



To: Shadow Lake/Shadow Pines Community Advisory Committee  
Fm: Supervisor LaFountain and the Penfield Town Board  
Dt: May 3, 2016

## **SHADOW LAKE/SHADOW PINES COMMUNITY ADVISORY COMMITTEE**

*~A citizen advisory committee for the development moratorium of the Shadow Lake/Shadow Pines properties~*

### **OVERVIEW**

In early 2016, Shadow Lake/Shadow Pines were placed on the market for sale as continuing golfing operations or as currently zoned, half-acre residential development.

On March 23, 2016 the Penfield Town Board adopted a one-year moratorium on development of both properties to allow for time to study potential land uses and associated impacts on town infrastructure.

On April 6, following an open call for volunteers, the Penfield Town Board named a citizen advisory committee to identify and review all land use options for the Shadow Lake/Shadow Pines properties.

The advisory committee will report back to the Penfield Town Board with findings on possible land uses, opportunities and constraints, zoning, and how potential land uses might be supported, implemented, and funded.

The committee is made up of a cross-section of Penfield residents and representatives from the school district and the town's historic preservation and conservation boards. Representatives from the New York State and Monroe County departments of transportation and other subject matter experts will support the group as needed. The committee will be led by a professional facilitator appointed by the Penfield Town Board.

### **Committee members are:**

Facilitator: Ronald L. Peckham, P.E.

Member list in orientation folder

### **COMMITTEE PURPOSE and CHARGE**

#### **Purpose**

The purpose of the Shadow Lake/Shadow Pines Community Advisory Committee is to identify and review all land-use options for both properties and report findings and prioritized recommendations to the Penfield Town Board.

Although the moratorium period is in place until March 31, 2017, the Penfield Town Board will be looking for the committee's recommendations by late summer/early fall to allow time for the board to review and schedule any appropriate proceedings, if necessary.

### **Charge**

The Penfield Town Board charges the Shadow Lake/Shadow Pines Community Advisory Committee to study and issue a written report on the following attributes for BOTH properties:

Identify:

- land-use opportunities
- land-use constraints
- community suggestions for use
- what the community does NOT want to see

Findings for each possible use should include:

- Description of use
- How use would be supported
- How use would be funded
- How use would be implemented
- Opportunities and constraints
- Zoning needs

### **RESOURCES**

*Examples of resources the committee should expect to use for its study:*

- facilitator
- public information meeting(s)
- solicited public input
- access to subject matter experts
- town staff resources
- town code
- existing relevant plans and studies

### **DELIVERABLES**

Written report that includes all the above considerations.

Recommendations to help guide future growth and development of these properties through effective planning, zoning, and data analysis to assist in making meaningful choices of use and to preserve resources for future generations; and to address the concerns of our citizens while maintaining their quality of life.

Presentation of the report to the Penfield Town Board at a work session.