

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

Zoning Board of Appeals Public Hearing  
March 18, 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



- **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.

# PROJECT HISTORY - Continued

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



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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](mailto:ameyerhofer@squareeng.com) by April 7, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Meyerhofer".

Andrew Meyerhofer, P.E.

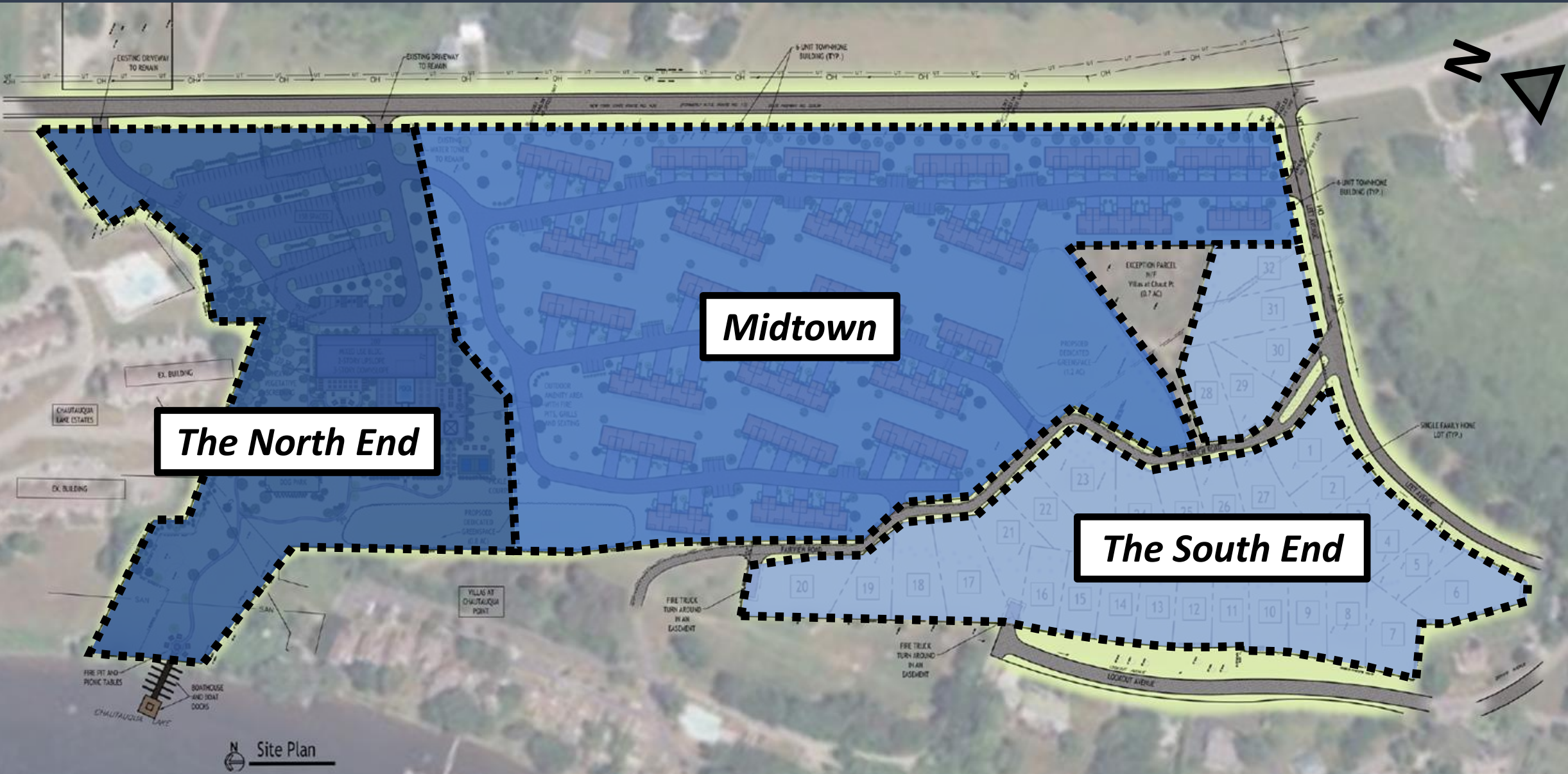
## **EXISTING CONDITIONS:**

- **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



# PREVIOUS CONCEPT SITE PLAN – 194 Res Units





# PREVIOUS SITE PLAN ALTERATIONS PRESENTED DURING ZBA PUBLIC HEARING ON JANUARY 16, 2025



**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

# PREVIOUS SITE PLAN ALTERATIONS PRESENTED DURING ZBA PUBLIC HEARING ON JANUARY 16, 2025



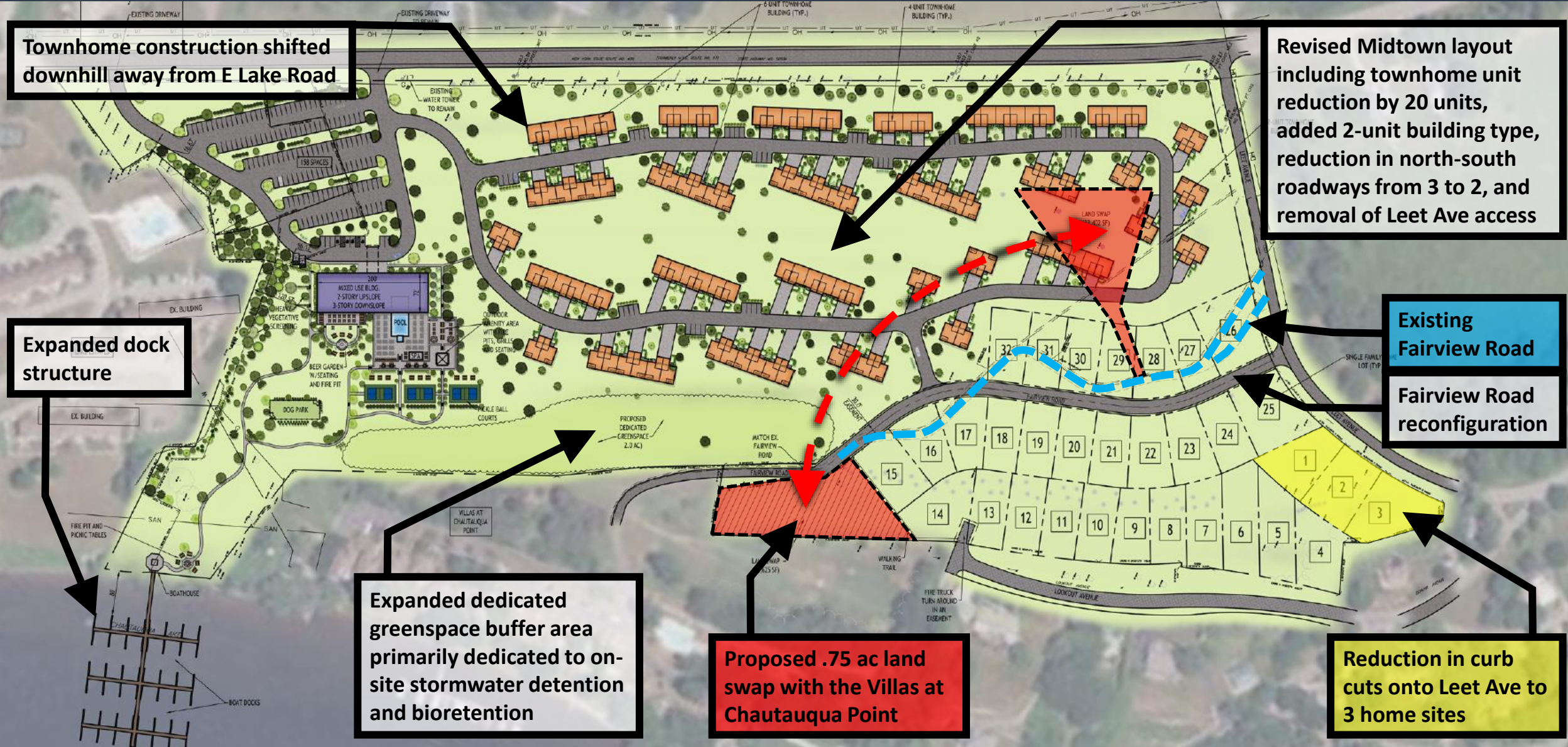
July 2024



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]

# UPDATED CONCEPT SITE PLAN – 174 Res Units



**Townhome construction shifted downhill away from E Lake Road**

**Revised Midtown layout including townhome unit reduction by 20 units, added 2-unit building type, reduction in north-south roadways from 3 to 2, and removal of Leet Ave access**

**Expanded dock structure**

**Existing Fairview Road**  
**Fairview Road reconfiguration**

**Expanded dedicated greenspace buffer area primarily dedicated to on-site stormwater detention and bioretention**

**Proposed .75 ac land swap with the Villas at Chautauqua Point**

**Reduction in curb cuts onto Leet Ave to 3 home sites**

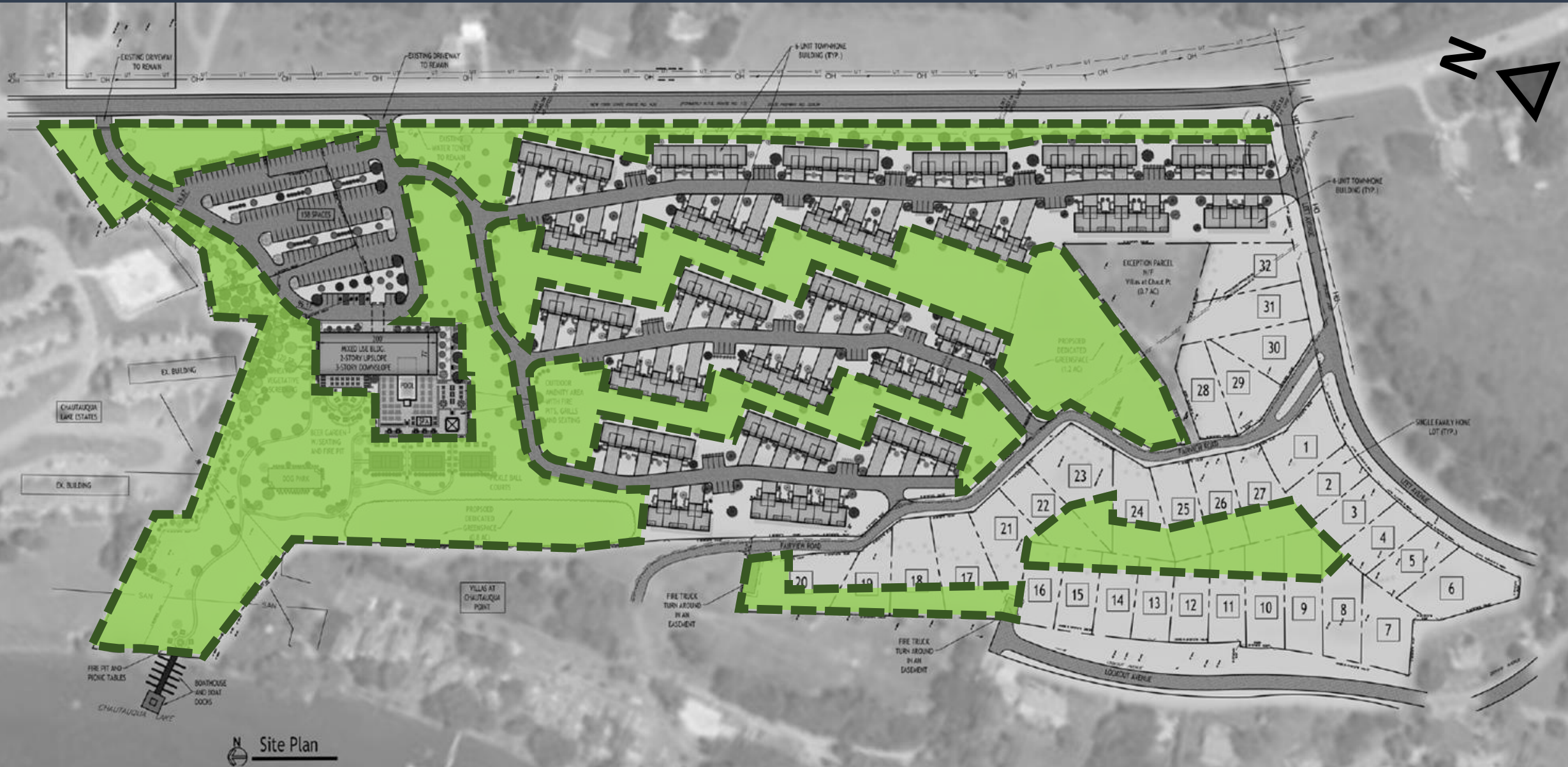
- Project is consistent with the intent and purpose of Planned Unit Development (“PUD”) District as set forth in Section 143-19 of the Zoning Code.
- Pursuant to Section 143-209 of the Zoning Code, the process and procedure for obtaining a special use permit to establish and construct a PUD is a 3-step 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 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
- Project requires a coordinated environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”) – Amended Part 1 of the Full Environmental Assessment Form dated February 24, 2025

**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.**

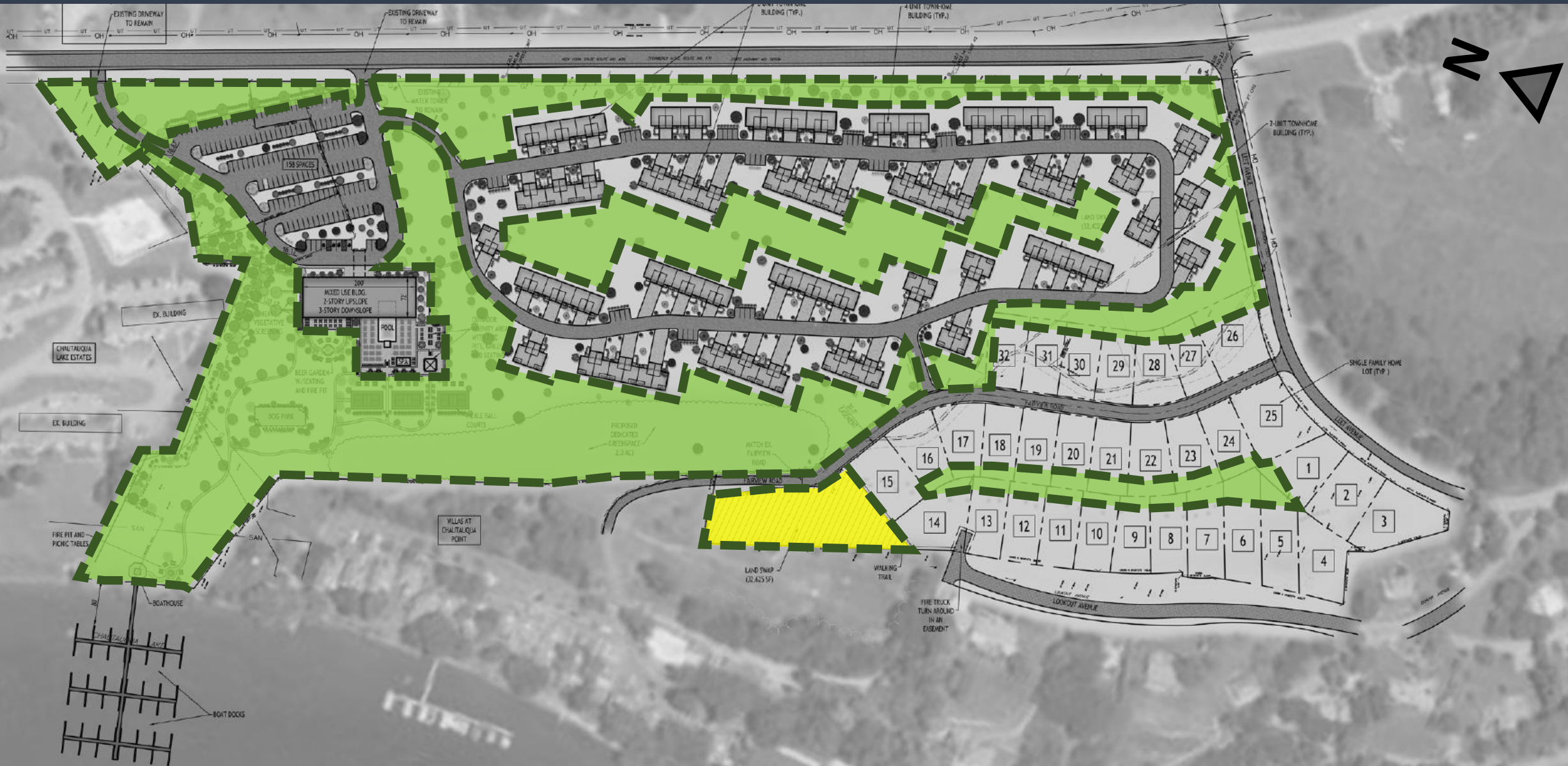
- (a) Present use of the parcel, including buildings and structures thereon.
- (b) A description of the character of the proposed PUD and the number of density units proposed to be built, the general layout and location and the type of ownership that shall apply to the respective density units and the total area to be covered by the density units.
- (c) A description of land surrounding the proposed PUD District and evidence that the proposal is compatible with the Town's comprehensive planning goal
- (d) A description of the estimated costs of completing the entire project and indication as to how the applicant plans to finance the costs.

- (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.
- (f) General statements as to how common open space is to be owned and maintained.
- (g) A proposed timetable for development and, if a staged development, a general indication of how the staging is planned.
- (h) The present ownership of all lands included within the proposed PUD area.
- (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 is preparing an updated Traffic Impact Report].
- (j) Any evidence that tends to demonstrate the applicant's ability to carry out the plan, both physically and financially.
- (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.

# PREVIOUS PERMANENT OPEN SPACE



# UPDATED PERMANENT OPEN SPACE





# CONCEPTUAL RENDERING – The North End

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***NOTE: This current concept of this proposed structure is now reduced in overall length and height (down to 2 floors) from this earlier concept rendering. This image is illustrative in conveying the proposed architectural style and material composition.***



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

# CONCEPTUAL RENDERING – Midtown



*Townhome Living*

# CONCEPTUAL RENDERING – Midtown



*Townhome Living*



*Single-Family Homes*

- 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 expires on April 7, 2025
- Review by the Chautauqua County Planning Board pursuant to NYS General Municipal Law Section 239-m
- Updated submission to the Zoning Board of Appeals
- Continuation of Zoning Board of Appeals review and decision on Preliminary Plan by the Zoning Board of Appeals pursuant to Section 143-22B of the Zoning Code
- Public Hearing to be held by the Town Board of Special Use Permit pursuant to Section 143-23 of the Zoning Code

Questions