.
 - Professional opinion and recommendations of Passero Associates based on its comprehensive traffic analysis are as follows:
 - 1. The proposed project is projected to generate approximately 26 entering and 67 exiting vehicle trips during the AM peak hour, and 102 entering and 66 exiting vehicle trips during the PM peak hour.
 - 2. It is recommended that an intersection warning sign (W2-2) be installed 495 feet north of the driveway facing southbound traffic.
 - 3. All traffic movements are expected to operate at LOS B or better during both the morning and evening peak periods, indicating minimal delay.
 - 4. The capacity analysis indicates that the roadway network can adequately support the traffic generated by the project. In accordance with the SEQRA, the findings based on accepted national and local methodologies demonstrate that the proposed development will not result in any significant adverse traffic impacts.

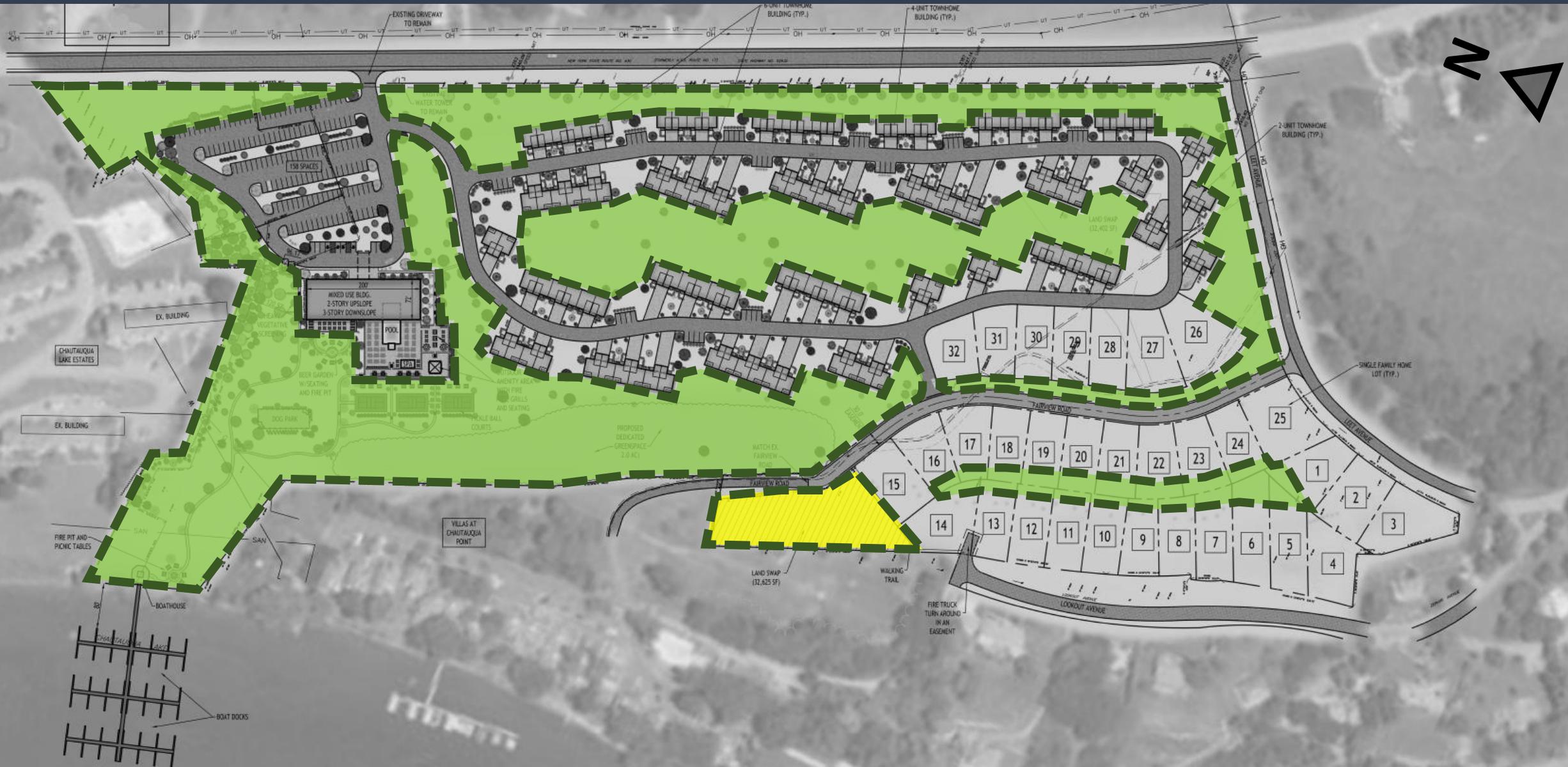
- (j) **Any evidence that tends to demonstrate the applicant's ability to carry out the plan, both physically and financially.**
 - With its extensive experience in real estate development, management and leasing including a wide variety of office, retail, hotel, multi-family and mixed-use projects, 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.

- (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**
 - 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.
 - Amenities as follows, are anticipated to be incorporated into the Project with the aim of creating a resort style community experience:
 - 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 with Cabanas; Community Center including Ping Pong, Billiards, Movie/IT Lounge, Library, Meeting/Event Space, Fitness Center with locker rooms and Sauna; Sport Courts including Tennis, Pickle Ball, Bocce and Basketball; and Bike Paths.

PREVIOUS PERMANENT OPEN SPACE



UPDATED PERMANENT OPEN SPACE





Mixed-Use, Condominium Living and Recreation

CONCEPTUAL RENDERING – Midtown



Townhome Living

CONCEPTUAL RENDERING – Midtown



Townhome Living



Single-Family Homes

- **Requesting Zoning Board of Appeals recommend approval of the requested Special Use Permit for establishment of a PUD by the Town Board pursuant to Section 143-22B of the Zoning Code**
- Issuance of a SEQRA Determination by Town Board regarding proposed Special Use Permit for establishment of the Sunset View PUD
- Public Hearing to be held on August 13th by the Town Board to consider the requested Special Use Permit for establishment of the Sunset View PUD pursuant to Section 143-23 of the Zoning Code
- Public Hearing to be continued on August 13th by the Town Board regarding the draft of Local Law No. 2

Questions