

# Newspaper Clippings

## The Beginning of Bristol Harbour

Copied from the pages of  
Three scrapbooks  
Compiled by Bernice Caprini

Thank you, Bernie!

No. 1

Property of Mrs. Chester ...  
1921 - 1922 - N.Y.

# Condominiums Planned for Canandaigua

Plans to develop 150 acres adjacent to Seneca Point on Canandaigua Lake with year-around "Venice-type apartments built in structures rising on stilts from the water's edge, were disclosed yesterday.

Geared to an outdoor recreation concept, and linked with Bristol Mountain Ski Center, the project is headed by Fred W. Sarkis, Rochester businessman.

Now in the engineering and cost-studies stage, it would include approximately 200 con-

dominium apartment units (built as demand dictated), a golf course, 10 tennis courts, swimming pool, beach area, and docking facilities for boats.

The property includes 2,600 feet of shoreline. An elevator, for easy access from the top of the bluff to the lake shore, would be installed, Sarkis said.

Acquired as part of the property was a huge modern house, located at a spot from which one of the most spectacular views of Canandaigua Lake unfolds. Immediate plans, Sarkis said, are to convert this into a restaurant "as soon as possible."

The land package, valued at approximately \$425,000, was put together over a three-year period.

It was sold to Bristol Mountain, Inc., by Paul Lemke, who has business interests in Niagara Falls and Rochester. Under terms of the transaction, he has become a major stockholder in Bristol Mountain, Inc., whose holdings include the ski center.

Approximately 30 acres of the land are on the west side of Seneca Point Road, on a bluff overlooking Canandaigua Lake's west side. The remaining acreage is on the east side of Seneca Point Road.

Preliminary development plans being drawn by Rochester architect James H. Johnson envision six apartment buildings, containing approximately 30 or 40 units each, along the edge of the lake, and built into the 80-foot high cliff that features the Seneca Point topography.

# Bristol Starts Condominium Project at Seneca Point

Bristol Mountain, Inc., started construction today on its controversial \$12-million condominium project on the shores of Canandaigua Lake, next to Seneca Point.

Seneca Point is an area of fashionable Summer homes, many of which are owned by area residents who have fought the project since it was announced last Spring.

Frederick W. Sarkis of 199 Ambassador Dr., Brighton, said construction crews will build a road and put in the footings for the first building.

The first of the 200 planned condominium units won't be started until they are sold, he said.

Bristol officials have reported considerable interest from prospective purchasers. They said 60 units would be sufficient to start.

The first would be ready next Summer.

The rest would be built over a period of 8 to 10 years, Sarkis said.

The condominiums would be arranged in seven 3-story buildings at the top of the bluff and in a 10-story building at the shoreline.

\* \* \*

The 150-acre site with 2,600 feet of shoreline also would include a swimming pool, tennis courts, restaurant and possibly a golf course.

Condominium purchasers would reach the lake from the bluff site through an elevator.

Condominiums are an arrangement by which apartments are individually owned and services provided by the corporation. Bristol's will range in price from \$30,000 to \$50,000.

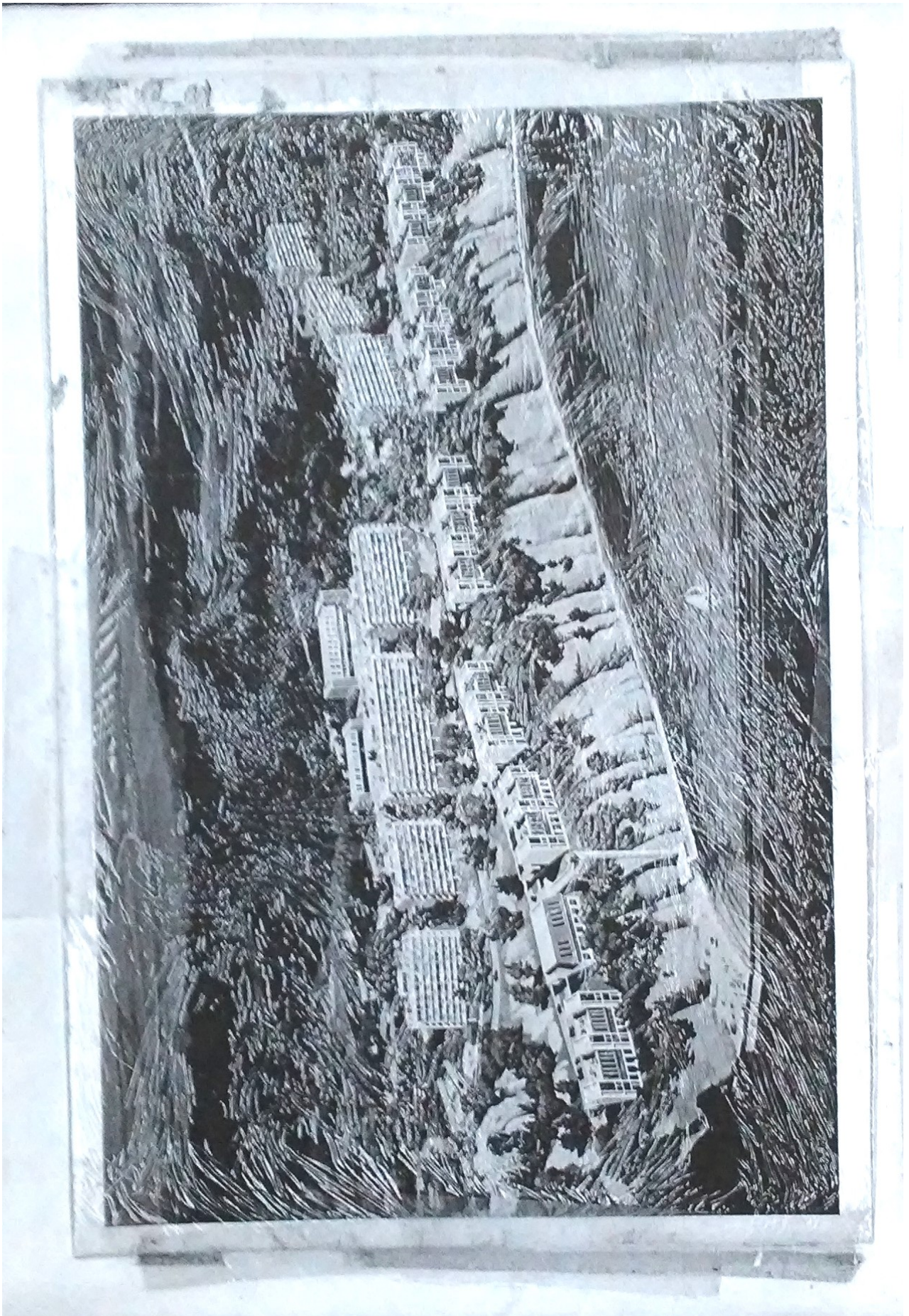
Bristol Mountain, which

operates a ski center about 10 minutes away, is developing the project in an effort to become a year-round resort facility.

Joining Sarkis in the endeavor is Lawrence J. Demarse, 2 Francis Dr., Penfield, Bristol general manager. James H. Johnson of 2575 Brown-croft Blvd., Penfield, is general manager.

The site was purchased over three years for about \$425,000. The township does not have zoning so no zoning approvals are required.







# Apartment Dispute Nears Climax in South Bristol

The South Bristol Town Board is expected to decide tonight whether a town zoning commission will be formed, in a controversy over construction of expensive "condominium" apartments.

Residents have asked the town to establish a commission which would help enact a zoning ordinance.

Purpose of the ordinance, organized Canandaigua Lake residents said yesterday, would be to "provide for planned development and enhancement of the scenic and natural assets of the lake and town area."

However, the real issue behind the request is a battle by two Rochester businessmen over the planned development of 2,600 feet of lakeside property.

Fred W. Sarkis of 199 Ambassador Drive, Brighton, disclosed plans early last month to develop 150 acres adjacent to Seneca Point on Canandaigua Lake with year-round "Venice-type condominium apartments built in structures rising on stilts from the waters edge."

Sarkis, regional vicepresident of the Automatic Retailers of America, said the project, geared to an outdoor recreation concept, and linked with Bristol Mountain Ski Center, would include approximately 200 condominium units.

A golf course, 10 tennis courts, swimming pool, beach area, and docking facilities for boats are also planned.

Gaylord C. Whitaker, chairman of the board of Graflex, Inc., a summer resident at Seneca Point, heads a group opposing the development.

Whitaker, of 20 Colonial Parkway, Pittsford, and his group have met with the town board on at least three occasions.

The first time, Aug. 13, they protested the development and were asked to appoint a five-member committee which would submit proposals against the planned community.

At the initial meeting with the South Bristol Town Board, members of the group, called the Canandaigua Lake Area Association, Inc. (CLAA) made these allegations:

—The development would provide for an average of less than 13 feet of lake front per family residential unit.

—The development would increase boat traffic hazards "which go hand in hand with a commercial venture of this size and scope."

—It would "necessitate increased local governmental expenditures for school services, new fire apparatus, highway maintenance, and possibly new police services."

They added they felt concern over air and water pollution problems, and were "unanimously opposed to erosion of the present character and beauty of the lake by the proposed development."

Sarkis said lastnight he was

"sorry" the residents couldn't wait to "find out exactly what we are planning to do."

He added it was "unfortunate the announcement of this project was prompted by the newspapers and not by our own promotion . . . we would rather have waited until our scale model of the project was ready so we could show exactly what we were going to do."

Sarkis said he and his associates would be present at the board meeting. He said a "mock scale model" of the project would be trucked to the meeting.

He pointed out that his organization is going to build and maintain its own water and sewage systems.

"For two years we engaged

engineers who have developed a plan which has received tentative approval from the State of New York for our own sewage plant.

He said he also was considering the following:

—That the number of power boats would be limited. He said his organization might even handle the leasing of power boats.

—That the "rugged characteristics" of the cliff by the project would be undisturbed, and that there will be a 500-foot beach.

"We have a recent appraisal of the land — which we purchased three years ago as well as one parcel we purchased recently — which indicates a market value of \$475,000," he said.

## South Bristol Board Sees <sup>8/29/68</sup> Zoning Need

SOUTH BRISTOL — Zoning, probably in a moderate form, is in South Bristol's future.

After hearing an explanation of a proposed condominium apartment complex for Seneca Point— and a battery of questions from present cottagers and townspeople— town board decided to move ahead with some type of zoning program.

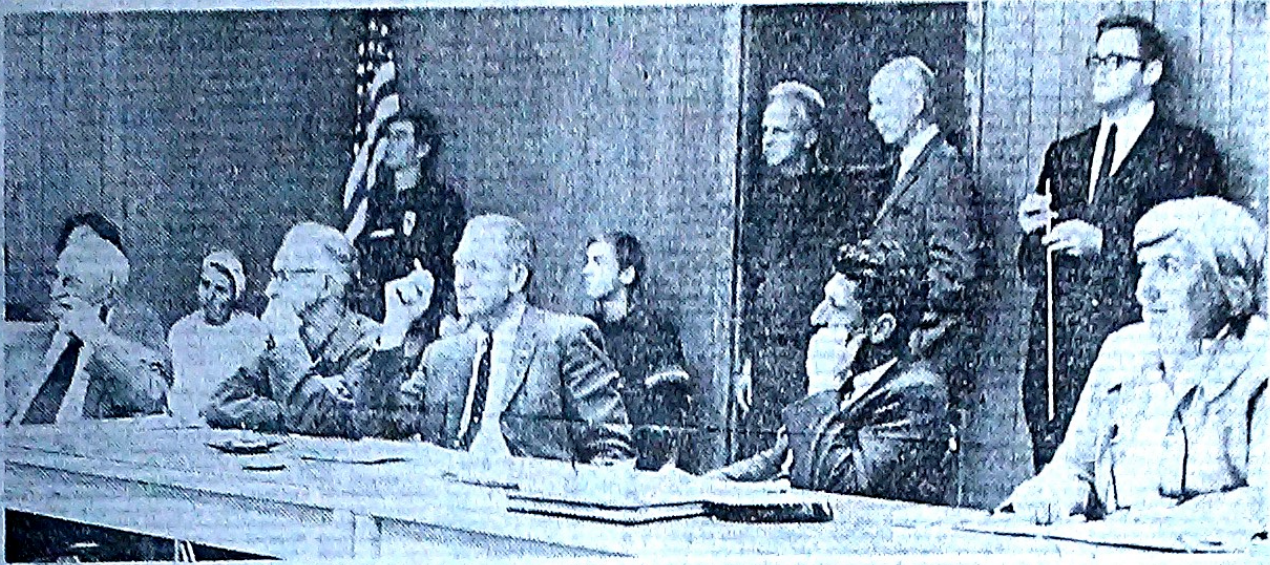
Town legislators agreed to complete membership of a planning board, and thereafter work hand in hand with the unit to draw a "feasible, probably moderate" zoning law for town approval.

There are two planning positions filled by John Di Clemente to West Hollow Road and Anton Long of Route 21. Supervisor Francis Bills said it is the town board's intent to have a cross section representation on the planning unit, but appointments probably won't be made until Sept. 10.

South Bristol presently has dumping and trailer ordinances. Otherwise, there is no zoning regulations.

TIMES UNION





Town board and spectators listen intently to project presentation.

# Lakesiders Rap Apartment Plan

By MARGE VAN ISEGHEM  
Ontario County News Service

**SOUTH BRISTOL**— "We feel a strong obligation to try to do what is right . . . for the people who buy our units and to minimize the problems for the people who live around us," said Fred W. Sarkis of Brighton here last night in his explanation of plans for a "condominium" apartment complex for Seneca Point on Canandaigua Lake.

"It is a big invasion of privacy and I don't like it," retorted one summer resident, while another suggested the development "be built" on the hillside rather than the lake-shore.

South Bristol Town Board served as moderators for the extemporaneous discussion in new Town Hall. Nearly 70 persons attended to view the mock scale model of the multi-million dollar project.

Following the debate on the

apartment project, town legislators agreed to complete creation of a town zoning board to draw a "probably moderate" zoning ordinance.

South Bristol has dumping and trailer ordinances, but no zoning regulations.

Sarkis and architect James Johnson of Penfield reviewed the incompleated plans for a first phase complex for a 140-acre site atop Seneca Point Cliffs and some 1,200 feet of frontage on the lake. This development could take five years. An identical second phase could take another five years, but this is only in long range planning, Sarkis said.

The project now involves a 60-unit building in a tall tower rising from the beach on stilts; 120 garden type apartments on the hillside and 20 single family dwellings on connecting roadway.

Lake residents and other townspeople expressed concern over various problems ranging

from population concentrations to boating to garbage disposal.

One woman cited the full 10-year plan and 400 family units as a means of doubling population of all of South Bristol in

one development area. At the time of the 1960 census, the town had 617 residents.

Boat ownership and activity concerned others, who feared for lake safety, fish life and shore accumulation. Sarkis said boating will have to be limited and the plan now is to include boat service with the development.

Reflection problems from an all-glass building were posed as another problem and the developer said apartment balconies would reduce this. Garbage collection disturbed others.

The earliest construction start of the project would be next summer, the residents were told.

The condominium setup is on beach and cliff acreage north of Seneca Point tip and near the summer home of G. C. Whitaker of Rochester. Sarkis will have owned the property four years on Jan. 1.



## Canandaigua Lake Association

Yesterday's cold snap and the calendar both tell us it may be too early to start singing that marvelous song from "Carousel" to the effect that "June is busting out all over." But we feel like singing it these days because it seems to us that something very important, something very welcome is happening to people in our part of the world, and we're just delighted.

For years now, this newspaper has bemoaned the fact that most people don't seem to take very much interest in their government, even though its actions vitally affect their lives. At last, however, this seems to be changing. People seem to realize that it is to their advantage to inform themselves about what's going on, and to express their views about it.

First on the scene was the Ontario County Taxpayers League, a group of people who are very properly concerned about the rising costs of government. And now we have a second citizen group called the Canandaigua Lake Association, which is concerned with trying to preserve our area's greatest natural asset . . . Canandaigua Lake.

The organizers of this association note that the lake lies in two counties (Ontario and Yates), and that several townships have jurisdiction over various parts of it. Furthermore, a multitude of County, State and Federal agencies and programs affect it.

Obviously, the individual citizen finds it hard to keep track of all these things and to make his weight felt in trying to keep the lake clean, attractive, safe and free of pollution. Collectively, however, a group such as the Canandaigua Lake Association can be a powerful force for good.

But, while we firmly believe this group will be a force for good, we would offer one word of caution. We trust that the association will avoid the trap against which we previously warned the Taxpayers League. We hope the association will make sure that it first has ALL the information about a particular subject and democratically determines its position before it lets anyone speak publicly in its name. Furthermore, we hope the lake group doesn't turn out to be simply a defender of vested interests, but instead takes into consideration the right and interests of ALL the people concerned with the lake.

There is a great deal of constructive and vitally important work for the Canandaigua Lake Association to perform, such as trying to prevent pollution; trying to insure better policing of mushrooming boat traffic; trying to preserve the lake's natural beauty; and so forth. We trust the association will provide stimulating and constructive leadership toward these ends.

So to sum up, we're delighted the Canandaigua Lake Association is in being. Nothing is of more importance than citizen involvement in public affairs. After all, one of the cornerstones of our democracy is that governments exist to benefit the people. So if the people don't tell governments what they think, then governments can hardly be blamed if they are unresponsive.

### Quick Action Needed

To The Editor:

At last week's meeting of the Canandaigua Lake Association, Paul Russell, sanitary engineer for Fred Sarkis' apartment project, gave a detailed description of the plans for sewage disposal at Bristol Harbor Village.

It came as a rude shock to most of the 250 people present, that the effluent from this large development is to be dumped in Seneca Creek, after treatment, and will then flow into the lake where most of us get our drinking water.

Preliminary plans for this have already been approved. Final plans will be submitted in June. All those who are interested — and this means all who use water in this area — should protest at once to their State and local officials, before the final plans are approved.

The present census of South Bristol is 617. Bristol Harbor Village plans to add 1,300 to this. Many more people will move into this area in the near future. Obviously, the more people we have, the more important it is to find adequate ways to dispose of waste without dumping it in the lake.

If approval is given to Bristol Harbor Village, it will set a precedent for other developments which will surely follow.

Now is the time to speak up and insist on safeguarding our water supply. Write one or all of the officers listed below, — and make your opinion count.

Dr. Holdis Ingraham  
N.Y.S. Commissioner  
of Health  
84 Holland Ave.  
Albany, N.Y. 12208

Assemblyman  
Frederick L. Warder  
100 Lewis Street  
Geneva, N.Y. 14456

Senator Theodore D. Day  
RD 2, Interlaken, N.Y.  
14847

Mrs. Frank H. Hamlin  
47 Gibson Street  
Canandaigua



## On Lake Purity

To The Editor:

I heartily agreed with your editorial of April 30. I particularly concur with your statement, "The Canandaigua Lake Association can be a powerful force for good". But also, you cautioned: "We hope the Association will make sure it first has ALL the information about a particular subject and democratically determines its position before it lets anyone speak publicly in its name. Furthermore", you said, "we hope the Lake group doesn't turn out to be simply a defender of vested interests, but instead takes into consideration the rights and the interests of all people concerned with the lake."

Precisely the point your editorial is making was amply demonstrated by a letter to the editor which appeared just two weeks later (May 14). Mrs. Frank Hamlin, the writer, prominent in the CLA which purports to be devoted to the interests of pure waters, is a neighbor to our development at Seneca Point.

As a matter of fact, I joined the CLA at its very first meeting for these reasons:

1 — Our project, Bristol Harbour Village, which has a sizable investment in this area, depends on the preservation of the area's greatest asset—Canandaigua Lake. Pure waters are essential to the success and well being of our development.

2 — To make available all the facts regarding the Bristol development as it relates to pure waters.

3 — To contribute substantial time and money to a research group which would:

(a) objectively evaluate the

possibility of enabling nearby lake residents to hook into our water pollution control plant; and

(b) determine the economic feasibility of similar control systems being constructed on sections of the lake where existing systems are inadequate.

When I read Mrs. Hamlin's May 14 letter, I and others could not help but feel that Mrs. Hamlin's concern about Bristol Harbour Village is based more on the fact that she simply does not approve of us as neighbors rather than because of any genuine concern on her part for pure waters.

There are many reasons for sharing your concern about the direction in which CLA may be going. At the Association's May 6 meeting, to which Mrs. Hamlin's letter made reference, there was an incident which she did not mention. We were there at the request of the association. Our professional sanitary engineer described to the members the pollution control concept of our development which had been approved by the State of New York, and which was the product of several months of intensive professional research and study on the part of both our corporation and the State working together.

Notwithstanding the importance of this presentation, Mr. Russell, our engineer was constantly and shamefully interrupted by a loud and rude lake resident. His heckling, in turn, generated considerable mockery and boisterousness from others, making it difficult for Mr. Russell to complete his report or conclude a thorough answer to extremely technical questions.

Here is a summary of facts which we tried to report at that

Association meeting and which Mrs. Hamlin chose to ignore:

1. The construction of the initial water pollution control plant will represent a \$250,000 investment and future stages will bring the total to approximately \$450,000. This plant will be a model of its kind on the Finger Lakes. It will fully meet, on a year-round basis, the stringent requirements of the State of New York.

2. The discharge of the effluent into Canandaigua Lake will not affect the present standard of purity and quality of the lake water for drinking or for fishing purposes.

3. The State and Federal governments, working together, have studied the water quality problems for the New York State area including the Finger Lakes. Our pollution control plant will be consistent with the immediate and long-range recommendations set forth in their June, 1968, report.

4. The officials of the Town of South Bristol have approved in writing our complete project. They consider this project progressive. They are well aware of the addition to the population of the town, and the community importance of the new tax dollars which could be generated.

5. The aerobic process of our pollution control plant will protect our neighbors from any odors.

6. It can be substantiated professionally that the discharge from our pollution control plant into the lake, offers better pollution control than 20 cottages or the same site with inadequately treated sewage.

I am not unaware of the perhaps understandable anxiety of some of the summer residents. Rather than ignore this feeling, we have earnestly endeavored, when called on, to fully disclose at all times all the facts and the progress of our planning.

If Mrs. Hamlin and other lake residents share our desire to approach the matter of pollution control openly and factually, then I suggest the following:

Let everyone who now discharges effluent into the lake employ a professional sanitary engineer to examine his own sewage treatment system. Let him find out reliably whether or to what extent his own discharge is now doing harm to the lake's purity. Then together we will be able to pursue through the CLA a broad and effective program to preserve a pure Canandaigua Lake.

If, on the other hand, pure waters is not the real purpose of the CLA, then let us make it so, so that those of us who genuinely care can keep working on pure waters.

Frederick W. Sarkis,  
Chairman of the Board  
Bristol Mountain  
Enterprises Inc.  
Member, Canandaigua  
Lake Association



## Voice Of The Reader

### Water Upgrading?

To The Editor:

The following is the final letter in a series exchanged between my husband, Hugh M. Jones Jr., and representatives of the Health Department of the State of New York. My husband has given me permission to send this copy to you.

I feel that this is a matter of vital concern, not only to those of us lucky enough to live on or near Canandaigua Lake, but to all citizens of the communities which are users or potential users of water from the lake. It seems to me that such a use of a valuable, natural, public resource which belongs to all of the people of the state by a private, moneymaking corporation is highly objectionable and the propriety of an administrative decision to permit it is open to serious question.

May 21, 1969

Mr. Warren Schlickerrieder  
Chief, Sewage Facility Section  
Bureau of Engineering Design  
Department of Health  
84 Holland Avenue  
Albany, New York 12208  
Re: Bristol Recreational  
System — South Bristol  
(T), Ontario County

Dea. Mr. Schlickerrieder:

Thank you very much for your letter dated May 16, 1969.

In the third paragraph of your letter you state that it is felt that the quality of Canandaigua Lake water will not be degraded by the proposed discharge into the lake of effluent from the sewage system of the Bristol Recreational Systems, Inc.

Canandaigua Lake is classified AA as to purity and quality, the highest classification.

Its waters are prized for drinking purposes. The City of Canandaigua, the Villages of Palmyra and Newark, the community of Port Gibson, and large parts of the Towns of Canandaigua, Hopewell, Farmington, and Gorham obtain their drinking waters from this lake. More communities are being added continually.

If the present rules and regulations of the State of New York permit the daily disposal into such a lake of 65,000 gallons of sewage effluent, a volume the Bristol Recreational Systems, Inc. proposes later to increase, then should not the Commissioner upgrade his standards so as to protect these waters and the few others like them in the State of New York?

Are there any rules and regulations which provide regular inspections of such private sewage systems as this proposed one? Are there any rules and regulations that provide for the day to day maintenance and repair of such a system? How is the public to be protected from a malfunction of equipment?

Thank you for the consideration which you will give this letter and thank you again for your letter of May 16, 1969.

Very truly yours,  
Hugh M. Jones, Jr.

Thank you for the thoughtful concern you personally, and The Daily Messenger as a newspaper, always demonstrate in public issues.

Very truly yours,  
Emma Rae Jones  
5 Court Street  
Canandaigua

## Voice Of The Reader

### Register Your Protest

To The Editor:

I do not live on Canandaigua Lake, but I am as concerned about the dumping of great

amounts of treated effluent into our lake as are those who live there.

I will have to drink the water, as will thousands of others who do not live on the lake. No matter how they sweeten up the sewage, or sugar-coat it, it is still sewage, and will build up unnatural additives to our waters.

Why should we permit anyone to tamper with our natural resources for their own profit? Our natural resources are being destroyed one by one. Why not wake up now before it is too late? Let us remember that one such opening wedge will lead to others doing the same.

If you object to dumping treated effluent into Canandaigua Lake, write to your Deputy Commissioner for Environmental Health, Dwight Metzler, 84 Holland Avenue, Albany, N.Y. 12208 and or to Governor Nelson A. Rockefeller.

Sincerely,  
Helen H. Ellis  
23 Academy Place

### Sewage Plant Opposed

To The Editor:

Some weeks ago, Mrs. Frank Hamlin listed a number of people who might be contacted concerning the proposal to use Seneca Point Creek and Canandaigua Lake as a part of a sewage disposal system. I have lost that list and hope this letter may reach the responsible person through your newspaper.

There appear to be many adequate reasons for opposing such a proposal. The one most meaningful to me concerns the effects that must be expected if additional millions of gallons of effluent are to be entered into Seneca Point Glen. The natural splendor of the glen could not hope to survive the ceaseless gush of effluent.

Some years ago, a group of developers hoped to create home sites by bulldozing a part of South Hill into the lake. The final decision not to permit this came about, I am told, after the

person empowered to make that decision came to Canandaigua Lake, rented a boat, and saw for himself the magnitude of the proposed atrocity.

I suggest a similar approach here. Take those who will decide up into Seneca Point Glen and let them see the beauty of it — the new leaves, the young mosses and ferns. Take Mr. Sarkis along. If they can in sincerity fail to see the nature of their injustice I will be surprised. Once spoiled, there is no recovering the lost splendor.

There are perhaps more compelling reasons for denying the proposal. The responsibility of leaving a bit of beauty behind for our children to enjoy should demand a bit of consideration, however.

Cordially,  
Dr. John B. Munson  
1428 N.W. 7th Road  
Gainesville, Fla.



## For Lake Purity

To The Editor:

In reply to Mr. (Fred) Sarkis' letter to the editor of May 20 regarding the sewage disposal system for Bristol Mountain Village, may I state that I do have a vested interest, as a close neighbor to his project, as a New York State resident, and as a consumer of water taken directly from the lake.

However, my main concern for the quality and purity of the water is comprehensive, and applies to all sources of pollution. I hope this lake will be as beautiful and as useful to our grandchildren as it has been to us.

Long before the Bristol Mountain Village disposal plant was proposed, the increasing population around the lake had created a problem of pollution from boats, from antiquated septic systems and from abuse of streams feeding into the lake. This should be corrected as quickly as possible.

Under the New York State Pure Waters Program, two billion dollars has been allotted to upgrade the waters of the State. With this in mind, it hardly makes sense to allow treated effluent to be discharged into one of the few lakes now relatively fit to use for drinking water.

The fault seems to lie in the fact that laws which were adequate for a small population have not kept pace with the sudden increase in population and use of the lake. Progress is being made, but not fast enough.

Rochester has been robbed of the pleasure of swimming in Lake Ontario by pollution from the Genesee. Durand-Eastman, once a pleasant beach, is now closed to the public. It could happen here.

Early June - 1969

If Bristol Mountain Village is permitted to dump treated effluent in Seneca Creek, it will set a precedent for other large commercial developments, several of which are already planned.

Write to your Deputy Commissioner for Environmental Health, Dwight Metzler, 84 Holland Ave., Albany, N. Y. 12208, and urge him to protect our water supply.

Write to Governor Nelson Rockefeller, and to Lt. Governor Malcolm Wilson, Albany, N.Y., and ask that the present laws concerning the purity of New York State waters be reviewed, and made adequate and consistent.

Sincerely yours,  
Florence C. Hamlin  
47 Gibson St.

## Voice Of The Reader

### Sarkis Plan Defended

To The Editor:

In reply to Mrs. (Florence) Hamlin about effluent from the Seneca Point project going into Seneca Glen and lake.

I think she had better inspect all the drainage that's going into the lake from all the cottages from the Miller Hill just down to Seneca Point.

There are two homes right on Seneca Brook that certainly have sewage going into the lake, besides many more on Seneca Point. Just go over to Vine Valley and see all the trailers and cottages which I can see from my home that certainly are draining sewage into our lovely lake.

I have lived by this lake all but two years of my life and have felt very badly to see so many cottages built along the shores that certainly helped to spoil the look of nature.

Mr. (Fred) Sarkis is not doing one thing unlawful. As I see it, he is going by the state law so the ones finding so much fault about Mr. Sarkis and the Seneca Point project better dress up their own back yards before complaining about someone else who is obeying the law.

Mrs. Julius Rose  
Seneca Point Road  
Naples, N.Y. RD1

### Sewage Plant Opposed

To The Editor,

Our subject is "The Bristol Harbour Development," which plans to discharge treated sewage into Seneca Creek Glen and thence into Canandaigua Lake.

Seneca Creek has for generations been a joy to all the people who cared to take advantage of the natural beauties and pleasures it offers at all seasons of the year. Young and old alike have always appreciated and preserved this God-given spot. No one has ever despoiled it . . . and it is hoped that no one will ever be allowed to do so.

As a playground for the young it can't be surpassed. What enchantment in the summer when the creek is practically dry, to wade in the little pools, catch minnows and frogs, and carry home the legendary Indians' heads (geodes) with which the Glen abounds. And just after a rain, what delight to sail boats and bits of wood, and slide down the water fall into the

pool below (countless seats of pants have been sacrificed to this.)

It has been a special haunt of troops of scouts on hikes, science classes from area schools, and deprived children on picnics.

Oldsters find the creek and Glen no less enjoyable; catching smelt and suckers in the spring, and in the summer just walking up the bed of the stream. Scientists, naturalists, but mostly just people, have known and loved this place.

We must bow to progress when it is for the betterment of things as they are, but we must guard most jealously the things that are too precious to lose. . . such as our lakes and glens.

If we do not protect the treasures that still remain, it will be a sad commentary on progress that your children and grandchildren will not be able to enjoy these blessings unless they play in a sewer.

Mr. and Mrs. W.C. Benham  
Naples RD1

6/69



## Senator Day Is Powerless To Halt Bristol Harbour

Sen. Theodore Day of Interlaken, who represents Ontario County in the State Senate, said today that he can do nothing about stopping the proposed Bristol Harbour Village development at Seneca Point.

Senator Day told The Messenger, "Because of the interest in the Fred Sarkis development, I am getting a great deal of mail in opposition to it."

He added, "Many people seem to feel that I can do something to stop the effluent from going into the lake, I can do no more to stop this project than I can the building of a nuclear power plant on Cayuga Lake."

The state legislator said that the letters about the proposed Seneca Point development concerned criticism of the building of a sewage treatment facility to serve the apartment complex.

He said a sample of what he has been hearing from constitu-

ents was contained in a telegram he just received. It read:

"Horrified at your approval of Sarkis sewage plan for Bristol Harbour Village. Future of lake area and health of people your responsibility. Stop this now."

The senator did not disclose who the telegram was from but said that it contained the signatures of two lakefront landowners.

Sen. Day continued, "In the case of sewage the standards have long been set and are presently established in the law."

"As long as Mr. Sarkis lives up to the standards set and there is no zoning to hinder him he has a legal right to operate."

## Sewage Plant Draws Group's Ire

The 4-month-old Canandaigua Lake Association is making its first major move to combat further pollution of Canandaigua Lake.

Mrs. Hugh Knapp of 57 South Main St., Pittsford, vice president, said the association will ask the State Health Department to deny approval of present plans for a sewage treatment plant at the proposed Bristol Harbor project at Seneca Point.

The project eventually would consist of 410 apartment units and 90 houses accommodating about 1,300 residents, according to Frederick W. Sarkis of 100 Ambassador Drive, Brighton, head of the firm planning the development.

The site is in the Ontario

County town of South Bristol, on the west shore of the lake about 10 miles south of Canandaigua.

Mrs. Knapp, who has a summer home on the lake, said the association's opposition to the sewage treatment plant plans will be based on a report by Wayne M. Harris, Rochester attorney and chairman of the air and water pollution committee of the Monroe County Conservation Council.

In a report submitted this week to the State Health Department, Harris said the plant, "if permitted to be constructed in its present form, will violate the AA standards of Canandaigua Lake and do ever-increasing damage to the lake."

## 5,000 Oppose Seneca Point Sewage Plant

The Canandaigua Lake Association reports it has more than 5,000 signatures from the Rochester and Canandaigua area on petitions asking the state to reject plans for a sewage treatment plant at the proposed Bristol Harbor Village condominiums at Seneca Point on Canandaigua Lake.

The petitions have been sent to Gov. Rockefeller, according to Mrs. Hugh Knapp of 57 S. Main St., Pittsford, vice president of the association.

The petitions ask that "all public officials responsible for health and the purity of our water act immediately to deny permission to dump any discharge either into the lake or into streams which feed the lake."

Frederick W. Sarkis of 199 Ambassador Drive, Brighton, head of the corporation planning the apartment and homes project on the westside of the lake about 10 miles south of Canandaigua, said the State Health Department has approved the concept design of the plant.

## Voice Of The Reader

### Horrible Situation

To The Editor:

My husband and I have written letters to Albany concerning the proposed development at Seneca Point. We have received a reply from our State Senator, Ted Day, which shows all too clearly that there isn't much use in writing letters to keep the lake from being more polluted. It's a pretty horrible situation, isn't it? If people read Sen. Day's letter, it might save a few stamps.

Sincerely,  
Mrs. Lee Feenaughty  
88 Howell St.  
Canandaigua

Here is the full text of Sen. Day's letter to us:

Dear Mr. and Mrs. Feenaughty: I have been receiving a good deal of mail regarding Mr. Sarkis' proposed development on Canandaigua Lake, and I have looked into the matter extensively.

1. Control of the use of property can only be had through zoning at the Town level. No other governmental body has the power to infringe on the Town's prerogative in that respect.

I understand that the Town of South Bristol has submitted written approval for this project

to the State Health Department.

2. The State Health Department has the obligation to set standards for the State's waters and to see that these standards are observed.

I understand that Mr. Sarkis' plans conform to the most stringent State standards (tertiary treatment) and that any effluent from his proposed facility will not contravene the State's standards for Canandaigua Lake.

As far as I know, there is no way to keep anyone from purchasing land from a willing seller and to use that land for any legal purpose he desires.

This is a matter of local control. If the residents around Canandaigua Lake wish to control the use of the land surrounding it, they must get the various Towns surrounding the Lake to pass zoning laws specifying how the property may be used.

Sincerely,  
Theodore D. Day  
The Senate  
Albany, N.Y.



## Voice Of The Reader

### Lake Purity Questions

To The Editor:

Another letter on lake purity. I am not a member of the Canandaigua Lake Association, but have contributed and hope to join soon. My interest now is technical and regards Bristol Harbor Village. Others probably want the same information.

For our benefit, can the engineer employed by Mr. Sarkis explain in simple language all the procedures involved in re-purifying lake water once it has been drawn out and used by a community? I have heard of primary treatment, secondary treatment, tertiary treatment, and one city out west where the same water is used over and over again, even for drinking purposes.

I am not questioning the legality of the proposed installation, because Mr. Sarkis said

the state had approved the plans, but am interested in what a sewage disposal plant actually does and what is returned to the lake. In case I haven't asked the right questions to get complete answers, any additional information from the engineer will be appreciated.

My last question is: what will be the difference between a glass of water dipped from the lake now and a glassfull dipped from the discharge pipe after treatment as to color, clearness, odor, taste, palatability and potability?

If all the interested members of the region surrounding our lake are exposed to this information, I'm sure we shall find it much easier to use intelligent judgment in all cases pertaining to such conditions as they arise.

Very truly yours,  
Fred E. Reed  
25 Wood Street  
Canandaigua

### Easy Pure Waters Test

To The Editor:

Bristol has expended thousands of dollars in the engineering development of a pollution control system which will not harm the waters of Canandaigua Lake, this "gem of the lakes," and which has been approved by the New York State Department of Health.

Here's an idea from the Citizens Committee to Save Cayuga Lake, a committee of the Cayuga Lake Preservation Association which will not cost thousands of dollars but will enable everyone interested in pure waters to conduct "an examination of conscience" if you will.

"AURORA, N.Y. — More than 80 area leaders gathered here Monday night to hear details of 'Operation Flush,' an intensive one-day campaign scheduled for July 5 by two Cayuga Lake conservation groups. The project is design-

ed to assist each resident along the shore of Cayuga Lake in determining for himself whether his own septic system is working properly, so that he will know in advance whether he needs to make repairs in order to pass the Health Department inspection to be made during the next two years.

"Packets of a fluorescent dye called Pylam will be distributed to each of more than 2,350 cottages and residences along both shores of Cayuga Lake. The test consists of flushing the harmless dye through septic systems. If the system does not meet compliance standards, the dye will appear in the water or on the surface of the ground.

Co-chairman David D. Comey, executive director of the Citizens Committee to Save Cayuga Lake, pointed out that not only would the project assist the Health Department of each of the three counties involved, but it would also get several thousand people involved in thinking and acting on decreasing pollution of the lake from all sources. Comey stated that Cayuga Lake has a definite life span which will be drastically shortened if pollution does not decrease."

Possibly an impartial committee operating under the Chamber of Commerce of Canandaigua could sponsor such a program here. Bristol would be willing to provide the necessary Pylam to conduct such a test. Further information can be obtained from the Cayuga Association.

In the interest of pure waters,  
Fred W. Sarkis  
Chairman of the Board  
Bristol Mountain  
Enterprises, Inc.

## Dye Packs Available To Test Septic Tanks

The Canandaigua Lake Association, in cooperation with the Canandaigua Chamber of Commerce will begin distributing dye packs which lake property owners can use to test their septic systems. Also assisting in the testing program will be Dr. Isobel Salisbury, city health officer and a member of the association.

Spokesmen for the association today said the group's executive committee met on June 4 and decided to distribute the dye packs free of charge.

They will be available at the Chamber of Commerce tourist booth on Eastern Boulevard near Goffland. (The booth has been moved from its former location at Parkway Plaza.)

Purpose of the dye pack is

to show whether a property owner's septic system is draining improperly into Canandaigua Lake and thus contributing to pollution.

Anyone who finds that the test indicates a faulty septic system may contact William Exell, Canandaigua Lake watershed inspector, or City Engineer John Cronin for advice and assistance.

The test is made by dumping the contents of the pack into the commode and flushing it repeatedly. The lake frontage should then be kept under surveillance for about 48 hours.

If the septic system is faulty the green dye can be seen on the surface of the lake water.

As was pointed out in a letter the editor in The Messen-

ger last Thursday from Fred W. Sarkis, chairman of the board of a firm which plans to build an extensive apartment development near Seneca Point on the lakeshore, similar tests have been sponsored by two Cayuga Lake conservation groups. He urged in his letter that such a project be undertaken by the Canandaigua Lake Association. Several members of the association have been critical of Sarkis' apartment development, contending that it will contribute to the pollution of the lake.

The association spokesman said today that the group had been planning to undertake such a project, having distributed some dye packs as early as May 28.

June 16 - 1969

Canandaigua Daily Messenger

6/16/69



## Canandaigua Lake Development

One of the more frequent topics of conversation these days (and also the subject of a good many interesting letters to the editor), is the rather large-scale housing development called Bristol Harbour Village, which Fred Sarkis is building on the bluff overlooking Seneca Point.

On the record, at least, the major point in question is whether or not the sewage treatment plant which Mr. Sarkis plans to build in order to handle the effluent from his project will add to the pollution of Canandaigua Lake.

On one side stands Mr. Sarkis, the Health Department of the State of New York and the Town Board of South Bristol, all of whom say the sewage plant meets their requirements and will not add to pollution in the lake.

On the other side, stand a group of lake residents, led by Seneca Point dwellers in particular, who have formed the Canandaigua Lake Association and who claim that Mr. Sarkis' sewage proposal will add to lake pollution.

Such diametrically opposed views in the highly technical field of sewage disposal make it difficult — if not impossible — for the layman to decide who is right. But three main thoughts occur to us:

- First, we think everyone in our area should be extremely grateful to the Canandaigua Lake Association for raising the point about pollution. Our lake is one of the few bodies of water that is still relatively free of pollution and it will take eternal vigilance to keep it that way.

- Secondly, although Mr. Sarkis naturally does not want to spend any more money than necessary on a non-income producing item like a sewage plant, we should not forget that it is to his interest — financially and every other way — to keep the lake as pure as possible around his development. In fact, Mr. Sarkis should be every bit as concerned with pollution for his own self-interest as are the present residents of Seneca Point.

- Thirdly, with all of the hullabaloo that has been raised in recent years about water pollution, and all the money and effort the State is putting into it, it is inconceivable to us that the State Health Department would approve a sewage plant, as it has Mr. Sarkis', unless it was confident that that plant would not contribute to pollution.

As to the concept of Bristol Harbour Village generally, it strikes us as an attractive and imaginative plan. We can understand why long-time residents immediately adjacent to it might object to the idea of having a large development intrude upon their relative seclusion. But under our free enterprise economy, a property owner can develop his land any way he wishes unless it contravenes some law. And there is no zoning law in the Town of South Bristol.

(In this connection, it is perhaps interesting to recall that back in 1964, the Town Board of South Bristol voted 3-to-2 against a plan to form a zoning board. According to a Messenger report of that meeting, Lawrence Demarse, who was then representing the Bristol Mountain Ski Development and who is now also an official in the Bristol Harbour Village project, was among those who spoke in favor of zoning. Another person who also urged zoning then was Richard Hawks, who is now president of the Canandaigua Lake Association.)

But, as we were saying, the plans we have seen for Bristol Harbour Village indicate that it will be a rather attractive development. (Much more attractive, we might add, than a good many of the houses and shacks that now line some parts of the lake.) Furthermore, having seen the style and taste with which Mr. Sarkis has developed his ski center, we have every reason to believe he will maintain equally high standards in his lake development.

To summarize, then, it seems to us that Bristol Harbour Village will not detract from the aesthetic beauty of the lake any more than other new construction would on that particular site. Furthermore, based on what we know now, we do not think that Mr. Sarkis' sewage treatment plant will add appreciably to lake pollution.

As to the Canandaigua Lake Association, we repeat how delighted we are that it has been formed. We trust it will continue to perform some of the many useful public services it has indicated it intends to tackle.

First, we note that the Association is offering lake residents free dye packs with which they can test their individual septic systems for pollution. This is an excellent gesture which we enthusiastically applaud. However, we suspect that a house-to-house campaign will also be necessary before any appreciable number of residents make the tests and act on the results.

Secondly, we would hope the Association gets behind the Canandaigua Chamber of Commerce's welcome suggestion that public sewer districts be established around the lake. (As a matter of fact, the treatment plant which Mr. Sarkis will build could very well serve a sewer district which the Town of South Bristol should establish.) Far too many septic systems now around the lake are either inadequate, antiquated, or both.

Finally, we would urge the Lake Association to make a concerted effort to encourage local governments around the lake to adopt — and enforce — adequate zoning restrictions. While the lake may be able to stand a few developments of the size and density of Bristol Harbour Village, too many will spoil it for everyone, especially if they are not as carefully controlled as we have been led to believe Bristol Harbour Village will be.



'Voices, No Action'

# Strong, Effective Program For Water Protection Urged

6/30/69  
Mason

Supervisor George Reed of Canandaigua City is seeking a strong, effective program to protect the lakes and streams of Ontario County.

At a meeting of the Ontario County Board of Supervisors last week, Reed, for years active in sportsman's and conservation organizations, made a strong plea for action to cut out pollution of the lakes.

"What are we doing to protect them?" he asked. "I hear voices, but I see no action. I feel this board is abrogating its part in this and I'm not satisfied with what the state is doing," he said.

"Are we going to sit back and let things happen. The cottage owners and property owners around our lakes and streams are not sacred cows.

### Permits Proposed

"We should investigate the feasibility of setting up watershed areas. Make sure the property owners within them have certificates of occupancy. Have inspections. And if people fail to pass them, then revoke their occupancy permits."

Board of Supervisors Chairman Philip J. Rowley admitted, "On the county level, we have done little about this." He said he would "take under consideration the possibility of creating a committee to study this or assign it to one of our existing ones."

Reed told the board, "There are many areas we should look into. We should study the possibility of seeking cooperation with farm people to reduce the leaching of fertilizer or insecticides into our water bodies."

### Boating Problem

"We should investigate the possibility of regulating the dumping of effluent from boats. If we find we can't do these things, then we should lend our influence to towns and other local agencies to do something."

Supervisor Robert E. Foster of Canandaigua Town, added, "I am dead set against forming authorities, but perhaps we can set up an agency directly responsible to the Board of Supervisors to control this type of problem."

"In about 1966, Chairman Rowley suggested an agency to work under this board on problems of pollution and other needs," he said.

Reed told the board, "This county is known for its lakes and streams. They conjure up an idea of high land values, tourism, boating and recreation. What are we doing to protect these things?"

## Protest Lodged

June 18 - 1969

# Canandaigua Lake Assn. Fight Sewage Plant Plan

A Rochester lawyer and conservationist, Wayne Harris, has been retained as a consultant for the Canandaigua Lake Association to study a proposed sewage treatment facility planned for the Bristol Harbour Village development on Canandaigua Lake near Seneca Point.

Harris has sent a report to the New York State Department of Health in which he concludes that the sewage plant designed for the apartment-home complex "as presently designed, will contravene and violate the AA classification of the waters of Canandaigua Lake."

This has been the contention of some members of the Canandaigua Lake Association who have been opposing the development of the residential complex, Engineering Plans

Harris based his findings on a study of the preliminary engineering plans which were submitted by the Bristol Harbour Village developers to the state health department.

Among the criticisms Harris has about the proposed sewage treatment plant are these:

1. In the event of a power failure, there would be insufficient storage facilities for sewage and thus, he contends, some sewage might be fed into the lake without proper treatment.

2. He feels there is no guarantee the effluent from the treatment plant would not contain bacteria dangerous to humans.

3. No mention is made, he states, of how odor from the plant will be handled.

4. No mention is made about treatment against possible in-

crease of mosquito population as a result of the plant.

5. No guarantee is made that detergents will not enter the lake.

Delving into some of the technical aspects of the sewage treatment plant, Harris commented in his report to the state health department that "I do not believe the design presented to the state health department will remove a large enough amount of phosphate and therefore there will be a demonstrable zone of local effect by reason of the discharge of this phosphorus material. It is possible that there may also be a further affect to the lake by such local areas

(Continued on Page 3, Col. 5)

# Harris Report Received By Sarkis

The following statement was released today by Fred W. Sarkis, developer of the proposed \$12 million, 400-plus unit apartment development at Seneca Point, regarding the study reported in the article above.

"We have received a copy of the report of Mr. Wayne Harris, a well known conservationist and attorney. We are reviewing his conclusions with our engineers. The New York State Department of Health, on April 30, advised us that 'The revised report and commentary as prepared by your engineer was received in this office on April 18 and it is this revised material on which we have based our approval of the project.'

"Recent discussions with our engineer and state officials convince me that we will not harm Canandaigua Lake.

"Protecting the purity of these waters is a major concern of ours and the State of New York.

"Nevertheless, we intend to respond to Mr. Harris' report and review any recommendations he may wish to make thereafter."

# Sewage Plant Protest By Lake Assn.

(Continued From Page 1)

creating seed bed plankton blooms."

He also asserted that the plan does not provide for enough chlorination to provide a guarantee that effluent from the plant will not contain bacteria dangerous to human beings.

Based on his findings, Harris states that he believes the treatment plant will lead to pollution of Canandaigua Lake.

# Petition Asks Project Denial

A petition reportedly bearing 5,300 signatures has been sent to Governor Rockefeller requesting that he and "all other public officials responsible for health and the purity of our water," deny permission for construction of Bristol Harbour Village near Seneca Point on Canandaigua Lake.

According to Mrs. Huga Knapp of Pittsford, vice president of the Canandaigua Lake Association, the petition seeks the denial of permission to build the 400-unit apartment project because of the fear that a sewage treatment plant for the development will cause pollution of the lake.

Mrs. Knapp states that in addition to the 5,300 names sent on the original petition, others are being gathered and are being sent to the governor.



By Leland Brun

I would like to call attention to what I believe is a tragic breach of the public interest.

This is the uncontrolled private development which has all but excluded the public from Rochester's great natural treasure, the nearby Finger Lakes.

I recently returned from the Northwest where I grew used to vast amounts of public land where one can roam freely without encountering posted signs and selfish landowners. This made me realize how lacking the Rochester area is in quality outdoor recreational opportunity.

We have more people but less land available to the public than just about any area in the country.

Upon returning to Canandaigua Lake this spring, I was shocked to find an extensive new apartment complex under construction on the north shore of the lake and another in planning for Seneca Point on the West shore. This eliminates two of the last few areas where boaters, nature enthusiasts, and picnickers have enjoyed free access to the shoreline of this lake.

The Seneca Point development will disturb an area of unique beauty. The stately junipers, ash, maples, and oaks will give way to manicured plantings and posh buildings.

The people who move there to get back to the country won't have to brave poison ivy and mosquitoes, but what will be left of the natural beauty? The watershed to the miniature Watkins Glen that is hidden at Seneca Point will no doubt be altered.

Why haven't such areas been protected for the enjoyment of the public?

All Finger Lakes shoreline holdings should eventually revert to public ownership. This could be done on a purchase or condemnation basis.

Hemlock and Canadice offer proof that this can be done.

In 1895 the Hemlock Lake Commission was formed to acquire private holdings so that the watershed could be stabilized. Land was acquired by purchase and condemnation procedures.

Homes and cottages were then auctioned off with the stipulation that the new owner must remove the structure immediately. A fly mar patrol was hired to keep the shore free from refuse and debris.

It is unfortunate that 74 years has not seen similar resource foresight for the other Finger Lakes. Private landowners pollute, muddy, and destroy the

## As Readers See It

# 'Protect the Finger Lakes'

watershed of a great natural treasure with virtually no opposition.

Nutrient runoff from agriculture, septic tanks, and municipal sewage has turned once-clear Seneca Lake into a garden of algae and seaweed. The other lakes will soon follow suit.

Let's demand that our resource protective agencies be given the power and the money to formulate a plan for the re-

clamation and rehabilitation of these lakes as a huge recreation area where all can come, not just the affluent, to enjoy nature and swim in unpolluted water.

Another benefit of this plan would be to protect this valuable water supply which will no doubt be needed in the near future.

316 Cheese Factory Road  
Honeoye Falls



Canandaigua Lake

7/22/69



# Voice Of The Reader

June 17 - 1969

## On Looking Ahead

To The Editor:

As a result of reading the letters to the editor concerning so-called progress on Canandaigua Lake, I felt the need to write a short play entitled, "The Return of Red Jacket to his Chosen Spot." It goes like this:

### Act I

(The scene opens at the north east end of Canandaigua Lake. The time is 1970. Chief Red Jacket is talking with a present-day Seneca Indian.)

Red Jacket — Brother, what is that noise and those odd machines?

Brother — Many moons ago, White Sachems approved a so-called playground here for white people.

Red Jacket — People sound like left-over Indians from Sullivan's march. Why do they throw things into the water? Is it a ritual?

Brother — No, white people are lazy. They can't bury things.

Red Jacket — Let's go over to the west. What happened to Squaw Island?

Brother — White Sachems control water. Island now washed out.

Red Jacket — Look over there. What's THAT?

Brother — That's a beehive for people called Holiday Harbor. It was approved by the white man.

Red Jacket — And look here. What's the white sand in the fish beds for?

Brother — For 'white people to walk on.

Red Jacket — How about the fish?

Brother — Gone. White people now fish in Canada.

Red Jacket — Let's go out farther, toward the south.

Brother — I shall try, if I can get through the beer cans and avoid the skiers from the Sachem's launching pad. (Brother then describes beer cans and boat launching pads to Red Jacket.)

(Scene shifts further down the lake, near Seneca Point.)

Red Jacket — What's THAT?

Brother — Another beehive. It's called Bristol Harbor Village, approved by white Sachems.

Red Jacket — It's beautiful. But what happened to the glen?

Brother — Now called Sarchasm by white people and used for sewage.

Red Jacket — We did better. Where are the smelt?

Brother — Gone. You wish to go further?

Red Jacket — No. Great White Father told me about south end of lake. I wish to go home. Heavens to Betsy, this WAS my home! How the white man has spoiled nature for his wampum!

### Act II

The year is 1975. Only the white man knows what will happen.

Maurice S. Lynn  
7 Fallbrook Park  
Canandaigua

## Pro Bristol Harbour . .

To The Editor:

Considering the multitude of letters to the editor relative to the Bristol Harbour Village project and Fred Sarkis I trust one more letter will not be a burden to you.

With one or two exceptions most of the letters have come from those people who have not taken the time and effort to obtain the facts about modern sewage disposal systems recently developed through scientific research and engineering.

At the meeting held on May 6, 1969 at the Trenholm East by the Canandaigua Lake Association, Paul Russell, a sanitary engineer for Mr. Sarkis, tried in vain to present the facts about the new systems which will be used at the Bristol Harbour development.

Unfortunately this meeting took on the atmosphere of an inquisition directed at both Mr. Russell and Mr. Sarkis rather than a meeting to properly hear the facts. I was at this meeting and felt that the chairman should have stopped the discussion until some in attendance stopped acting like hoodlums at a barroom brawl.

I feel confident that the New York State Department of Health, which has approved of Mr. Sarkis' plans for sewage treatment, are in a better position to judge this project than many of the laymen who own property on Canandaigua Lake.

Eventually the State may insist on an inspection of all septic and sewage disposal systems along the lake and request that they meet modern standards along similar plans proposed by Bristol Harbour Village.

I think the real objection to Bristol Harbour Village by some who own property in the vicinity is based upon their desire to keep this entire area as a private preserve for their own enjoyment.

In years past the residents of the area had an opportunity to establish zoning. Apparently, for their own reasons, they were not interested. Now that a new development is underway, they suddenly have taken steps to establish zoning regulations.

As a footnote regarding the land purchased by Bristol Mountain Enterprises, all of this property was for sale over a period of years at a much lower price than Bristol Mountain Enterprises paid for it. Many of the residents now opposed to this project were aware of the fact that this land was for sale but did not choose to purchase it.

Herbert M. Ellinwood  
West Lake Road  
Canandaigua, N.Y.

## . . and Opposed

To The Editor:

Mr. Fred Sarkis states in his letter to the Editor on June 10 that he is interested in "Pure Waters".

I wonder if he is willing to take a drink of water from Mud Creek directly below the carefully planned" Bristol Mountain Ski Center?

I wonder if anyone, including professional sanitary engineers, will be willing to drink the "crystal clear" water of Seneca Point Glen as a result of earth moving and a "modern sewage treatment plant"?

Residential sewage is not the only pollutant that accumulates and destroys our lakes and streams. Sediment and siltation from soil erosion is a major contributor to the turbidity of "Mud" Creek and Canandaigua Lake.

Any disturbance of ground cover and soil will give opportunity for erosion.

Construction sites are highly susceptible to erosion. Nearly all of the erosion in this area of the country is the result of the natural cover of trees and grass.

Mr. Sarkis states because of the size of Bristol Harbour Village it will be necessary to build the best possible pollution control system. This system meets the approval of the State Department of Health. Have all the factors been considered?

I wonder if the construction of Bristol Harbour will show the scars of erosion as are still readily visible at Bristol Mountain.

Ward Decker  
Lakesboro Drive



# Controversial Sewage Plant OK'd

**SOUTH BRISTOL** — Bids on a controversial, \$250,000 private sewage disposal plant to serve the Bristol Harbor Village housing development now under construction on a bluff overlooking Seneca Point on Canandaigua Lake, are due to be opened on Aug. 5.

Construction of the sewage plant is expected to begin by the middle of August, Lawrence J. Demarse, president of Bristol Mountain Enterprises, Inc. which is developing the property, told The Messenger today.

Final approval of the sewage treatment plant by the New York State Department of Health was received yesterday, according to an announcement by Frederick W. Sarkis, chairman of the board of Bristol Enterprises, which also owns and operates Bristol Mountain Ski Center in the Town of Bristol.

## Opposition Mounted

During the past few months, an organization of Canandaigua Lake residents known as the Canandaigua Lake Association has been actively seeking to block the sewage treatment plant which Sarkis proposes. Opposition was based on the opinion that the plant will contribute to pollution in Canandaigua Lake. Individual members and the association have been contacting State and local officials, urging them to reject the plan.

Final approval by the Health Department, however, now seems to clear the way for work on the plant to begin.

Earlier this week, construction began on the first housing unit, containing 14 condominiums, at the Bristol Harbor Village site. The master plan calls for a total of 415 townhouse units and 90 individual homesites.

## Other Facilities

Also planned are docks, a marina, swimming pools, tennis courts, an inn for guests of res-

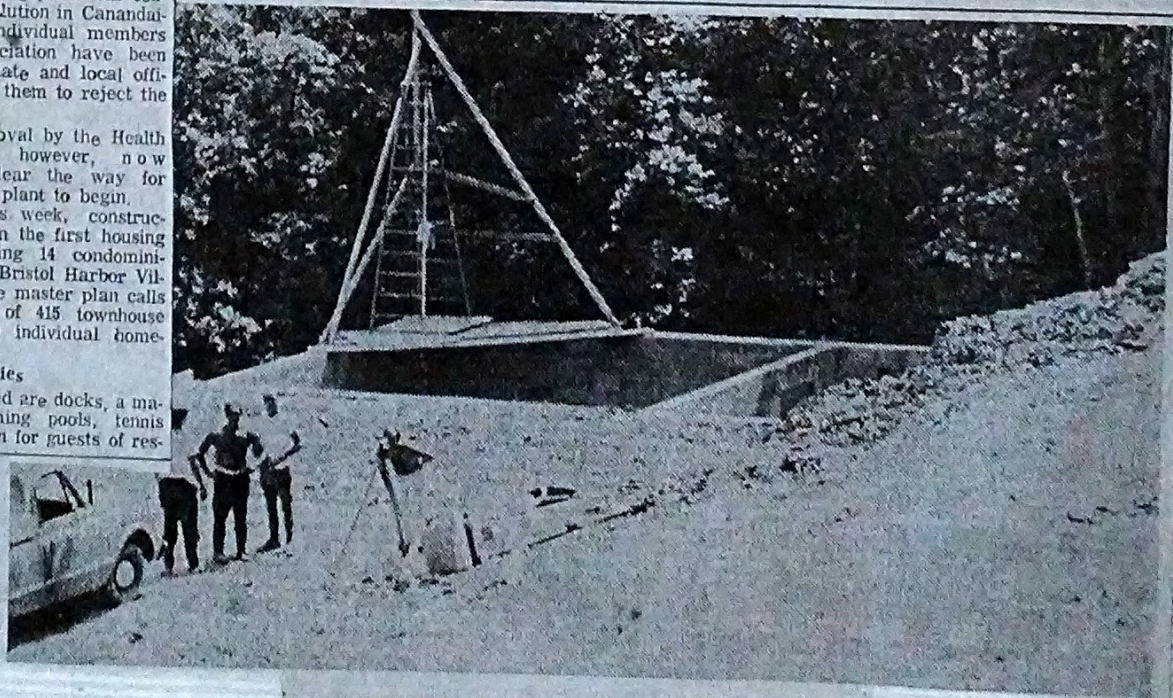
idents and other service facilities. A golf course may be added later.

The plan will utilize 437 acres of land and 2,600 feet of lake frontage. Townhouse units will be located on the bluff overlooking Canandaigua Lake. Elevators will provide access to the lake frontage below the bluff.

Minor McLaughlin, a Vermont conservationist and president of the Economic Development Corporation, has assisted in the total planning of the village. "The care given to the protection and enhancement of our natural resources in this project," McLaughlin said, "should serve as a model for those truly interested in conservation planning. The modern pollution control plant fully meets the stringent requirements of the State of New York. The present purity of Canandaigua Lake water will not be harmed by this development."

The first stage of this pollution control plant will represent an investment of approximately \$250,000. Future stages will bring the total investment in pollution control to about \$500,000, Sarkis said.

GUA, NEW YORK, FRIDAY, JULY 25, 1969



**CONSTRUCTION HAS BEGUN** on the first building of Bristol Harbor Village, a housing development on a bluff overlooking Seneca Point on Canandaigua Lake. Eventual plans call for 415 townhouse units and 90 individual homesites. Final approval of a controversial plant to treat sewage from the development was received from the State Health Department yesterday. Its construction is expected to start the middle of next month.



# Landfill Decision Reserved

By MARGE VAN ISEGHEM  
Canandaigua Area News Service

CANANDAIGUA — Decision was reserved in State Supreme Court here yesterday on a motion by Bristol Mountain, Inc., seeking further examination of a Seneca Point plaintiff in an injunction proceeding.

Counsel for Bristol Mountain Corp. advised Justice William G. Easton that his client would like to know the intent and motive for an action pressed by Gaylord C. Whitaker of Rochester and Seneca Point.

The case is on the current trial calendar in Ontario County. Whitaker seeks to enjoin Bristol Mountain, Inc., from using a one-eighth acre of land on the shore of Canandaigua Lake, alleging the area is filled-in land, according to Percival D. Oviatt, Rochester attorney for Bristol Mountain. Oviatt told the court yesterday the "plaintiff admits suffering no harm or damage" and claims the question is who has title to the land, the State of New York or Bristol Mountain, Inc.

Oviatt said the defense sought to inquire into Whitaker's intent in the case in the examination before trial. Bristol Mountain's attorney also asked that the injunction suit be stricken from the trial calendar because it is not ready for trial. The court took no ac-

tion on this pleading.

Thomas E. Goldman of Rochester appeared as counsel for Whitaker. He noted that Bristol Mountain Inc. is presently using the shore land in question. Fill is being added continuously, and it is being graded and leveled, the lawyer said. He claimed the use is improper because "the land is not Bristol Mountain's but belongs to the State of New York.

Goldman argued that "con-

tinued use of the land is a cause for concern of the plaintiff," who has property adjacent and in the fact that there "may be damage" as result of the land use on the shoreline.

In the court case listed, Whitaker notes in his action that he "sues on behalf of himself and other citizens of the State of New York and particularly those who are residents of the Town of South Bristol, Ontario

County, and property owners or residents on Canandaigua Lake. The action cites alleged proposed private use of public lands and seeks a declaratory judgment and injunction.

Bristol Mountain, Inc. is developing Bristol Harbor Village in South Bristol.

Easton directed opposing counsel to file briefs concerning the motion. Decision in the matter is not expected for several weeks.

## Seneca Point Suit Is Filed

It may be several weeks before a decision is reached in a suit in which a Seneca Point resident is attempting to stop Bristol Mountain Inc. from using a small strip of land along Canandaigua Lake shore in the Town of South Bristol.

Supreme Court Justice William G. Easton, in Supreme Court in Canandaigua yesterday, reserved decision on a motion by Bristol Mountain Inc. in a case in which an injunction is being sought by Gaylord C. Whitaker of Rochester and Seneca Point.

Whitaker is asking the court to stop Bristol Mountain Inc., developers of an apartment-town house project at Seneca Point, from using about one-eighth of an acre of land which Whitaker says belongs to the people of the state of New York.

The plaintiff alleges that the developers have filled in some land along the lakeshore and are continuing to fill in this area, grading and leveling it.

Representatives of Bristol

Mountain Inc. asked the court to remove the injunction suit from the trial calendar, but no action was taken on the request.

The defense also is seeking more information as to the intent and motive for the injunction action by Whitaker. Percival D. Oviatt, attorney for the developers said in court that Whitaker "admits suffering no harm or damage" from the alleged land-fill, but questions who actually owns the parcel in question, the state or Bristol Mountain Inc.

### State Ownership

Thomas E. Goldman, attorney for Whitaker, told the court the land belongs to the state. He asserted that Bristol Mountain Inc. is continuously adding fill to the property and is using this shore land for its own use.

He commented that "continued use of the land is a cause for concern for the plaintiff, and that there "may be damage" to his adjacent property as a result of the anticipated use of the shoreline.

Whitaker states in the injunction that he is suing "on behalf of himself and other citizens of the State of New York and particularly those who are residents of the Town of South Bristol, Ontario County, and property owners on Canandaigua Lake."

Justice Easton told attorneys for both sides to file briefs regarding the motion by the defendants for further examination of the plaintiff.



## PROCEEDING WITH APARTMENTS

# Bristol Dropping Stock Offering

By JOHN RUMSEY

Bristol Mountain Enterprises, Inc., has decided to withdraw its \$2.2 million stock offering but is proceeding with its large apartment and town house development at Seneca Point on Canandaigua Lake.

Frederick W. Sarkis, chairman, said yesterday that private financing has been obtained for the early stages of

The first building, which will have 14 units, is already up to the fifth floor and will be roofed soon, William Curran, vice president for marketing, said. It will be finished early next year.

The company planned a total of 415 town house units and a subdivision of 90 lots for individual homes. The Seneca Point land is not mortgaged, so could provide leverage for financing later stages of the

town house development. Curran said about 20 home sites have been sold and the first construction is expected to start within a month.

In August, the company offered 325,000 units, each consisting of a common share and a callable warrant, at \$7 a unit. A minor fraction of the shares was sold.

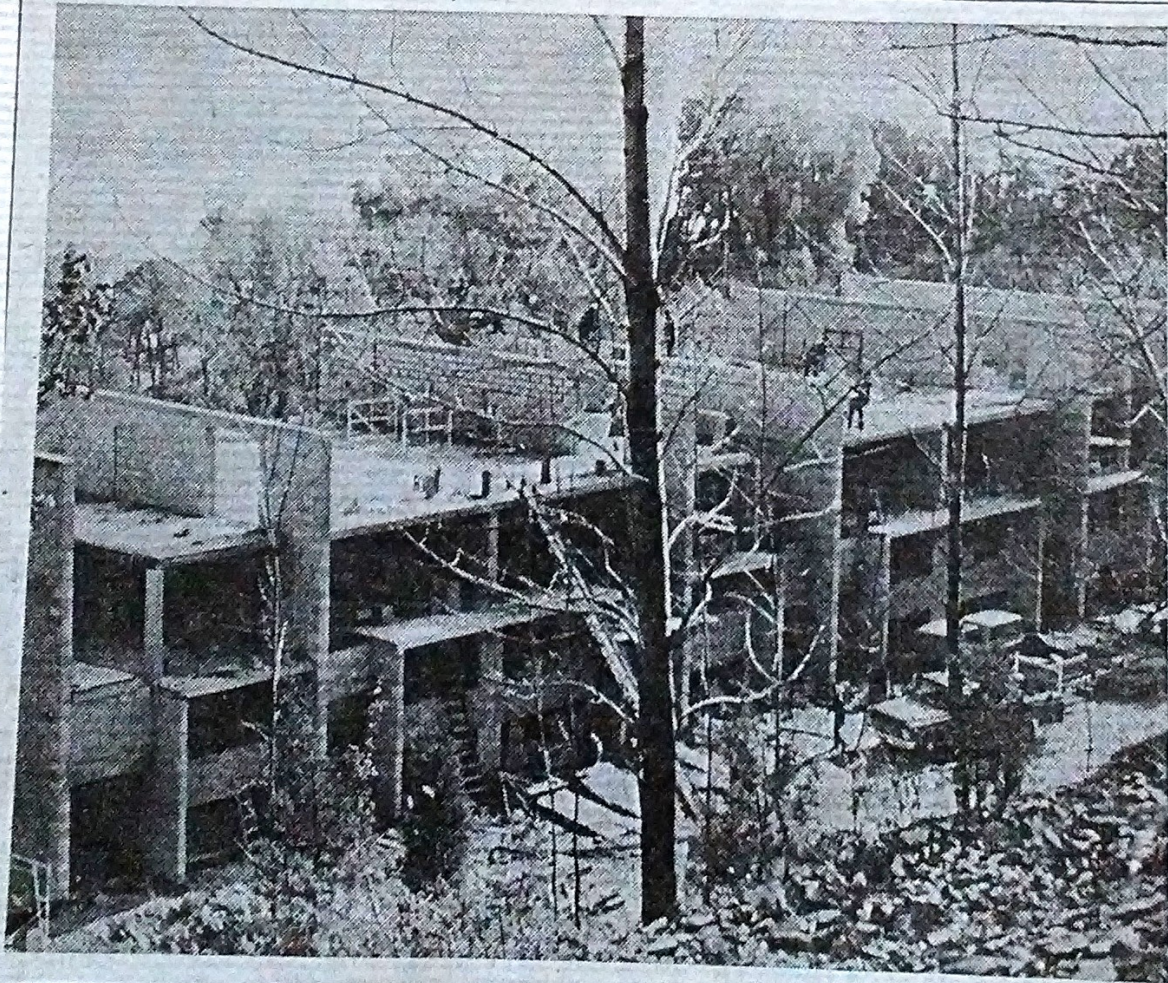
Although the prospectus said there was no provision for refunds, Sarkis said yes-

terday, "Consideration is being seriously given to the return of those funds."

Expansion of the Bristol Mountain ski area has been postponed, he said, and future plans will be based on this winter's business. The ski center has been profitable three of the last five years.

The company will continue the present operations of the Bristol Fifty Acres party house in Henrietta.

TUESDAY, OCTOBER 21, 1969



(Daily Messenger Photo)  
DESPITE an unsuccessful attempt to sell public stock in the Bristol Harbour Village development near Seneca Point in South Bristol, work is continuing on a five-story 14-unit apartment building. Original plans called for 415 townhouse units and 90 homes. Developers are continuing work on the project, hoping to have some units ready for occupancy by next July.



## Injunction Sought To Block Bristol Harbour Project

SOUTH BRISTOL — Charging stream pollution and damage of wildlife and land, five Seneca Point residents are seeking an injunction to prevent Bristol Enterprises, Inc., from using Seneca Point Brook as a refuse route for an apartment development.

Frederick W. Sarkis, chairman of the board of the Bristol organization, said today his attorney had received the summons and complaint and forwarded it to him.

The complaint is signed by Walter C. Benham, Emily D. Benham, John R. Adams, Marjory W. Corbett and Davis J. Wintaker.

Benham said he owns land on both sides of the stream and the construction of Bristol Harbour Village, a townhouse and individual home project of Bristol Enterprises Inc., has "diverted the natural drainage on the mountain in back of me."

### Sewage Route

He said that once the project is completed, treated sewage will be dumped in the glen, forcing it to come through his property and several others.

Benham also charged that use of the creek might cause it to flood.

The complaint also contends that the stream will be polluted by such use, that wild life will be adversely affected, and that it would cause "irreparable damage" to the land.

Thomas E. Goldman of Rochester, attorney for the private landowners, said today the next step was up to the defendant's attorneys to answer the complaints.

Sarkis said the matter had been referred to his legal counsel.

### Sarkis Not Surprised

Commenting on the summons and complaint, Sarkis said the action did not surprise him and added that it is "just another step in the constant attempt to discredit our development."

Benham said the landowners were not opposed to the building but were against use of the brook for refuse.

Earlier this year the Canandaigua Lake Association, a group of lake residents, attempted to block construction of a sewage treatment plant for the housing development, maintaining that it would contribute to lake pollution.

But the plant was given the stamp of approval by the New York State Department of Health.

The master plan for the project calls for construction of 90 individual homes, 415 townhouse units along with swimming pools, tennis courts, a marine, docks, and an inn for guests of residents.

## Visitor Deplores Lake Deterioration

A part-time resident of long standing of the Canandaigua Lake has become concerned enough about the future of the lake to appeal, both to Henry L. Diamond, Commissioner of the State of New York, Department of Environmental Conservation and to area residents, via a letter to this newspaper.

Pershing Rolfe, of Florissant, Missouri, has spent summers in a rented cottage on Canandaigua Lake for the past 25 years and has gradually become alarmed at the direction the lake is going. Accordingly he wrote to Diamond most particularly concerning the

proposed Bristol Harbor Village—has supplied this newspaper with Diamond's reply plus some thoughts of his own.

Diamond noted that "my engineering staff advises me that the proposed development known as Bristol Harbor Village, on the west shore of Canandaigua Lake, meets all State standards and criteria for wastewater disposal. It is felt that the proposed discharge will not adversely effect Canandaigua Lake in any way."

Diamond added that the development had been accepted and approved by the Town Board (South Bristol) in their capacity as Town Planning Board and that "therefore I can do nothing to prevent the condominium development since it conforms to all State rules and regulations and since it has local approval."

"Indeed, to react adversely to a proposal which meets all State criteria, would put us in the position of unfairly penalizing a legitimate business organization," Diamond said. He recommended that the best way to prevent future projects would be to legislate against them at the local level.

Diamond informed Rolfe that he was heeding the latter's request for a survey of sewage disposal of cottages on the lake. "I am directing our field force to make such a survey which will probably be completed next summer. When the results of this survey are received, action will be taken to correct any unsatisfactory conditions," he concluded.

In a letter accompanying a copy of Diamond's letter, Rolfe expressed his feelings on the lake.

(Continued on Page 4)

(Continued from Page 1)

"Throughout the years I have noticed the many land fills, boat marinas and huge docks being erected. This is gradually diminishing the lake. In addition I have noticed the careless people polluting the lake with gasoline, oils, cans, rubbish, etc."

"Now, I noticed a huge condominium apartment being built at Seneca Point and have been advised that the 'run off' from a sewage disposal plant, will empty into Canandaigua Lake. I am wondering if the people who approved and allowed such a thing will be drinking from the waters of Canandaigua. I do know that the residents of Canandaigua will."

"The enclosed letter states that all State standards have been met. Have the people of Canandaigua Lake seen the algae build-up on the east shore of Seneca Lake. The property owners say that the slimy green algae was not there until the sewage run-off from Romulus Army Housing disposal plant ran that sewage into Seneca Lake!

"I cannot understand or visualize how any of the native people surrounding Canandaigua Lake will accept and approve such pollutions to be run off into such a beautiful God made lake. Why do the Town Planning Board approve such a thing for the sake of a few tax dollars? Don't you think it's time the people have a say or vote in something that effects all of the owners of Canandaigua Lake property and of the many vacationers who come to Canandaigua Lake?

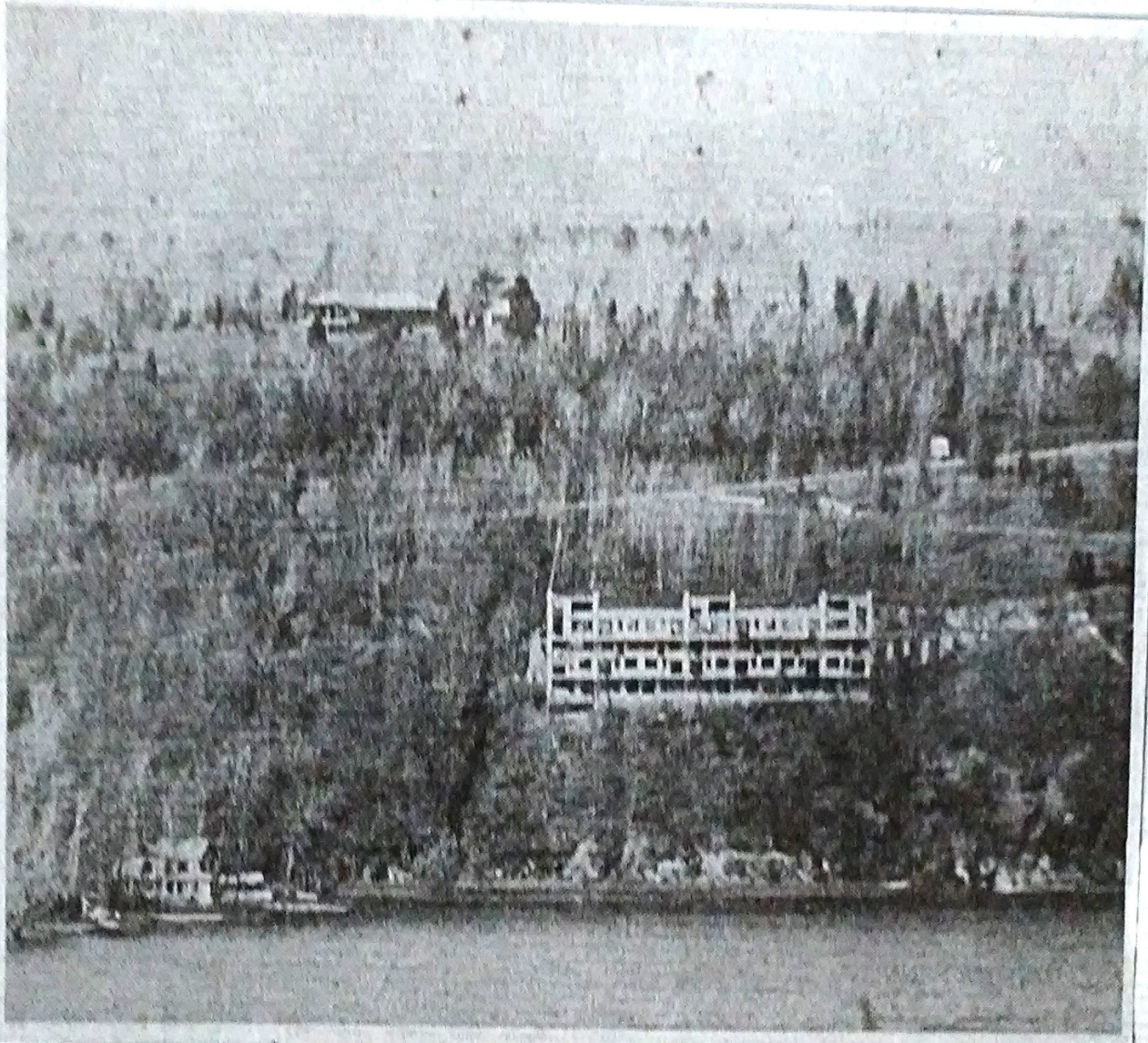
"If this type of action is allowed by all townships, the lake will soon become like Canandaigua outlet; a place where not even a frog can live!

"Don't you think that there is some way to stop this; remember most of you are drinking this water and eating the fish from Canandaigua Lake," the Missourian concluded.

Orleans County Times Journal

Nov. 1970





Daily Messenger Photo  
**LAKESHORE APARTMENTS** — This view from the east side of Canandaigua Lake shows the five-story apartment structure being built near Seneca Point at the Bristol Harbour Village development in South Bristol. Developer Fred Sarkis of Rochester hopes to have 14 units ready by next July.



## 11/2/69 Preserving Canandaigua Lake

Many long-time conservationists are noting with a mixture of pleasure and some bitterness that the public is finally waking up to the fact that man is dangerously close to causing irreparable damage to his environment. They are pleased because the awakening is beginning. They are bitter because it has taken so long to occur.

Probably more responsible for this newly-found public concern with our environment than anything else locally has been the proposal by Fred Sarkis — the man who developed the Bristol Mountain Ski Center — to build a large-scale home/apartment development on Canandaigua Lake, adjacent to Seneca Point. Opposition to his plans prompted many lake property owners and others to form the Canandaigua Lake Association (CLA), an organization which seems likely to spearhead a number of important steps that can and should be taken if we are to preserve our greatest asset and natural resource . . . Canandaigua Lake.

As you know from reading our news stories, the CLA last month came out with some comprehensive and, we think, essentially sound proposals to preserve both the beauty and the purity of Canandaigua Lake. (Incidentally the Association is having a meeting on Monday night — at 8 p.m. in the Canandaigua Primary School — to discuss its propositions in detail.)

Basically, the CLA proposes to attack the problem of preserving our lake for future generations on four broad fronts. These are:

- Prohibiting the disposal of sewage wastes or effluent of any nature, treated or untreated, in Canandaigua Lake or any stream that empties into it. Furthermore, all new structures and all existing structures that are sold would have to be inspected and approved as meeting sanitary and electrical standards.

- Trying to get the State to designate the hillsides surrounding the lake as "forever wild" areas, with the State paying landowners NOT to develop their lands but to preserve their essentially open and wooded beauty.

- Encouraging the towns which border the lake to adopt uniform ordinances to regulate the speed and number of boats on the lake, as well as their sewage facilities.

- Encouraging the towns that border the lake to establish very restrictive zoning requirements which, for example, would require lot sizes of at least 20,000 square feet for lots bordering the lake, and at least five acres for all other lots extending from those on the lake up to the top of the ridge line of the hills surrounding the lake.

In reading over these and other CLA proposals in some detail, it seems to us that the Association has performed a superb public service in thinking through what needs to be done to preserve the lake area. Certainly we agree completely with its objectives. They provide an excellent starting point for discussion leading, we hope, to prompt and reasonable action on the part of the various town, county and State governments involved.

We would point out, however, that some of the proposals strike us as being much too restrictive to be either economically feasible or socially desirable. The suggestion of a minimum lot size of five acres, for example, for the area from the lakeside lots up to the hill tops is clearly unreasonable. Furthermore, perhaps we are wrong, but we have the feeling that the CLA tends to overlook the fact that Canandaigua Lake is not a private preserve but belongs to all the people of this State. We would like to see, for example, the CLA propose the development somewhere along the lake of a first-rate public swimming area where those who are not fortunate enough to own lakeside property can enjoy the lake without the terrible overcrowding that exists at the very limited public swimming areas that now exist.

In short, then, our only objection to the CLA's proposals is basically a matter of degree. We are thoroughly in accord with its objectives and we are deeply grateful to it for coming up with a fine document from which to start positive action to preserve our precious environment.



3/15/70  
**Seneca Point  
 8-Pier Plan  
 Hearing Set**

A public hearing will be held on March 6 at 9:30 a.m. in the Ontario County Courthouse regarding a request for permission to build eight piers with mooring facilities for 128 watercraft for an apartment-townhouse development on Canandaigua Lake at Seneca Point in South Bristol.

The State Water Resources Commission had stated that the request was for 24 docks and 120 slips extending 102 feet into Canandaigua Lake.

However, the commission notices which will run as a special advertisement in The Messenger tomorrow, was amended to state that the applicant, Bristol Recreation Systems Inc., is seeking 128 docks on eight piers.

Fred Sarkis, developer of the apartments and town houses, said today the change was due to a mistake on the part of the State Water Resources Commission.

He said the original application in the state had requested the larger number of docks and piers but they read the plans wrong and interpreted them to mean we wanted only 24 docks on two piers," he said.

"We notified Mr. Kern, central permit agent for the commission, about the error," Sarkis said.

"Purpose of the hearing in the Ontario County Courthouse is to determine if the plans provide for proper and safe construction," and also "whether execution of the proposal would adversely affect the health, safety and welfare of the people."

Anyone wishing to speak at the hearing must file a notice of such a desire in writing and in duplicate to the office of State Water Resources Commission no later than March 5. Objections filed must specify the grounds for the objections, according to spokesmen for the commission.

Included in the plans for waterfront facilities for the development is a plan for a dock-enclosed swimming area in front of the apartment where the apartments are being built.

TIMES UNION - 3/7/70  
**AT CANANDAIGUA  
 Lake Mooring Hearing Delayed**

By MARGE VAN ISEGHEM  
 Regional News Service

Representatives of the company, which is seeking permission to erect eight finger type docks with slips for 128 watercraft, want the facilities to complement its town house development near Seneca Point, South Bristol. Although the application was withdrawn after the error was pointed out, a spokesman said the proper form would accompany another request to the Water Resources Commission. Dineen said a new hearing will be scheduled when the application is received at Albany.

More than 100 persons — several of them armed with arguments against the proposal — weren't given a chance to cross swords on the issue after hearing officer Jeremiah R. Dineen concurred with opposition forces that Bristol Recreation Systems, Inc., had submitted the wrong application forms.

He charged the town was "sidetracked and given no plans." The town "should have had the privilege, he added, but you cannot expect a statement without first giving the town the information."

in favor of it. They included an organization of young people from South Bristol was ready with Beverly Sparks, 14, a Naples student, as its spokesman.

But Attorney Thomas Goldman of Rochester, appearing for the Canandaigua Lake Area Association and others, said his group objects to the application as "not reasonable and necessary and on the ground the plan could cause damage to the natural resources of the state, more particularly to fish and aquatic resources of the state."

Fred W. Sarkis, head of the Bristol Recreation Systems corporation, said when he learned the application was in error. "It was news to us. Our firm filled out all of the state forms it was instructed to complete and provided all of the information they (the state) asked us for," he said.

Bristol Systems, through Attorney James Harvey of Canandaigua, says its development plan will provide "better controlled use of Canandaigua Lake."

The proposal was further challenged by Canandaigua town supervisor Joseph H. Tachan, who said lack of proper information and plans prior to the hearing prevented the town from having "a fair chance to speak their intention to speak us for," he said.

In a two-part motion, Canandaigua Town Board advised an interested party in a hearing affecting Canandaigua Lake and the legislature requested opposition to a dock facility plan which might hinder safety and public welfare and recreation on the lake.

**Seneca Pt.  
 Dock Plan  
 Assailed**

F. U. Apr. 8-1970  
 By MARGE VAN ISEGHEM  
 Regional News Service  
**CANANDAIGUA** — Canandaigua Town Board on Monday went on record as opposed to an application for docking facilities in Canandaigua Lake by Bristol Harbour Village Yacht Club of South Bristol.

Local town legislators expressed concern for public safety and welfare and recreational possibilities in the lake due to the concentration of slips for 128 boats at the proposed yacht basin. The development plan is for nine piers extending 100 feet into the lake waters.

Bristol Harbour Village is being developed with town houses and apartments by Fred W. Sarkis of Rochester.

The first yacht club docking application was ruled void due to a technical error in filing and a March 10 public hearing in the Ontario County Courthouse here was canceled, the applicant was given opportunity to renew his request with state authorities. No hearing date has been set for the latest docking proposal.

At the March procedure here, Canandaigua Town Supervisor Joseph Tachan complained of lack of knowledge by his town of the docking plan. He said no plans were available for viewing prior to the state hearing.

Representatives of the South Bristol developer submitted information on the latest plan including scale sketches and photographs. The town here was asked to support the project.

In a two-part motion, Canandaigua Town Board advised an interested party in a hearing affecting Canandaigua Lake and the legislature requested opposition to a dock facility plan which might hinder safety and public welfare and recreation on the lake.



# Lake Assn. Bill Is Suggested

The Canandaigua Lake Association last night approved a proposed bill which, if passed by the State Legislature, will prohibit any dumping of effluent into the lake from any new source.

Discussion of the bill, however, brought out the fact that it would allow effluent from two sewage treatment plants which are on the drawing boards.

And, in answer to a question from the audience during last night's meeting, CLA president Edward S. Croft said the bill would not prohibit cottage owners from adding to their cottages.

He added, "But I think members of the association should make sure we don't contribute to lake pollution. Pollution is not just a problem of Bristol Enterprises or Widmer's Wine Cellars. We can't just sit here and say to someone else, 'Don't pollute the lake' if we're doing it."

## Sewage Treatment

Bristol Enterprises and Widmer's would be allowed to build sewage treatment plants, according to provisions in the bill, because they had received approval from the state for their plants.

When several people voiced objections to these exceptions, Dr. John W. Colgan, a member of the executive committee of the association, commented, "This is water over the dam. There is little we can do about it. The bill is designed to prevent any further pollution to the lake."

Croft said, "We who have had experience in trying to get bills through the legislature know that political practicalities are involved. We all would like to see a bill that would stop all pollution. But we have been told that unless we make the exception for Widmer's the bill has no chance of being passed by the legislature."

"This is a compromise. It is designed to stop a second Bristol Harbour or any other pollution contributors. This is a bill to stop future pollution."

## Talk With Legislators

He and John Swett of Pittsford, attorney for the association, said they had met with State Sen. Theodore Day and Assemblyman Fred L. Warder, legislators representing Ontario County, to discuss the bill.

"They made it perfectly clear

that the bill must not apply to anyone previously emptying into the lake," Swett said.

He explained that the Bristol Harbour development has already received approval from the state for its sewage treatment plant. And Widmer's has been told by the state it must improve its existing treatment system.

## No Prohibition

Thus, Swett said, the proposed legislation could not prohibit these two plants from being built.

The proposed bill would be similar to existing legislation which prohibits discharge of sewage into several other bodies of water in the state.

Croft and Swett urged association members to write to Day and Warder to write to Day and Warder and to chairmen of the senate and assembly health committees to urge passage of the bill. Sen. Norman F. Lent and Assemblyman Francis P. McCloskey are the chairmen.

# Sewer Ring Around Lake Endorsed

The Canandaigua Lake Association last night endorsed a plan by a Canandaigua Chamber of Commerce committee to push for sanitary sewers around the perimeter of Canandaigua Lake.

Members of the association voted to support the sewer proposal after Dr. Joseph Guattery, president of the chamber, spoke to them.

He explained that a state-funded survey of sewer needs in the county proposes sewers for portions of the lake but not all the way around it. The chamber, he said, feels sewers should go all the way around, in order to prevent pollution from properties in the lakeshore area.

Asked about estimates of cost of a perimeter sewer, Dr. Guattery responded, "I don't think anyone knows and I believe it would be unfair to guess."

Regarding a "timetable" for construction of sewers, he said, "I can't answer that. It's no six-month crash program we're

# Pollution Bill's Chances Slim

*Messenger - Apr 7-1970*

A bill to prohibit dumping of sewage into Canandaigua Lake appears to be buried in committee with little likelihood for action by the legislature this year.

The bill was drawn by legal counsel for the Canandaigua Lake Association and was introduced in the State Senate by Sen. Theodore D. Day of Interlaken.

Purpose of the bill is to prohibit the "discharge of sewage into Canandaigua Lake and its tributaries."

At present it is legal to dump effluent into the lake if it has received proper treatment as dictated by the state.

## In Committee

Day told The Messenger today that the bill, an amendment to the public health law, is in the Senate health committee. "I believe it is also in the Assembly health committee, but I'm not certain," he said.

"We have been getting a good deal of flack from industry and some of the towns around Canandaigua Lake," Senator Day said from his home in Interlaken.

"It seems that some areas feel they would be put in a particularly untenable position if the amendment were passed."

"The state health department is unalterably opposed to the amendment in its present form. There is the feeling that if the state were to require some communities to develop a sanitary sewer system, it would be impossible for them to do it because there would be no place to put the effluent," the senator said.

The proposed bill states, "No person or corporation shall cause to fall, flow or discharge into Canandaigua Lake or any of its tributaries any sewage matter or other foul, noxious or

deleterious solid or liquid matter or any matter that may be declared such by the board of health, of any municipality adjacent to such lake where any such fall, flow or discharge shall occur."

It also provides that "the board of health of any municipality shall examine into any alleged offense against this section (of the law) within its jurisdiction and cause the same to be abated, by injunction or otherwise, if found to exist."

Violators are subject to a fine of up to \$500 or a year in prison or both.

The bill does provide, however, that any sewage treatment plant, which had been approved by a state water pollution control board by March 1 can be constructed even if it does empty into Canandaigua Lake.

## 2 Plants Planned

This provision is to allow construction of plants to be constructed for Widmer's Wine Cellars in Naples and an apartment-housing complex in South Bristol. Both of these plants have been in the development stage for several months.

The proposed amendment to the state public health law was drawn by an attorney hired by the Canandaigua Lake Association. It is intended to be used as a means of cutting down on pollution of the lake.

In answer to a question, Senator Day said he believes the CLA bill, if it became law, could be used to prohibit cottage owners from using septic systems which drain into the lake and do not properly treat sewage.

But, he said, "The Canandaigua Lake Association (which is made up primarily of property owners around the lake) came to me. This is their bill."



Apr. 7-1970

## Town Plan For Sewer Is Snagged

Hopes for building some sewers in the Town of Canandaigua apparently have run into a major snag, according to Town Supervisor Joseph Tachan.

At a meeting of the Town Board last night, Tachan reported that the city has said it will not accept sewer connections from outside the city because the city's treatment plant is presently near capacity.

The plant was designed to serve a community of about 12,000, but at times it is overloaded because some storm sewer lines leak into sanitary sewer lines.

Tachan said last night that unless the town is willing to pay for an expansion to the city plant, no sewer line connections can be made to the city system.

In other business at the meeting last night:

1. The board went on record as opposing a plan by Bristol Mountain Enterprises Corp. to build several boat piers into Canandaigua Lake near the firm's apartment-housing development at Seneca Point in South Bristol. Plans were shown last night which call for 128 boat slips on nine piers extending 100 feet into the lake from the shoreline. The board also appointed Councilman Emory McKerr to represent the board at a public hearing which must be held before the state can act on the pier plan. No date has been set for the hearing.

2. The board approved a resolution declaring the week of April 25 as Clean-up, paint-up, fix-up week in the town. This will be observed in conjunction with a similar program sponsored by the Canandaigua Chamber of Commerce.

Apr 7-1970

## Voice Of The Reader

### On Saving The Lake

To The Editor:

State Sen. Theodore Day and Assemblyman Frederick L. Warder have proposed legislation to amend the public health law in relation to prohibiting the discharge of sewage into Canandaigua Lake and its tributaries.

Canandaigua Lake is now at a stage in its development as a recreation resource which requires, at least for the present, the special protection which the legislature has given to similar waters in the past. The Water Resources Commission has assigned an "AA" classification to the Lake which is also controlled as a water supply by

health department regulations, but experience demonstrates that these general controls are not now adequate to protect the purity of the Lake giving consideration to the unique problems inherent in its particular ecology.

To preserve Canandaigua Lake for the future enjoyment of all the people of this State, it must now be protected by a simple legislative prohibition of additional sewage discharge. This restriction should apply regardless of how pure the effluent may be if the treatment plants are properly operated and it should be subject to no administrative policies, procedures, pressures or exceptions.

Support Senate Bill 7972-A and Assembly Bill 5410. Urge the adoption of this legislation by writing to: Sen. Norman F. Lent, chairman, Senate Committee on Health, and Assemblyman Francis P. McCloskey, chairman, Assembly Committee on Health. Both can be reached at the State Capitol, Albany, N.Y. 12224.

Very truly yours,  
Hannah P. Hallenbeck  
Cottage City  
East Lake Rd.  
Canandaigua

### 'Future of Our Lake Is at Stake'

By E. Brewer

I refer to the proposed apartment development of Bristol Enterprises in the magnificently wooded bluff area midway down the west side of Canandaigua Lake.

Imagine 505 families (approximately 2,600 people) sharing less than one-half mile of shoreline with its almost non-existent beach during high water times. This is denser population than in any other area on either side of the lake.

We should imagine that beautiful terrain largely covered with buildings, black-top and a huge \$500,000 sewage plant.

Imagine, too, the breezes blowing down Seneca Point Glen (a dry creekbed much of the year) and the "fragrance" they will carry when nothing but treated sewage activates the glen.

We must convince our government agencies that we are vitally concerned with the future of our lake.

Canandaigua, N.Y.

T.U. 5/18/70

Apr 27 '70 D.M.

## Attorney General Gives 56-Unit OK

The New York State Attorney General has given approval for the first 56-unit condominium development of Bristol Harbour Village in South Bristol near Seneca Point, Canandaigua Lake, according to Frederick W. Sarkis, board chairman of Bristol Mountain Enterprises, Inc.

The attorney general's approval of the condominium plan for Bristol Harbour Village was required by state law before any units could be offered for sale, Sarkis said.

Bristol Harbour Village is a 437-acre development which plans construction of 415 condominium units and 90 building sites for chalets.

The corporation also plans to develop a private beach, tennis courts, a club house, archery range and swimming pool.

A marina, golf course, riding stables and trail, inn and shops also are being planned, Sarkis said.

He reported that following approval of the 56 condominium units, five of 14 units now under construction were sold. Seventeen chalet sites also have been sold, but state approval of these was not needed, Sarkis said.

Part of the development is a sewage treatment plant which has been the center of a great deal of controversy. The plant will dump its effluent into Canandaigua Lake. Estimated cost of the first phase of development of the plant is \$250,000. Eventually, the plant will be expanded at a total cost estimated at \$500,000.



## Letters to the Editor

# Bristol Harbour Plan Explained

To the Editor:

A letter to the editor May 7 regarding the Bristol Harbour development at Canandaigua Lake deserves comment.

As suggested by the writer, we ask you to publish this aerial photograph of the planned docks drawn to exact scale by our engineering expert. Please note how the 100-foot docks are recessed into a cove well out of the mainstream of lake traffic. The width of the lake, not shown in the photograph, is about a mile wide.

Possibly a brief history of this development would be

helpful to readers who are more concerned about careful planning and less concerned about unwelcomed neighbors.

The land where the development is under way was available for purchase by anyone three years ago. It was located in a town which had no zoning restrictions.

This location could have become another unimaginative and uncontrolled development. Poorly planned docking facilities, without rules and regulations, could have been spread along the entire half mile of this lake frontage. All of this could have marred the

beauty of this site.

Instead of a crash program to develop this site, care was taken to seek the advice of experts. For three years, from inception to conclusion, constant thought and implementation has been a factor in retaining the esthetics, ecological and natural resources of the project. The land and waterfront planning were put into the hands of a noted Vermont conservationist from the first day of planning.

A significant aspect of the planning involves a definite restriction on the number of motor-operated boats. Neighbors to our development were advised of these planned restrictions almost two years ago. The present average of motor boats per mile of lake frontage was used as a guide for this restriction. This is the first self-imposed restriction by anyone on Canandaigua Lake.

Insofar as water pollution is concerned, I put this to the test of those who are objectively concerned. What would the contribution be to pollution reduction if all 2,000 cottages on the lake were sewered into four modern waste treatment plants rather than the existing 2,000 septic systems? We are willing to share proportionately the cost with any group interested in a professional answer.

We are proud of our plan which will enhance the lake and which will insure the preservation and sharing of our natural resources.

Frederick W. Sarkis  
199 Ambassador Dr.  
Brighton  
Chairman of the Board  
Bristol Enterprises, Inc.



PROPOSED PIERS are superimposed on the Harbour Village area on west shore of Point Summer colony is at left.

## Bristol Plan

To the Editor:

Recently a notice was published of a hearing to be held at the Court House in Canandaigua at 10 a.m. May 21. The hearing is to be held by the NYS Water Resources Commission to consider the application of the Bristol Recreation Systems Inc. to build nine docks, each protruding 100 feet into Canandaigua Lake.

"As both a practicing ecologist and one who has an interest in property directly across the lake from the proposed construction, I strongly object to Bristol Recreation Systems' plan of development, both concerning the proposed apartments, etc. complex, and especially their proposed marina complex on the waterfront at the bottom of their cliff. I objected to the originally announced two 102-foot docks, and now also to the nine docks presently envisioned.

Indeed, magnitude and scope of proposed construction seem to have progressed directly in relation to the degree of protest and amount of furor raised locally by responsible citizens in opposition to Bristol's plans! This is not what one would logically ex-



to the Editor

## Plan Explained

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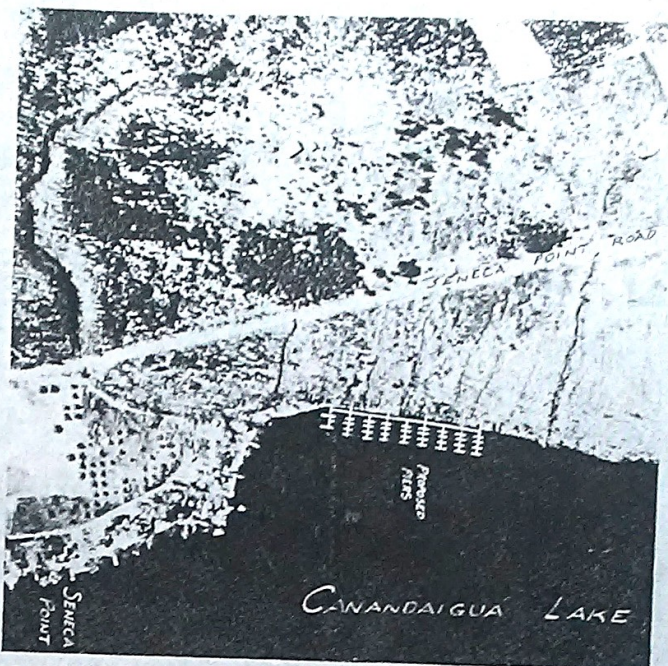
Instead of a crash program to develop this site, care was taken to seek the advice of experts. For three years, from inception to conclusion, constant thought and implementation has been a factor in retaining the esthetics, ecological and natural resources of the project. The land and waterfront planning were put into the hands of a noted Vermont conservationist from the first day of planning.

A significant aspect of the planning involves a definite restriction on the number of motor-operated boats. Neighbors to our development were advised of these planned restrictions almost two years ago. The present average of motor boats per mile of lake frontage was used as a guide for this restriction. This is the first self-imposed restriction by anyone on Canandaigua Lake.

Insofar as water pollution is concerned, I put this to the test of those who are objectively concerned. What would the contribution be to pollution reduction if all 2,000 cottages on the lake were sewered into four modern waste treatment plants rather than the existing 2,000 septic systems? We are willing to share proportionately the cost with any group interested in a professional answer.

We are proud of our plan which will enhance the lake and which will insure the preservation and sharing of our natural resources.

Frederick W. Sarkis  
199 Ambassador Dr.  
Brighton  
Chairman of the Board  
Bristol Enterprises, Inc.



PROPOSED PIERS are superimposed on photo showing Bristol Harbour Village area on west shore of Canandaigua Lake. Seneca Point Summer colony is at left.

## Bristol Plan Opposed

To the Editor:

Recently a notice was published of a hearing to be held at the Court House in Canandaigua at 10 a.m. May 21. The hearing is to be held by the NYS Water Resources Commission to consider the application of the Bristol Recreation Systems Inc. to build nine docks, each protruding 100 feet into Canandaigua Lake.

"As both a practicing ecologist and one who has an interest in property directly across the lake from the proposed construction, I strongly object to Bristol Recreation Systems' plan of development, both concerning the proposed apartments, etc. complex, and especially their proposed marina complex on the waterfront at the bottom of their cliff. I objected to the originally announced two 102-foot docks, and now also to the nine docks presently envisioned.

Indeed, magnitude and scope of proposed construction seem to have progressed directly in relation to the degree of protest and amount of furor raised locally by responsible citizens in opposition to Bristol's plans! This is not

gical reasons are too lengthy to include here, but will be presented at the hearing May 21. One reason stems from the approximate 25 per cent increase in human environmental stress to the lake ecosystem as a whole when 505 families plus hundreds of guests are added to present lake population, and the tremendously higher increase of stress on the immediate environment of the Bristol development.

What about drag, turbulence and sedimentation? What about oil spills and resulting pollution at least analogous to that caused by the Torrey Canyon or by other oil spills? These would be on a mini-scale as compared with the ocean, but not necessarily proportionately small as to effect on the lake.

How can Bristol Recreation Systems Inc. claim, much less prove, that their development won't rapidly accelerate the "aging" and deterioration of this "Gem of the Finger Lakes?" My documentation will be presented at the hearing, and I suggest that as many as possible of the anti-pollution-minded readers plan to present their objections at the



April 27 '70 C.D.  
**Seneca Point  
 Development  
 Hearing Set**

A public hearing will be held May 21 at Canandaigua on a proposal by Bristol Recreations Systems to build several boat docks at Canandaigua Lake near the site of Harbour Village development at Seneca Point.

According to the State Water Resources Commission, Bristol Recreation Systems has applied for permission to build nine docks, each to extend 100 feet from the shore.

A similar proposal by the firm was subject of a public hearing at the Ontario County Courthouse on March 6. However, the hearing was closed when it was determined that Bristol Recreation Systems had not filed the proper information with the Water Resources Commission.

Frederick W. Sarkis, board chairman of the organization which is seeking to put in the docks, asserted at the time, that he had filed all the information that had been requested by the Water Resources Commission.

The commission states that the new request for a permit asks permission to build nine piers, each six feet wide and 100 feet long on the shore line north of Seneca Point. The original request sought permission to have eight piers, each 106 feet long, and 128 boat docks.

The hearing on the new proposal will be at 10 a.m. on May 21 at the Ontario County Courthouse. It will be open to the public. However, anyone wishing to be heard must file a notice with the Commission in Albany by May 15.

**LEGAL NOTICE**

**STATE OF NEW YORK  
 WATER RESOURCES  
 COMMISSION**

In the Matter of Application of  
**BRISTOL RECREATION  
 SYSTEMS**

Application No. 1-37-70

**PUBLIC NOTICE**

Notice is hereby given that pursuant to Part III-A of Article V (Use and Protection of Waters) of the Conservation Law, Bristol Recreation Systems has filed an application with the New York State Conservation Department, Division of Fish and Wildlife at its Regional Office at 5133 Big Tree Road, Livonia, New York (Mailing Address - P.O. Box 57, Avon, New York 14414) where the application and published rules and regulations for administration of the law are available for public inspection.

The applicant requests that he be issued a permit to construct a docking facility on the west shore of Canandaigua Lake north of Seneca Point in the Town of South Bristol, Ontario County. The proposed facility consists of nine piers, 6 feet in width, supported on steel posts and spaced 21 feet center to center along the shore and extending into the Lake for a distance of 100 feet from the mean low water-line. Finger piers at a right angle to the main piers will be 17 feet in length and spaced 13 feet center to center.

Pursuant to Article V, Part III-A of the Conservation Law and the Rules and Regulations for Issuance of Permits under said Law (NYCRR Part 611), the Water Resources Commission will cause a public hearing to be held in the Ontario County Courthouse, Canandaigua, New York on the 21st day of May, 1970, at 10 o'clock in the forenoon of that date for the purpose of:

(a) hearing all persons, corporations or civil divisions of the State of New York that may be affected by the execution of the plans of Bristol Recreation Systems, for the above work plans for which have been filed with the Division of Water Resources, Conservation Department, and are now in its office in Albany, New York, and also in the Regional Office of Fish and Wildlife at Livonia, New York, where the same are open for public inspection; and

(b) determining whether said plans provide for the proper and safe construction of all work connected therewith, and whether execution of the proposal would adversely affect the health, safety and welfare of the people of the State or the natural resources of the State.

All persons, corporations or civil divisions of the State of New York, other than the applicant, who have objections to the execution of said plans or wish to be heard either in favor of or opposed to such plans,

**LEGAL NOTICE**

In order to be heard thereon, must file a notice of such desire to be heard in writing, and in duplicate, in the office of the Commission in the City of Albany, New York, on or before the 15th day of May, 1970. Any objection so filed must particularly specify the grounds thereon.  
 Dated: Albany, New York  
 April 21, 1970.

T. P. Curran, Central Permit Agent  
 New York State Water Resources Commission  
 Albany, New York 12201  
 A. 59 (639)

**To Head Bristol Firm**

Frederick W. Sarkis, Board Chairman of Bristol Mountain Enterprises, Inc., this week announced the appointment of Vernon R. Fitzgerald, who will serve as Vice President and Director of Marketing for Bristol Enterprises, Inc.

Fitzgerald, an industrial manufacturing agent, has an extensive background in marketing and sales promotion. He has lived in the Rochester area since birth and now resides at 26 Crystal Spring Lane, Fairport.



**VERNON FITZGERALD**

Fitzgerald, who took on his new duties last week, announced that the New York State Attorney General has given approval for Bristol Enterprises' 56-unit condominium development near Seneca Point on Canandaigua Lake. The Attorney General's approval of the condominium plan for

Bristol Harbour Village was required by New York State law before any units could be offered for sale. After it was received, five units were sold in a single week for a total of \$233,000. Construction of an additional 359 units are projected by the developers.

The 437-acre development, called Bristol Harbour Village, also includes 90 building sites for chalets and half a mile of lake frontage. Fitzgerald said that 20 of the chalet sites have been sold. Currently the lots are selling at an average of \$15,000.

The Corporation plans to develop a private beach, tennis courts, clubhouse, archery range and swimming pool for use by owners of the condominium units and homes in the village. All but the club house are expected to be completed by late summer. A marina, golf course, riding stable and trail, inn and shops are also being planned.

The first residents of Bristol Harbour Village are expected to move in by mid-summer when the first 14 units now under construction are completed.

**Condominiums OK'd**

**BRISTOL MOUNTAIN Enterprises, Inc.**, has received necessary approval from the New York Attorney General for a 56-unit condominium development on Canandaigua Lake near Seneca Point, the company said.

The company plans a total of 359 units. New York law prohibits the sale of condominiums without the specific approval of the attorney general, a company spokesman said. Further approval will be required for the additional units planned.

Bristol Mountain Enterprises plans a 437-acre development on the site. It is called Bristol Harbour Village. Condominiums are to be in the \$40,000 to \$50,000 price range. Lake front chalets are included in the development plan. The company spokesman said there are no plans to renew a public stock offering that was withdrawn last October in favor of private financing after only a small part of 325,000 shares offered was taken by investors.



Protest Filed 5/14/70

FRIDAY, APRIL 17, 1970

To The Editor:

Recently a notice was published in this paper of a hearing to be held at the Court House in Canandaigua on May 21 at 10 a.m. The hearing is to be held by the NYS Water Resources Commission to consider the application of the Bristol Recreation Systems, Inc. to build nine docks, each protruding 100 feet into Canandaigua Lake. Following are excerpts from my letter to the Water Resources Commission in Albany:

"As both a practicing ecologist and one who has an interest in property directly across the lake from the proposed construction, I strongly object to Bristol Recreation System's plan of development, both concerning the proposed apartment, etc. complex, and especially their proposed marina complex on the waterfront at the bottom of their cliff. I objected to the originally announced two 102 foot docks, and now also to the nine docks presently envisioned.

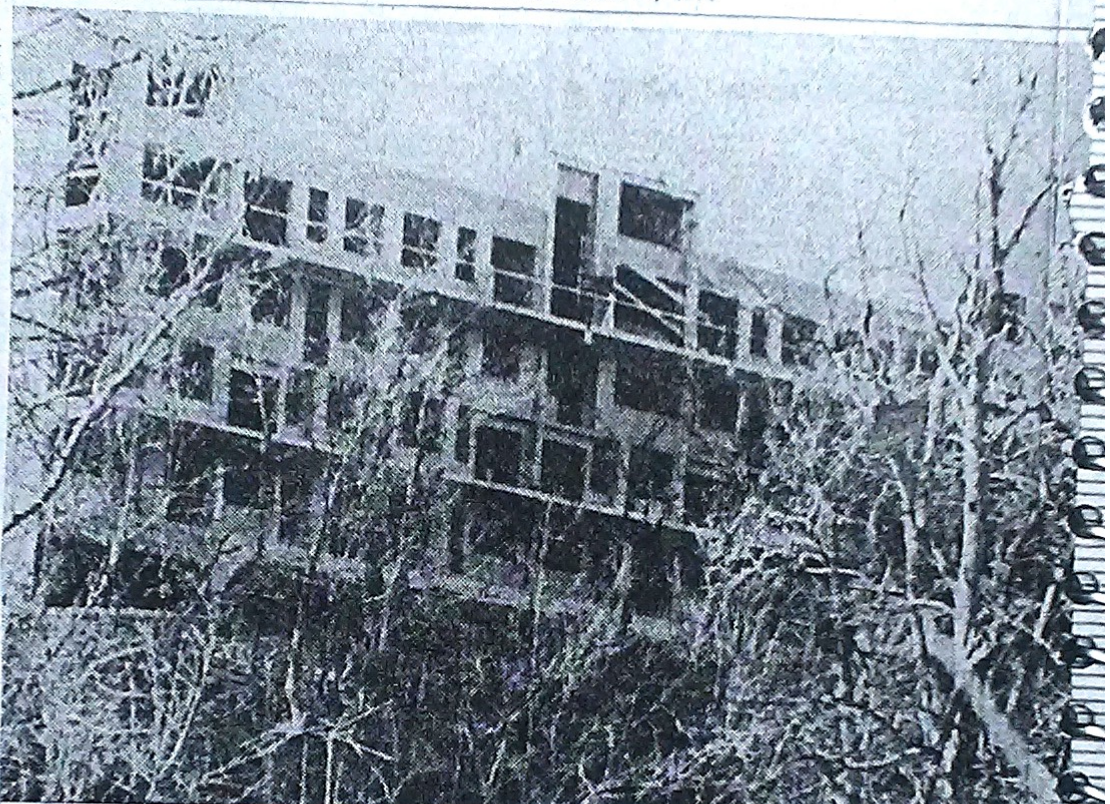
"Indeed, magnitude and scope of proposed construction seem to have progressed directly in relation to the degree of protest and amount of furor raised locally by responsible citizens in opposition to Bristol's plans! This is not what one would logically expect from a corporation

that has acted in the past as if they were concerned with environmental protection.

"My concrete and valid ecological reasons are too lengthy to include here, but will be presented at the hearing on May 21. One reason stems from the approximate 25 per cent in human environmental stress to the lake ecosystem as a whole when 505 families plus hundreds of guests are added to present lake population; and the tremendously higher increase of stress on the immediate environment of the Bristol development.

"What about drag, turbulence and sedimentation? What about oil spills and resulting pollution at least analogous to that caused by the Torrey Canyon, or by other oil spills? These would be on a mini-scale as compared with the ocean, but not necessarily proportionately small as to effect on the lake.

"How can Bristol Recreation Systems Inc. claim, much less prove, that their development won't rapidly accelerate the "aging" and deterioration of this "Gem of the Finger Lakes?" My documentation will be presented at the hearing, and I suggest that as many of the anti-pollution-minded readers as possible plan to present their objections at the hearing as well."

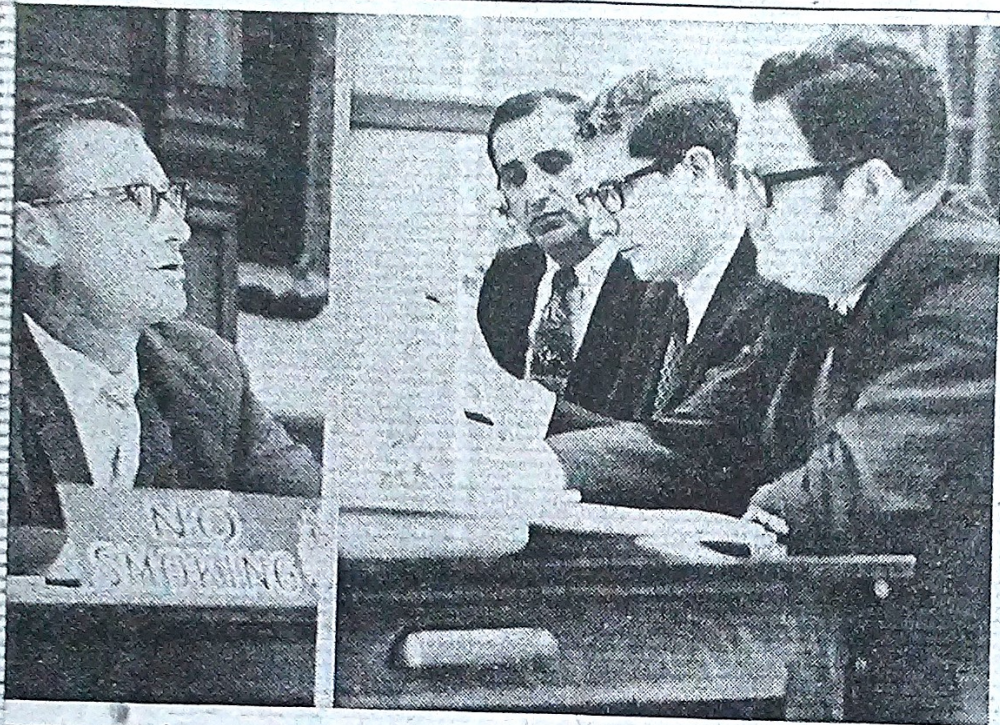


Daily Messenger Photo  
**BRISTOL HARBOUR** condominium towers behind a screen of trees on a bluff at Seneca Point. The cement block structure is said to be about 35 per cent completed. It will house 14 apartments and have an elevator to take residents to the lake. A master plan for Bristol Harbour Village calls for 415 Townhouse units and 90 homesites located above the condominium.

The NYS Water Resources Commission requires notification in duplicate, with specific objection, by letter or telegram by May 15. Address Mr. T.P. Curran, NYS Water Resources Commission, Albany 12201, N.Y.  
Sincerely yours  
Frank J. Little Jr., Ph.D.  
Biology Department  
Bucknell University  
Lewisburg, Pa.

\*\*\*\*\*  
A sports writer for a sister publication - the Fairport Herald Mail - John Fisk reports that Bristol Mountain may be closed to the public next season. Fisk comments as follows:  
"Skiers, take heed! You may not be able to ski Bristol Mountain next winter! Not because you don't want to. But, because Bristol Mountain may very well go private. . . unless a lot of skiers stand up and holler."  
"A small group of Rochester's filthy rich are now trying to sew up Bristol as their own private skiing domain. Basically, it is a group of affluent suburbanites who are taking condominium units at Bristol Harbor and want to make the Mountain their own little playland."  
"Obviously, this would shut out thousands of local skiers who consider Bristol, with its night skiing and the longest run in western New York, their favorite ski area. It has been said that the public will be allowed to ski. Sure. For \$500 a season - compared to \$135 a year ago (for a season pass)."  
"It's just another example of the little guy losing out again. Or, more specifically, the every day Joe to a few snobs who have a bit of dough. There may not be much you can do. But it would not hurt to call or write Bristol Mountain Board Chairman Fred Sarkis and tell him the idea stinks."





(Daily Messenger Photo)

**BOAT DOCK HEARING**—Jeremiah A. Dineen (photo at left), hearing officer for the State Division of Water Resources, listens to pros and cons about a proposed 120-boat dock facility proposed by Frederick Sarkis (at left in photo at right) for an apartment development near Seneca Point on Canandaigua Lake. With Sarkis are his attorneys, Robert M. Quigley (R) and James Harvey (C).

## Seneca Point Hearing In Its Second Day

A lengthy State Water Resources Commission public hearing, regarding a proposal to put a 120-boat docking facility in Canandaigua Lake, near Seneca Point, continued into its second day today in the Ontario County Court House.

This morning, about 50 persons sat in the courtroom as several speakers questioned David Subar of Rochester, engineer for the developer, Bristol Recreations Systems Inc., which will build the facility in conjunction with an apartment development near Seneca Point.

Inquiries today concerned the lighting on the proposed docking facilities — its annoyance and safety factors.

More than 200 persons jammed the courtroom yesterday at the beginning of the day-long public hearing. The hearing was adjourned to today to continue the presentation of witnesses for the firm that wants to build dock facility and opponents of the venture.

## Seneca Point Hearing Will Begin Tomorrow

A public hearing will be held tomorrow in the county courthouse on a proposal by Bristol Recreation Systems to build nine 100-foot long boat docks in Canandaigua Lake at the foot of a large apartment house development near Seneca Point. (Part of the apartment development is shown in the photo above.)

All indications are that the hearing will be long and controversial. A great many people have indicated to the Water Resources Commission,

holders of the hearing, that they wish to speak in opposition to the boat docks.

A hearing was started on the plan on March 6, but it was aborted when Water Resources people determined that they did not have the proper information from Bristol Recreation Systems to conduct the hearing.

The meeting is open to the public. It is scheduled to begin at 10 a.m. in the third floor chambers at the courthouse at Main and Ontario streets.

During the long day, yesterday, many in the audience apparently, tired of the tedious testimony given by "experts" regarding details about exact legal location of the docks, construction and other technical points. As a result, many drifted from the court room leaving only attorneys and interested parties who were not committed elsewhere.

During a 10-minute adjournment of the hearing this morning, Fred Sarkis, chairman of Bristol Recreations Systems, told The Messenger, "The democratic process is in action. And I am patiently awaiting a conclusion."

Sarkis is building an apartment town house subdivision complex on 143 acres of land off the west shore of Canandaigua Lake just north of Seneca Point.

Sarkis is also chairman of the Bristol Mountain Enterprises Inc, parent firm of Bristol Recreation Systems.

Sarkis has talked of building as many as 400 apartment units and is presently constructing 14 units in a first phase of construction.

Part of the complex is the proposed boat dock facility for some 120 boats. Because he proposes extending nine docks some 100 feet from the shoreline, a permit is required from the Water Resources Commission. That is what the hearing yesterday and today is about.

Jeremiah R. Dineen, hearing officer for the Water Resources Commission and a senior hydraulic engineer, carried with him a list of more than 150 people who had written to the commission objecting to the proposed boat docks.

At the meeting yesterday, he "called the role" of those who had written and learned that dozens more wanted to express their views.

### Only One Advocate

Only one man, who said he had purchased one of the apartment units from Bristol Recreation Systems and was "promised a boat dock" spoke in favor of the proposal.

In addition, the South Bristol Town Board submitted a letter saying the board did not object to Sarkis' proposal.

Several speakers, including some attorneys representing groups and individuals, spoke against the plan.

Most objected on the basis that the docks would attract too many boats which then would contribute to pollution and would endanger the health, welfare and safety of the public.

During the afternoon and early evening session yesterday, attorneys for Sarkis presented witnesses who testified as experts regarding the planning that went into the complex.

The decision as to whether to issue the permit will be made at some future date by the Water Resources Commission.



# Canandaigua Lake Dock Plan Hailed, Assailed at Hearing

The Times-Demon  
Fri., May 21, 1970

By MARGE VAN ISEGHEM  
Regional News Service

**CANANDAIGUA** — The State Water Resources Commission hearing into a permit request for docking facilities in Canandaigua Lake by Bristol Recreation Systems, Inc., of South Bristol went into the early hours of last evening.

The day long proceeding in the Ontario County Court House here had testimony from only four witnesses.

There was a bevy of attorneys representing pro and con sides of the controversial issue launched with an apartment and recreational development by a firm headed by Fred W. Sarkis of Rochester. In addition, a host of individuals — mostly lakeside dwellers — posed questions to the witnesses.

The hearing will continue today. Jeremiah R. Dineen, senior hydraulic engineer with the Water Resources Commission in Albany, is hearing officer. Sessions will resume at 9 a. m. with the petitioner's side still being presented.

Specifically, Bristol Recreation Systems is seeking state permission to install a pier docking facility off the west shore of the lake. The site is adjacent to Seneca Point. The plan calls for eight piers with finger piers on both sides for slips to accommodate 128 boats. It was said yesterday that power boats will be limited to 65 at the docking site.

More than 150 requests had been filed with the commis-

sion in Albany for permission to speak at the hearing. Only about five were in support of the proposal. All others oppose the installation and when the hearing opened yesterday more than 200 persons crowded into the court house.

Robert M. Quigley of Canandaigua, counsel for Bristol Recreation Systems, said the docking permit is the final hurdle to be mounted to insure the South Bristol development can achieve the total concept of recreational facilities. The docking facility will provide a controlled installation, the attorney said, and the plan and project have been carefully and thoroughly thought out. "The docking project will not adversely affect the health, safety and welfare of the State of New York and its people," Quigley said.

One of the petitioner's wit-

nesses, a planning consultant, indicated yesterday that the Sarkis project could be established without the permit for the controlled dock. There could be many small piers out from the shore all along the 2,400 feet of shoreline on the property, he said.

Objectors for Canandaigua Lake Association, area residents, Canandaigua Lake Area Association and others submitted the Sarkis docking facility will endanger the lake and its waters and people. One attorney, Thomas Goldman of Rochester, said there would be a tremendous increase in boat activity, pollution of water, noise pollution and damage to natural resources owned by the state. He claimed the project involved is a private enterprise and not in the public interest.

There were several esti-

mated thrown about as to additional boats the South Bristol project will put into the lake. One man said 600 boats at the narrowest point of the lake is like erecting a sort of Mason-Dixon Line; another said the dock would open the way for other such projects and maybe 7,000 more boats would be on the entire lake. Still another lake dweller estimated the project would open the way for 20,000 boats upon the lake.

Environment, state-owned lands and people's welfare are in danger, objectors declared yesterday if the docking permit is granted.

A councilman from Canandaigua Town spoke in opposition, stating his town has a large stake in Canandaigua Lake. He urged against "more whittling away on the heritage of natural resources which is the state of New York."

## Seneca Point Hearing Will Be Continued

A public hearing regarding an extensive boat dock development on Canandaigua Lake near Seneca Point will continue on June 1 because most of the people who wished to testify Friday were unable to take the stand.

Lengthy examination and cross-examination of some witnesses presented by the corporation which plans to put in the boat docks consumed most of the time in the two-day hearing.

It is proposed by Bristol Recreation System Inc. to put in nine boat docks, each 100 feet long, with finger piers for 120 boats.

The boat docks are proposed as an adjunct to a large apartment-town house project which the developers plan to build along a cliff above the lake.

The proposal has brought forth a great deal of objection. Primary opposition to the boat docks is that they will lead to increased pollution of the lake.

More than 150 people have filed letters with the state's Water Resources Commission indicating they are opposed to the plan.



## 120-Boat Dock Facility Opponents Will Testify

A public hearing on a proposed 120-boat docking facility on Canandaigua Lake near Seneca Point entered its fourth day today with opponents to the plan scheduled to testify.

The firm which is seeking permission to build the docks completed presenting its case yesterday with testimony from Frederick Sarkis, chairman of the board of the firm, taking the stand for more than an hour-and-a-half.

He explained that the boat dock is part of a town house-apartment development which the firm, Bristol Recreation Systems, Inc. is building above a cliff on the shore of the lake.

Sarkis admitted under cross-examination that the development could be completed without the boat dock plan for which he is seeking a permit.

It has been stated several

times during the hearing before the State Water Resources Commission that boat docks could be built that would not extend more than 40 feet into the lake. These would not require a permit. The plan for which the permit is being sought provides several piers which extend 100 feet from shore providing individual finger piers for 120 boats.

Attorneys representing opponents to the plan yesterday asked that the request for the permit be denied on three basis that the applicant had not proven that the plan is necessary or that it would not contribute to endangerment of health, safety and welfare of the public.

Hearing officer Jeremiah R. Dineen rejected the request.

### State's Witness

After the applicants finished presenting their case at the hearing yesterday, Dineen called on Lloyd Roberts of the State Motor Boat Division for testimony.

Roberts stated that the division favors controlled docks, such as the applicants propose, rather than uncontrolled mooring or dock facilities.

His statement brought forth a negative reaction from most of the 60 or so people at the hearing.

Roberts testified that the state motor boat division feels Canandaigua Lake can handle many more boats than are presently using it.

### Mooring Survey Made

Part of the testimony taken yesterday included a report by Larry Duell of Rochester, an employee of Bristol Mountain Enterprises, parent corporation of Bristol Recreation Systems, Inc., listing the number of boat dock facilities now on the lake.

Duell said he made a survey of the lake May 28, 29 and 30 and counted a total of 4,164 docking facilities, not including state launching facilities at each end of the lake or the boat mooring facilities in Holiday Harbour, an apartment development at the north end of the lake.

It was expected that the hearing would continue through today as witnesses objecting to the boat dock plan take the stand to testify.

## Danger To Lakes

To The Editor:

The following editorial from the New York Times of Sunday, May 24, entitled "Another Lake, Another Dollar" seems pertinent to our local situation and should prove of interest to your readers:

"Natural beauty is no longer so abundant in the United States that Americans can afford to be complacent about a threat to it anywhere in the country. Those who have seen Lake Tahoe in the Sierra Mountains, or even flown over it, know that it is a rare gem. Few know that a half-mile of its magnificent shoreline is already blighted by a rabbit-warren of tasteless houses, rows of garages, and even a wretched high-rise apartment building.

"Prominent among the 'developers' of Tahoe is the Boise Cascade Corporation, which seems bent on turning this alpine lake as well as other scenic sites into shabby resorts, soon too crowded for anyone to enjoy and grossly robbed of their pristine appeal. Already slopes have been bulldozed, trees slashed and mud and silt from construction sent sliding into what were once the clearest of clear waters. And plans now in readiness call for more such 'development.'

"There is still hope for what's

left of Lake Tahoe. Its fate rests with a new and well-conceived unit of government — a bi-state Regional Planning Agency set up by California and Nevada, that has a chance to serve as a model for interstate conservation efforts elsewhere in the country. The agency now has before it a proposal for a regional design control ordinance which would presumably reconcile the existence of a rare resource and the right of people to enjoy it without destroying the very source of their pleasure.

"It is on this thread that the future of Lake Tahoe hangs. Will it be strong enough to arrest the further despoliation of the exploiters?"

Let us hope that the state of New York is wiser in forestalling similar deprivations to Canandaigua Lake.

Those who wish to prove this point should attend the Public Hearing re Bristol Enterprises to be held at the Ontario County Court House on June 1.

Mr. and Mrs.

Walter C. Benham

RDI

Naples

# Canandaigua Lake Dock Backed by State Aide

CANANDAIGUA — A representative of the State Motor Boat Division said here yesterday that his unit has no objection to the issuance of a permit for docking facilities in Canandaigua Lake to Bristol Recreation Systems, Inc.

Lloyd Roberts of Albany, senior marine services aide in the state division, testified before the hearing on the permit application being conducted by the State Water Resources Commission.

More than 100 property own-

ers in the entire lake region have filed written objections to the sizable docking facility. The facility, proposed for 128 boat slips near Seneca Point off the west shores, is part of a condominium development in the Town of South Bristol.

Fred W. Sarkis of Rochester, chairman of the board of Bristol Mountain Enterprises, also testified at the hearing yesterday. He said 10 condominium units have been contracted for. Apartment owners are offered the opportunity to join the Bristol Harbor Yacht Club, for which the docking facility is requested. However, there is no mandatory requirement for owners to join, and other people also may become yacht club members, Sarkis advised.

The hearing crowd of more than 60 chided the remark made by Roberts in which he indicated the State Motor Boat Division looks favorably upon the controlled dock concept. The project proposed, he said, might be a harbor of refuge for people in need of safety and assistance.

Roberts, who was called to testify by Jeremiah R. Dineen water resources hearing officer, said Canandaigua Lake is nowhere near the saturation point as far as boats are concerned. He said a rule of thumb would set the limit at one boat for every three acres of water. The state leases city land for a boat launching site now and has plans for development of a larger more sophisticated site later on. Roberts said, "We are keenly aware of the need to utilize water more than ever. Development of marine facilities and launch sites are viewed as important. The waters are not used to the degree that we would like to see them used."

The applicant called Larry Duell, Rochester, to give results of a survey he took of docking facilities now in the lake. Duell said in three days touring of the waters, he counted: 848 docks; 1,211 boathouses-hoists; 1,611 slips and 494 moorings. Duell said he is maintenance foreman for Bristol Mountain Enterprises.



# Dock Hearing May End Today

The Water Resources Commission public hearing on a proposed 120-boat dock in the west shore of Canandaigua Lake is in its fifth day today at Ontario County Courthouse.

The first three days were taken up with general statements by people for or against the plan and by testimony by witnesses presented by proponents of the development.

Yesterday and today, the opponents are presenting testimony as to why they feel the dock plan should not be approved by the state.

Yesterday attorneys for the opposition presented testimony by several witnesses, including engineers and a Community College of the Finger Lakes biology professor.

## Delay Requested

Also presented was a statement by Vernon M. Hyatt of Gorham, chairman of the Wa-Ont-Ya Basin Regional Water

Resources Planning Board, asking that action on the dock plan be delayed until the board can present a plan for utilization, conservation and protection of water resources in Wayne, Ontario and Yates counties.

Hyatt said the Wa-Ont-Ya board has been studying water resources in the three counties for five years and that: "We anticipate that we can offer plans for equitable use of our water resources within the next few years."

"We request a delay in approval of the application...until such time as it can be considered as a part of the entire plan for the development of our resources in their many aspects."

Among those testifying yesterday was an East Lake Road property owner who is an engineer with Eastman Kodak in Rochester. He testified that the plans shown for the proposed docks do not contain sufficient data to show if they would be properly constructed.

## Nine Docks Sought

The hearing is about a request from Bristol Recreation Systems Inc. for a permit to build nine docks extending 100 feet from the shoreline. The docks would be an adjunct to an apartment-townhouse development the firm is building atop a cliff on the lake shore just north of Seneca Point.

Frederic Sarkis, chairman of the board of the firm, has stated that the docks would be made available to residents of the development and also could be made available to non-residents who wished to join a private yacht club.

A Seneca Point resident yesterday testified that according to information he had developed, each year more than 9,000 people use the area which would be covered by the docks.

The CCFL biologist, John L. Haluch, stated that general studies about the ecology of bodies of water indicate that a concentration of boats, such as would result from the docks, could upset the balance of nature in the lake.

Indications were that the hearing might be concluded today. Hearing officer Jeremiah Dineen of the Water Resources Division of the State Conservation Department said that it might take five to six weeks for the Water Resources Commission to reach a decision after reviewing the testimony given here.

## TO FRIENDS OF CANANDAIGUA LAKE:

Canandaigua Lake needs your HELP! If you're a friend of fish, birds, or if you just plain love the lake—read on.

Bristol Recreational Systems Inc., builders of Bristol Mountain, Bristol Harbor, etc. has filed a petition to build a boat dock and launch facility which will extend 102 feet into the lake and will enclose more than two acres of lake. This will be a private facility and will not be open to the public. The proposed sight is on the west shore of Canandaigua Lake, north of Seneca Point.

There are many reasons why the New York State Water Resource Commission should not grant this permit:

...Private enterprise has no right to two acres of public lake.

...Right now private citizens can't build even a minimal distance into the lake for the purpose of protecting their own cottages.

...The limit for water ski courses, boat buoys, etc. is 100 feet from shore. Granting an exception for private industry will result in granting exceptions to everybody.

...The facility would provide docking space for over 600 boats. Because of the number of boats already on the lake there is already a very real pollution danger. Six hundred more would result in a crisis if we consider the oil and gas slick problem, plus all the garbage people dump overboard.

...Auditory specialists say that the decibel level of outboard motors is as detrimental to hearing as standing next to a Boeing 707 during take-off. Noise pollution is already a serious

threat on the lake. When you consider adding 600 more boats on the lake you can see how the threat can become a crisis.

...The proposed site is a specific fish spawning region in the lake...all those tons of reinforced concrete will certainly affect the fish population the Conservation is deeply concerned about.

...Why let another good lake deteriorate just to satisfy private enterprise? New York State says all of Canandaigua Lake belongs to the people. Let's write and tell them we want to keep it that way.

## WHAT CAN YOU DO TO HELP PRESERVE THE LAKE'S ECOLOGICAL BALANCE?

Write by May 15th to: Mr. T. R. Curran, N.Y. State Resources Committee, Albany, N.Y. 12201. (Letters MUST be in DUPLICATE!)

Tell him you are NOT in favor of granting permission to Bristol Recreation Systems for their petition #1-37-10. Cite any reasons you can think of -- or use the above if you wish.

NOTE: There will be a public hearing at the Ontario County Courthouse in Canandaigua, on May 21, at 10 A.M. We urge you to attend if it's at all possible. If you can't attend the meeting, writing letters is a must. The ideal thing is to do BOTH! If you have any questions, please call Mrs. Doris Fitze, 716-654-8792 weekdays, or 315-584-3156 on weekends. She'll be happy to answer any questions. CANANDAIGUA LAKE ASSOCIATION, INC.



## Docking Plan Denial Urged

# Docking Plan Denial Urged

By MARGE VAN ISEGHEM

Regional News Service

CANANDAIGUA — Opponents of the proposed large-scale docking facility for Canandaigua Lake charged yesterday that thousands of people who have been able to enjoy the waters off Seneca Point Cove would be denied this privilege if the docking permit request of Bristol Recreation Systems, Inc., is approved.

Gaylord G. Whitaker of Rochester and Seneca Point, testifying at the public hearing being held by the State Water Resources Commission to help provide basis for a decision on the dock request, said he personally gathered data indicating as many as 9,000 persons per season use the Seneca Point Cove area for fishing, sunbathing and water skiing. He said these people would be isolated from the calm and pleasant waters if the docking facilities, which would service nearby apartment complexes, were installed.

Jean Colgan, a college student from Rochester and Naples RD 1, charged that approval of the dock would be in direct conflict with state laws enacted to save the environment. She said unless the dock permit is denied, the state will not fulfill its responsibility as trustee of the environment of present and future generations.

Lee McCann, an acoustical engineer from Rochester and Seneca Point, said the dock facility would contribute considerably to noise pollution because it is in a natural echo chamber. He said it would be located in the area of maximum amplification of all sound in the area. According to his estimate, the focal point would increase sound by four times there.

Yesterday was the fourth day of hearing testimony, taken before Jeremiah R. Dineen of Albany as official hearing officer. Proceedings are expected to take at least through today. Dineen estimated it would take from five to six weeks for a decision on the permit request from the State Water Resources Com-

mission. It could be even longer in view of the lengthy testimony, Dineen said.

Specifically, Bristol Recreation Systems, Inc. is asking permission to install an eight-pier facility with slips for a total of 123 boats. It has been testified that motor boats would be limited to 65, Bristol Harbor Yacht Club would operate the docks, which also include a fuel station on one pier.

D. L. Strepps of Fairport and East Lake Road, Canandaigua, yesterday countered testimony Monday by a representative of the State Division of Motor Boats.

Strepps cited use of outdated figures by Lloyd Roberts of Al-

bany when the latter spoke of use of Canandaigua Lake waters. Strepps said Roberts' analysis did not take into consideration much new development in the past five years at the lake, nor make allowance for increased usage of boats and increased motor horsepower.

Strepps said by personal experience he knows of increased lake traffic. He also charged Roberts' formula of one boat per three acres of water or one boat with skier per five acres of water "cannot work because people will not be in the water acres assigned to them."

Another major witness for the objectors yesterday was

Vernon M. Hyatt of Gorham, head of the Wa-Ont-Ta Water Basin Resources Study-Development Board. Hyatt said the board urges a delay in action on the docking permit application until such time as it can be considered as a part of the entire plan for the development of water resources in their many aspects.

The Wa-Ont-Ta planning unit was established to plan for the wise utilization, conservation and protection of the water resources in the river basin in Wayne, Ontario and Yates counties. It expects to complete a plan in a few years and Hyatt said the board is confident the plan will be in the public interest.

## Letter Writer Praises Sarkis For Canandaigua Development Plan

To the Editor:

As a recently departed resident of the Rochester area, and a lover of Canandaigua Lake and admirer of Fred Sarkis, I can not let Mrs. Place's attack on Bristol Harbor Village go without rebuttal.

\* \* \*

I am astonished that Mrs. Place, with an obvious fondness for Canandaigua, could have gone for such a long time without learning the extent of Mr. Sarkis' plans. I think it's indicative of the lake people who were asleep about the bluff property for so long. While they enjoy their property complacently, an intelligent business man walked away with a big chunk of valuable land right from under their tanned noses.

\* \* \*

But that is not to the point. The point is that Mr.

Sarkis is taking a piece of unused property and making it usable. In doing so, professionally and intelligently, he is making recreation facilities available to many Rochesterians, close to their place of employment, who would not otherwise have the chance to enjoy them. He is taking a piece of property which because of its rugged cliff-top locale, could not economically be developed by individuals as private residences.

Mr. Sarkis' plans are in the best traditions of the modern planned, resort communities of Stratton Mountain and Madonna Mountain of Vermont, and Waterville Valley, New Hampshire. His condominium project at Bristol Harbor is the most advanced of its type in the Finger Lakes, perhaps in New York State. Evidence of this planning is the often

criticized sewage treatment plant. I wonder how many private residences on the shore of Canandaigua Lake could pass the kinds of requirements Bristol Harbor has had to meet.

Finally, the residents of Canandaigua Lake should be relieved that it is a man of Fred Sarkis' personal character and integrity who is developing the bluff. I am sure that he feels, as I do, that his project will not harm Canandaigua Lake in any way. Any developer who proceeded with that as a possibility would be a lunatic.

\* \* \*

In these times, we must be careful to not confuse change with harm. Bristol Harbour Village will not harm Canandaigua Lake, only change it. Is that bad?

Sincerely yours,  
Richard P. Miller Jr.

B.P.P. 5/21/70



# Dock Plan Opponents Ask Decision Delay

By MARGE VAN ISEGHEM  
Regional News Service

CANANDAIGUA — Knowledge that a new State Environmental Conservation Commission will come into being July 1 loomed as a possible factor yesterday as the Water Resources Commission hearing into the boat docking permit request of Bristol Recreation Systems, Inc. ended.

The state hearing into the application by the firm, headed by Fred W. Sarkis, Rochester, as a complement to

a condominium complex off the south end of Canandaigua Lake, lasted four and one-half days.

Testimony since Tuesday has been by opponents of the plan. More than 100 people wrote to Albany protesting commercial development in "waters owned and used by the public."

The new commission will be established under a law which sets state policy on environment. It will abolish the Water Resources Commission, among other units, and is charged

with drawing a statewide comprehensive plan for protection and preservation of environment. The plan is due Sept. 1, 1971.

Mrs. Emma Rae Jones of Seneca Point, a Canandaigua lawyer, yesterday urged the WRC to dismiss the docking permit application until the commission formulates its comprehensive plan.

"There is no greater evidence of the clear voice of the people of the State of New York than the new law and its provisions for a comprehensive, long range plan," she said.

Mrs. Jones contended there is no proof the facility is needed, and she said it is "unreasonable" and can create harm to the public and the environment.

Jeremiah R. Dineen, hearing officer for WRC, said he is uncertain what procedures will be used after July 1. But he insisted the WRC hearing is being conducted under existing law and said he would file his report with WRC for a decision, which might take from five to six weeks or even longer.

During that time the new commission will take over, he noted, but under the new law the environmental commissioner could allow pending matters to be cleared away by the existing state units.

Seneca Point resident Bruce Gelsner, also of Greenwich, Conn., charged the docking facility is proposed for state-owned lands.

Hugh M. Jones Jr., Seneca Point, Ontario County attorney since 1946, said he had been asked to testify on behalf of communities which use Canandaigua Lake for drinking water — Canandaigua, Palmyra, Newark, Clifton Springs, Phelps, and Rushville, Port Gibson hamlet and Farmington. Cottagers also draw water from the lake, he said.

Rochester lawyer Thomas Goldman charged too much speculation is involved in the application and too few specifics. He said Sarkis' testimony indicated the whole project might be abandoned if the area is sold.

Kenneth Payment, Roches-

T. U. 7/64 13 1970

## Bristol Harbor Sewer Loan Try Supported

CANANDAIGUA — By majority vote, the Ontario County Planning Board at its regular meeting approved an effort by Bristol Harbor Village, South Bristol, to gain a federal loan for construction of a sewerage facility.

The same measure will be before the Genesee-Finger Lakes Regional Planning Board at its Monday meeting at the Monroe County Farm & Home Center.

County planners here also agreed unanimously to side with Canandaigua City in objecting to a state boat launching site development off the northwest shore of the lake here. Traffic hazards in the already congested West Lake Road area were posed as the major problem.

The Bristol Harbor Village development site is above the lake at Seneca Point Cliff. Some housing construction has started, but no major work has begun, on the sewer plant involved in the overall program.

The sewage treatment plant loan proposal passed on an 8-5 vote. Discussion indicated at least one board member, Philip Rowley of Honeoye, was concerned over the term

"non-profit organization" contained in the motion.

Under the heading, "Bristol Harbor Village, Town of South Bristol, water pollution control and water supply facilities," the agenda item noted an application for federal loan by non-profit organization formed pursuant to an article under the Transportation Corporation and for purpose of constructing sewer facilities, including treatment plant, collection facilities, forced main with project area involving residential development of 250 condominium and 110 single dwelling units, and project cost estimated at \$494,000."

The Land Use Committee of the Planning Board recommended county approval of the application for the federal loan. The committee said its study showed the project may be the foundation for future action either by the Town of South Bristol or other agencies for elimination of inadequate methods of sewage disposal.

Rowley said it was not clearly demonstrated that the corporation involved is indeed a non-profit organization. He said the matter was confusing and "therefore, I could not vote for it."

Joining Rowley, who is a member-at-large on the County Planning Board, in voting against approval of the loan application were Frank Smith, Bristol; Arthur Lin-

coln, South Bristol; Robert Moody, Gorham, and Henry Blewer, West Bloomfield.

Gary S. Fritz, county planning administrator, said a private sewer and water district had been established by Bristol Harbor Village and this had Town Board approval. He said South Bristol legislators have written regional planners that the town at this time has no objection to the loan application by Bristol Harbor Village, and, in fact, the application is to be made through the Farmers Home Administration.

Fritz said the County Planning Board should review an application in light of how it will affect planning for Ontario County. He added that it is the feeling that this project will help eliminate pollution of Canandaigua Lake. The sewer program allows for possible future action, such as expansion and the possibility that the town might take over the district.

In the comprehensive sewer study for the county, South Bristol was left out entirely, Fritz noted. The district involved in the application for possible federal loan, now was formed back in 1968, he pointed out, and the Planning Board's land use committee sees the district as a possible means of doing away with inadequate methods of sewage disposal, he said.



T.U. 10/6/70

# Suit on Lake Project Opens

CANANDAIGUA — Supreme Court Justice William G. Easton opened the fall term in Ontario County yesterday with a trial calendar of 56 ready cases.

Because there are 22 non-jury actions awaiting bench consideration, Justice Easton said he expected to devote half of the four-week term to clearing away some of these matters. The first and last week will be devoted to non-jury work.

Scheduled to start this morning was the injunction suit of a Seneca Point resident challenging alleged public use by Bristol Mountain, Inc., of so-called public lands on an apartment village development site off Canandaigua

Lake in South Bristol.

Gaylord C. Whitaker, of Rochester and Seneca Point, is the plaintiff. In his notice of action for a declaratory judgment and an injunction on proposed private use of public lands, Whitaker states he "sues on behalf of himself and other citizens of the State of New York and particularly those who are residents of the Town of South Bristol, Ontario County, and property owners or residents on Canandaigua Lake."

Justice Easton directed that the trial begin at 10 a.m. today.

Another similar injunction suit, pressed by five other Seneca Point residents against Bristol Mountain Enterprises, Inc., was put over until the March term.

Justice Easton ordered four actions off the current trial calendar, one was transferred to County Court after the court learned, upon questioning that property damage involved the value of several trees in a suit of a couple against the Town of Canandaigua. The court also authorized 20 cases to go over the

term; granted default orders in three actions and held three cases pending outcome of motions. Only five of the total 91 cases on the calendar were settled prior to the term.

Members of the Ontario County Bar Association led a memorial to Edward J.

Gretchen, who died here June 16 after having practiced law in the area for nearly 30 years. Mr. Gretchen once served as an assistant attorney general for the State at Albany. The Association's tribute was made a part of the court minutes.

10/7/1970

## Seneca Point Landfill Alleged In Supreme Court

The question of alleged fill into the waters of Canandaigua Lake near the shoreline at Seneca Point Bluff was brought before the State Supreme Court here yesterday.

In a non-jury session, Justice William G. Easton presided at a suit where Gaylord C. Whitaker of Rochester, and a landowner at Seneca Point, is bringing charges against Bristol Mountain Inc. Whitaker alleges the

development corporation is making private use of public lands by making a beach for a condominium village located above the bluff.

Yesterday Whitaker had six persons testify on behalf of "himself and citizens of South Bristol, Ontario County, and the lake. "Those who took the stand said they had observed or had knowledge of fill brought in at the bluff site in 1960. They said this changed or altered the lake shoreline.

The Bristol Mountain defense attorney is to produce maps of the site and records verifying the corporation did not own property at Seneca Point in 1960.

Construction of a condominium project started last year and has been halted on acreage at the top of Seneca Bluff. The firm plans to have an elevator on the cliff to go to the beach and dock area. When application was made for these docks there was strong opposition voiced at the hearing.

The question of proof where specific harm has been done to the plaintiffs and ownership of rights are to be presented.

8/6/70 B.M.

## Sarkis Says Apartment Work Halted

SOUTH BRISTOL— Work has been stopped for some time on a controversial complex of condominium apartments on the shore of Canandaigua Lake, it was confirmed today by Fred Sarkis of Rochester, chairman of the board of the firm which started the apartments last spring.

Sarkis said that a 14-unit building is about 50 per cent complete, but no work is being done on it at present.

"We are in a very tough money market situation," he said. "So we are marking time while we explore various avenues of financing."

He denied reports that the firm has refunded deposits some people had placed on some of the 14 units that were to have been completed this summer.

"We do have those deposits in an escrow account and if people want the money back it will be returned," he said. "But as of now, we haven't returned any of it."

Sarkis said he had expected some financing "to materialize by early June, but it didn't. Because of unreasonable interest rates, we have decided to search for other avenues of financing," he said.

"Needless to say, we are very disappointed that we are forced to postpone our work," he said.

D.M. 10/6/70

## Suit Started Over Apartments

The fall term of Supreme Court began today with the start of testimony in a civil suit against Bristol Mountain Inc. seeking to stop construction of an apartment complex on Canandaigua Lake adjacent to Seneca Point.

Plaintiff in the suit is Gaylord C. Whitaker of Rochester, a summer resident at Seneca Point. He is seeking an injunction against a proposed boat-docking facility for the apartment complex which was started by Bristol Mountain Inc. Work on the apartments stopped this summer, apparently because of problems in arranging financing.

This is the first of 56 cases which were reported ready for the Supreme Court term which started today. Justice William G. Easton ordered non-jury action for the first and last weeks of the four-week term. Twenty two cases are expected to be presented during non-jury sessions.





12/28/70

(Daily Messenger Photo)

**WORK TO RESUME** — Construction of a 14-unit Bristol Harbour condominium building, shown above about 50 per cent complete, is expected to resume early next month. A significant loan has been obtained by the developer, Bristol Mountain Enterprises, so that this first phase of Bristol Village can be continued. The project was halted last summer because of the money market situation. The initial phase will also include sewage plant, tennis courts, docks and a club house.

## Sarkis Project Is Resuming

**SOUTH BRISTOL** — Work on a controversial complex of condominium apartments on the shore of Canandaigua Lake here will resume early next month, Frederick W. Sarkis, chairman of the board of Bristol Mountain Enterprises Inc., announced today.

Sarkis said this work resumption has been made possible by obtaining a loan "in excess of \$3 million" from the General Mortgage Investments firm of Towson, Md.

At the time work was halted last summer Sarkis said that a 14-unit building which was started had been about 50 per cent completed. He said the money market situation forced the work stoppage at that time.

The re-financing was a non-union jointly by Sarkis and Richard M. Singer, managing director of General Mortgage Investments.

The loan is being made to the Bristol corporation and its subsidiary, Bristol Recreation

Sarkis said. "The proceeds of the loan will be used exclusively for the first phase development of Bristol Harbour Village on Canandaigua Lake. We predict that this planned recreational community will become a model in environmental land planning use."

According to Singer, "This development has been carefully planned. We look forward to a long term relationship with the developers. It is certainly one of the most picturesque sites in the northeast."

Sarkis said availability of the first 14 living units is expected in early summer. "Interior work in the first building will commence in early January," he added.

"Scenic lots will be fully developed with roads and services," he continued. "The water pollution control (sewage treatment) plant, tennis courts, docks and club houses are also targeted for this summer."

Bristol Mountain Enterprises had been seeking a federal loan

## \$2 Million Loan Is Made For Bristol Harbour Village

(Continued from Page 1)

for the construction of the sewage treatment plant.

The apartment development, on a cliffside above the lake near Seneca Point, has met with strong resistance from residents of the area since its inception. It is planned eventually to build 250 apartments and 110 single family homes.

Sarkis also announced that Harris C. Eichen will join Bristol's board of directors in the near future. Eichen, of Baltimore, Md., is comptroller of Investors Consultants Inc., administrators of General Mortgage Investments.

### Financial Strengthening

"This move will significantly strengthen our capabilities in financial matters," Sarkis said.

When asked about the size of the loan, Sarkis commented, "The total investment in this project will be in excess of \$2 million at the completion of phase one this summer."

Sarkis also stated, "I would like to thank the town of South Bristol and Ontario County officials for their patience and cooperation during the two years of planning. There is a definite area need for this type of development. Needless to say, we are tremendously pleased that we can now move ahead."



# Bristol Harbour Gets Fiscal Push

By MARGE VAN ISEGHEM  
Regional News Service

CANANDAIGUA — Financial help has come for Bristol Harbour Village at Canandaigua Lake.

A "significant" loan, announced as consummated today, will allow a resumption of construction at the condominium apartment and homes development on a site above Seneca Point Cliff in Town of South Bristol.

The first 14 units are expected to be ready for occupancy by early summer.

Frederick W. Sarkis of Rochester, chairman of the board of Bristol Mountain Enterprises, Inc., and Richard M. Singer, managing trustee of General Mortgage Investments of Towson, Md., jointly announced the closing of a "significant" loan to the Bristol corporation and its subsidiary, Bristol Recreation Systems, Inc. The latter firm is building Bristol Harbour Village.

Sarkis said, "The proceeds of the loan will be used exclusively for the first phase development of Bristol Harbour Village on Canandaigua Lake. We predict that this planned recreational community will become a model in environmental land planning use."

Singer commented, "This development has been carefully planned and we look forward to a long-term relationship with the developers. It is certainly one of the most picturesque sites in the northeast."

Interior work on the first building will begin in early January. Scenic lots will be fully developed with roads and services. The water pollution control plant, tennis courts, docks and club house also are targeted for summer completion, Sarkis said.

Sarkis also revealed that Harris C. Eichen of Baltimore is joining the Bristol corporation board of directors in the near future. Eichen is controller of Investors Consultants, Inc., administrators of General Mortgage Investments.

"This move will significantly strengthen our capabilities in financial matters," said Sarkis today.

When asked about the size of the loan, Sarkis said that the total investment in the project will be in excess of \$2 million at completion of phase 1 this summer. (Considerable work has been done, but was stalemated for a time by financial kinks.)

Sarkis closed by stating, "I

would like to express my appreciation to the Town of South Bristol as well as Ontario County officials for their patience and cooperation during our two years of planning in this project. There is a definite need for this type of development in this area. Needless to say, we are tremendously pleased that we can now move ahead."

D+C. 12/29/70

## Bristol Harbour Receives Loan

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December 28, 1970



# Cottager Loses Condominium Suit

By MARGE VAN ISEGHEM  
Regional News Service

CANANDAIGUA — Suit of a Seneca Point resident to prevent filling of a Canandaigua Lake beach strip by the developer of a condominium project has been dismissed in State Supreme Court.

Justice William G. Easton of Rochester issued the ruling today against the claim of Gaylord D. Whitaker, also of Rochester, following a non-jury trial last October.

Whitaker contended that Bristol Recreation Systems Inc., a subsidiary of Bristol Mountain Inc., does not own the shore area and that its plans for use of same are illegal. He argues that the beach is owned by the state.

The decision cited Whitaker's failure to show proof of special harm to his own property as result of the disputed landfill. Justice Easton further ruled there was insufficient proof for the court to pass on the question of title as related to a low water mark.

In this area, the court stated, "and even assuming there was sufficient proof, the determination thereof would serve no purpose since the defendant would still be entitled to riparian rights even though the state had title." The state was not a party to the court action.

The decision also said, "no justiciable controversy is shown to exist merely as between the plaintiff and defendant. They are both neighboring riparian owners with equal rights of access to the lake."

The Bristol firm was awarded a cost judgment of \$190 against Whitaker.

Justice Easton reviewed trial testimony. He pointed out that the South Bristol land sites involved is in the process of being improved by a condominium containing 56 units at the edge of a bluff overlooking the lake. The decision continued,

"Below the bluff is to be developed what appears to be a narrow stretch of beach which runs from the bottom of the steep bank to the lake. This stretch of land, the subject of this dispute, was filled in by a

predecessor in title in 1960. The extent of the fill and of the shore beneath the bluff prior to the filling operation were not clearly established at the trial.

"It would appear, however, that there did exist a small beach area between the bluff and the lake's low water mark prior to the filling operation. Prior to trial of this action, an application was made by defendant to the Conservation Department of the State of New York for a permit to use the beach area and to improve the same with docks and related structures.

"The plaintiff and many others appeared at this hearing and voiced their opposition to the application. A decision on the matter is still pending."

Whitaker's Seneca Point property adjoins the line of the condominium development. In his action Whitaker sued on behalf of himself and other citizens of the State of New York, and particularly those who are residents of the town of South Bristol, Ontario County, and property owners or residents of Canandaigua Lake.

The apartment project began when South Bristol town was without zoning. Town officials and residents received a viewing of the project plans

from Fred W. Sarkis, Rochester, chairman of the board of Bristol Mountain Inc.

The Seneca Point bluff project will include apartment buildings, some single homes, its own sewer treatment system, tennis courts, roads and club house as well as an elevator route down the cliff to the beach and docking facilities.

## Sarkis Winner In Civil Suit

A civil suit, aimed at halting construction of an apartment complex adjacent to Seneca Point on Canandaigua Lake, has been dismissed in Supreme Court here, it was learned today.

Justice William G. Easton of Rochester dismissed an action brought by Gaylord C. Whitaker of Rochester, a summer resident at Seneca Point, against Bristol Recreation Systems Inc. developer of a condominium housing complex along the west shore of the lake.

Whitaker alleged that the development corporation was making private use of public lands by making a beach for a condominium village located above the Seneca Point bluff.

The judge said the action stemmed from a filling operation along the shore conducted by the defendant's predecessor in title. The defendant is Bristol

Mountain Recreation Systems Inc.

Justice Easton stated in his decision, filed in the Ontario County Clerk's office, "Since the plaintiff (Whitaker) has shown no special harm to his property as result of the disputed land fill, the complaint should be dismissed on that ground alone."

The justice dismissed the suit and ordered the plaintiff to pay court costs of \$190.

Bristol Mountain Recreation Systems Inc. is a subsidiary of Bristol Mountain Enterprises Inc., of which Frederick W. Sarkis of Rochester is board chairman. The corporation also owns and operates Bristol Mountain Ski Center.

Construction of a condominium project by the firm was begun last year, but was halted last summer because of financial difficulties. These were resolved earlier this week and work is expected to be resumed next month.

### Beach Elevator

The developer plans to have an elevator on the cliff to go down to the beach and dock area below. When an application was made to the state for permission to install the docks strong opposition was voiced by Seneca Point residents at a hearing.

Prior to the non-jury trial in the Whitaker suit case, Justice Easton said in his decision, an application was made by the defendant to the Conservation Department of the State of New York for a permit to use the beach area and to improve the same with docks and related structures.

He added, "A decision on the matter is still pending."

Sarkis announced last Monday that his firm has secured a



# Controversial Piers Nearer

D.M.  
1/4/71

The State Department of Environmental Conservation has given a "notice of intent" to issue a permit for construction of some 120 or so boat docks on piers extending into Canandaigua Lake near Seneca Point.

T.P. Curran, central permit agent of the department's division of water resources, has notified Bristol Recreation System Inc. that a permit for the docks will be granted when a couple of points are cleared up. Before the permit can actually be granted, Bristol Recreation Systems Inc. must obtain from the State Office of General Services a grant of easement for use of the state-owned land under the water where the piers will be built.

Then revised plans must be submitted to Division of Water Resources showing the exact boundaries of the easement.

## Apartment Project

The piers and boat docks are part of a plan by Bristol Recreation Systems Inc. for an apartment complex which is being built on the shores of the lake near Seneca Point.

Plans call for building nine 100-foot long piers into the lake. They will project into a cove just north of Seneca Point.

When Bristol Recreation System Inc. and its board chairman Frederick Sarkis of Rochester first sought the permit to build the piers, a public hearing was held in Canandaigua by the state.

The hearing continued for several days in May and June with dozens of people speaking. Most of those testifying were against the proposal. Many were owners of property near the project.

## Pollution Hazards

They claimed the piers and the resulting boat traffic would create pollution, noise and other problems to the lake and its surroundings.

In a nine-page statement the Department of Conservation stated that:

1. Conservation Law does not prohibit docks over 40-feet long, but does require permits for them.

2. The proposed piers and resulting boat activity would not have a "measurable effect" on the lake area near the shore line.

3. The increase in the number of power boats resulting from the proposed plan would not cause a "measurable increase in boat density or cause hazards to boat operators." According to the statement, "the lake is not presently overpopulated with boat traffic and the increase of 65 additional boats will not adversely affect the lake's use for small boat navigation. . ."

## No Adverse Effect

4. "Operation of the facility will probably result in some oil and gasoline discharge on the water surface, but the concentration in this area does not appear to be to the degree that will result in a measurable ad-

(Continued on Page 3, Col. 5)

verse effect on the ecology, or use of the lake as a water supply."

Sarkis plans to build 56 apartments on a cliff overlooking the lake. Work was started last year on 14 of the units, but was held up due to financial problems. New financing has been arranged and plans now call for work on the 14 units to be completed this year.

According to a statement of "findings of fact" by the Environmental Conservation Department, the dock facilities would initially be available to residents of the development, but could be opened to non-residents in the future.

Sarkis has formulated rules for use of the piers. Among the rules is a limitation of 65 power boats at the marina.

The piers would be along part of the 2,450 feet of shoreline owned by Bristol Recreation Systems Inc.

ROCHESTER DEMOCRAT AND CHRONICLE  
Thursday, December 31, 1970

3B

PLANS FOR A 65-BOAT marina near Seneca Point, Canandaigua Lake, as part of a housing development, are snagged under a pile of applications.

The project, proposed by Bristol Recreation System, an offshoot of Bristol Harbor Village, was approved conditionally by the State Water Resources Board. The application then was referred to the Office of General Services. The OGS said that the case had reached there "but there are hundreds ahead of it."

## Annulment Sought For Dock Site

4/14/71 D.M.

The Canandaigua Lake Pure Waters Association has instituted action in Supreme Court seeking to annul a permit for several boat docking piers at an apartment development near Seneca Point on Canandaigua Lake.

According to the lake association, a review will be held on April 28 in Supreme Court in Monroe County. To be reviewed is a permit issued by the State to Bristol Recreation Systems Inc. for construction of nine 100-foot-long piers.

The piers are part of a development planned by Frederick Sarkis of Rochester, and an official of Bristol Recreation Systems, Inc., owner of land adjacent to the proposed boat-docking facilities.

The permit was issued after lengthy hearings last summer held in the County Courthouse by a representative of the State Conservation Department.

Last month, the lake association obtained a court order staying the permit until a review of the case is held by Supreme Court.

## Phosphate Detergent Ban Made

4/23/71 D.M.

Frederick W. Sarkis, president of Bristol Recreation Systems, Inc., developers of Bristol Harbour Village on Canandaigua Lake, has announced a ban on phosphate detergents in the village. In the condominium legal papers, all property owners in the development, now under construction, will be bound by this restriction.

In addition, Sarkis said, "An environmental committee will establish rules and regulations regarding the use of chemicals and pesticides which it may deem harmful to the village environment." Sarkis credits the Rochester Committee for Scientific Information (RCSI) for creating an awareness of this need.

Bristol Harbour Village is a development being built on the shores of Canandaigua Lake just north of Seneca Point. It includes apartments which have been under construction for more than a year and some residential building lots.

"To our knowledge," Sarkis said, "this is the first planned community in the United States with a firm built-in ban."

"Although our privately operated water pollution control plant is capable of removing 80 per cent of the phosphates most of the year," Sarkis added, "it makes sense to eliminate it before it even goes in. Further we intend to ask the RCSI to monitor our system to determine the effectiveness of this ban."



# come live at Bristol Harbour Village



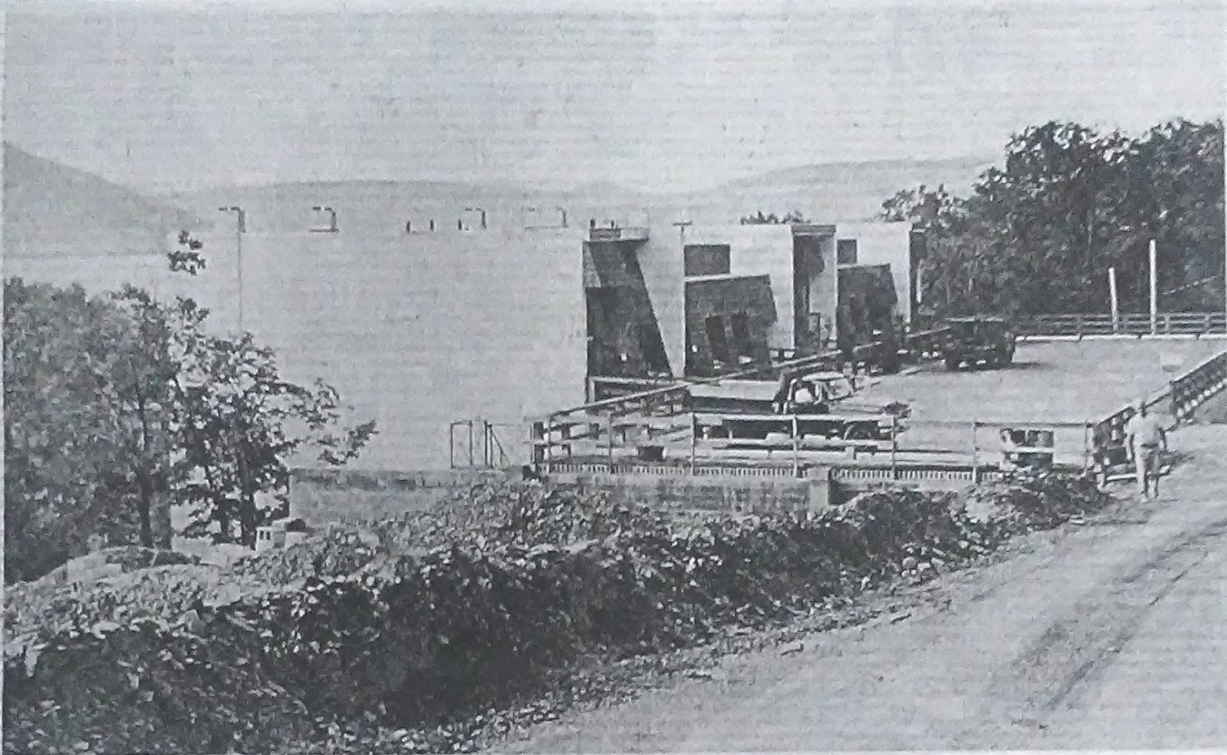
"Artist's Rendering"

Life is inviting at Bristol Harbour Village. High on a bluff, overlooking Canandaigua Lake, the setting is serene, the air is clear, the water clean, the soft sounds and spectacular sights of nature are everywhere. A year 'round leisure home awaits your return from the business of the city or the adventure of the mountain or lake. At Bristol Harbour Village, you live as you

year 'round maintenance allowing you full time to pursue your pleasures, and assure security when you're away

To protect the interests of all property owners at Bristol, two offering plans





THE FIRST UNITS of Bristol Harbour Village, these condominium apartments are just about ready for use and, according to workers on the site, probably will be occupied next month. While they are putting finishing touches on some of these apartment units, other workers are completing a sewage treatment plant that is to service the apartments and other residential developments in the village. (Messenger photo)

ARISEL  
200-421-1111  
APR 30 1971

## *Etcetera*

by Marianne J. Jacobs

Fred Sarkis of Bristol Mountain and Bristol Harbour fame took steps this week to prevent at least one possible polluting aspect of the Harbour when he announced that phosphate detergents would be banned from the swanky condominium development.

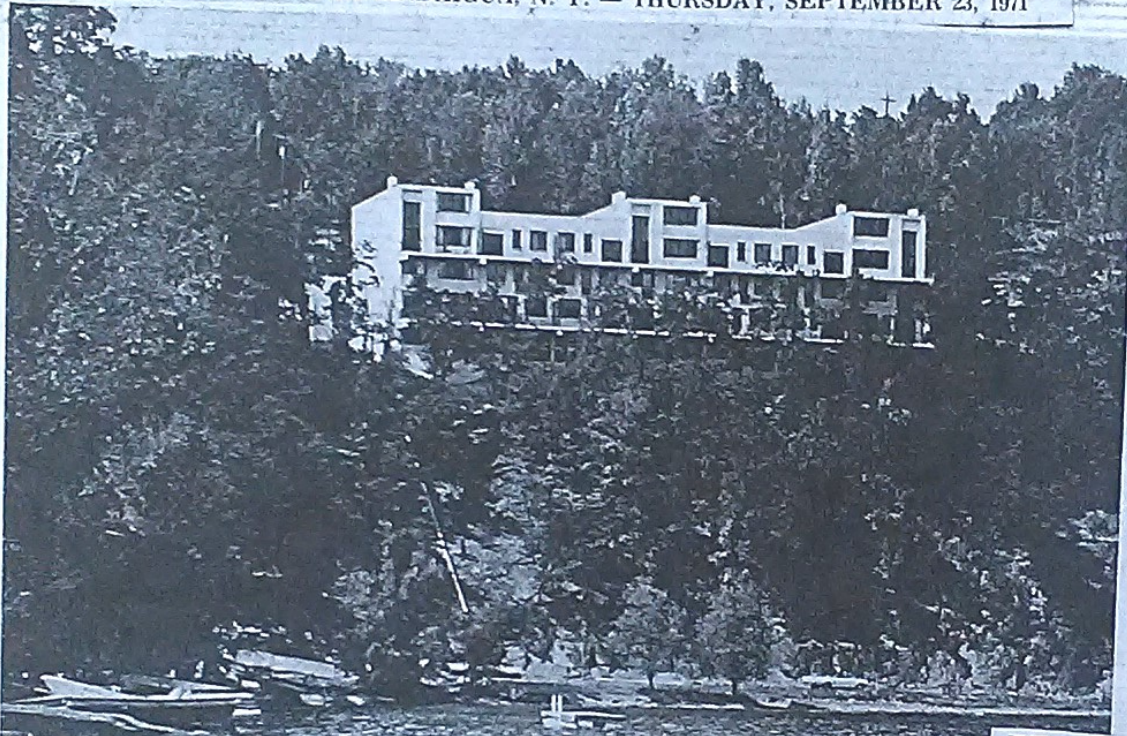
"To our knowledge," Sarkis said, "This is the first planned community in the United States with a firm built-in ban."

"Although our privately operated water pollution control plant is capable of removing 80 percent of the phosphates most of the year," Sarkis added, "It makes sense to eliminate it before it even goes in. Further, we intend to ask the RCSI to monitor our system to determine the effectiveness of this ban."

Now if we could just get over the crawly feeling that people who can afford to live at Bristol Harbour don't need to do washings - just throw the stuff away and buy new.

\*\*\*\*\*





A VIEW FROM Canandaigua Lake shows the lake side of Bristol Harbour Village in South Bristol adjacent to Seneca Point. The first phase of the controversial development is completion with plans for occupancy of first units by No

## Housing Project Progresses

**SOUTH BRISTOL** — The first units of a 242-acre development, known as Bristol Harbour Village should be ready for occupancy by Nov. 1, according to Fred W. Sarkis, chairman of the board of Bristol Recreation Systems, Inc., the firm developing the village.

Plans for developing some 187 units, including condominiums, townhouses and individuals homes in the first phase of development. At present, one condominium building has been completed and some units have been sold.

A sewage treatment plant, which has been one of the sources of controversy, is to be completed by Nov. 1, as is a water supply system.

The condominiums overlook Canandaigua Lake as will others that are to be developed in the future. Housing lots are at a higher level, across Seneca Point Road from the condominiums.

According to Sarkis, 15 lots have been sold and construction of townhouses is to begin in about two weeks with completion expected before winter.

### For Rent by Owners

Luxury Condominiums at  
Bristol Harbour Village  
from December 1  
thru  
June 30



Contact:  
Mr. De Marie  
394-3010 or  
394-3565  
Afternoons

Ideal for one or  
more school teachers

\$350 per month and up



10/31/71 D.C.

# Suit to Bar 100-Foot Dock Lost By Canandaigua Lake Group

By DEL RAY

An organization of Canandaigua Lake property owners yesterday lost a court fight against a play to build a dock extending 100 feet into the lake at the new Bristol Harbour Village complex in the town of South Bristol.

State Supreme Court Justice Jacob Ark dismissed a suit brought by the Canandaigua Lake Pure Waters Association.

The association asked the court to annul a letter of intent — in effect, a provisional permit — granted by the State Department of Environmental Conservation to Bristol Recreation Systems Inc.

The corporation, headed by Fred W. Sarkis, is developing the Bristol Harbour Village complex of apartments, townhouses and single residences on the west side of Canandaigua Lake north of Seneca Point.

Lakeside residents complained at a hearing last year that the project, including the dock, would increase boat traffic; add oil, gasoline and other pollutants to the water; change the character of the area, and interfere with their privacy.

Ark noted, however, that the Department of Environmental Conservation found that the corporation's plan was "reasonable and necessary, that it will not adversely affect the natural resources and will be in the public interest."

The court, Ark continued, cannot consider the application anew "and it cannot say that the evidence in this preceding weighs so heavily against the applicant for the permit that the determination (by the department) cannot be sustained.

The developers plan a dock that will reach about 100 feet into the lake from the mean low water line along the shore.

Ark said he "carefully reviewed" the more than 1,100 pages contained in the stenographic record of the hearing and examined the evidence presented.

"Since a large housing project has brought about the request for docking facilities," Ark said, "it is obvious that they (the lakeside property owners) have not the protec-

tion of a zoning ordinance which would have averted the situation which they consider as the use of a part of the public domain for private exploitation."

D.C.

Modular Concepts Inc. of East Rochester has entered into an agreement to provide shells for the first six townhouses of a proposed 72 at Bristol Harbour Village bordering Canandaigua Lake in South Bristol.

Dec. 6 - 1971

D+C 12/23/71

## 'Village' Gets Townhouses

SOUTH BRISTOL — An additional type of dwelling soon will augment the condominiums and conventional building lots at all-new Bristol Harbour Village in this town.

Fred W. Sarkis, chairman of the board of Bristol Recreation Systems, Inc., developer of the unique housing complex overlooking Canandaigua Lake from a cliff off the west shore, said townhouse construction is progressing.

Phase I of the townhouses is about halfway completed, Sarkis said, yesterday. A model unit is expected to be ready for showing in 60 days.

Sarkis said 72 townhouse units are planned, situated on the southeast portion of the 242-acre development. Ground-breaking for the next series of townhouses is expected in early spring.

## Condominium at Bristol To Be Occupied by Nov. 1

CANANDAIGUA — The first condominium building is nearing completion at Bristol Harbour Village, a planned unit development in the town of South Bristol.

Occupancy of the five-story unit is expected to begin Nov. 1. More than 50 per cent of the first condominium space has been sold, said Fred W. Sarkis of Rochester. Sarkis is chairman of the board of Bristol Recreation System, Inc., which is developing the complex of apartments, townhouses and single residences.

The new village overlooks Canandaigua Lake. Develop-

ment involves housing on 242 acres near and around a high lakeside cliff. Planned as a recreation-oriented and leisure living residence complex, the village will have access to the lake waters via an elevator. house construction is about to get under way.

Sarkis said three more condominium units are in the process of sale, 15 of the improved building lots are sold and six townhouses have been reserved on working plans.

The master plan for the village development is for 415 townhouse units and 90 individual homesites.

TIMES UNION - 9-29-71



Nov. 4-1971

## 3 a.m. Lake Dredging Expensive

Four employees of Bristol Recreation Systems Inc. were fined a total of \$1,010 for digging in Canandaigua Lake at 3 a.m. yesterday to lay a pipeline for a controversial residential development at Seneca Point.

Conservation Officer Ed Dorscheid of Victor charged the Bristol Recreations Systems employees with "excavating bottom material from the navigable waters of Canandaigua Lake in front of land owned by Bristol Recreation Systems," a violation of the State Conservation Law.

State conservation officers were called about 3 a.m. yesterday by a person whose name was not disclosed and informed that the work was being done in front of Bristol Harbour Village, a new development on West side of the lake in South Bristol.

Lawrence J. DeMarse, a vice-president of Bristol Recreation Systems, and employees, Lawrence W. Duel, Ronald C. Higley and Samuel A. Hanggi were each fined \$250, plus a \$2.50 fee, by Town Justice Chandler Southgate, Victor.

Southgate said a permit from the state is required to do excavating from the lake. Officer Dorscheid said the men were in the process of laying a pipeline at the time of the arrest.

The development has been highly controversial because of strong opposition by Seneca Point and other lakeside residents to placing boat docking piers in front of the apartment development and to a sewer plant built to service the residences.

Canandaigua Lake Pure Waters Association last Friday lost a court fight against a plan to build a dock extending 100 feet into the lake at the development.

## Canandaigua Lake Condominium

# Bristol Harbour Village Will House 187 Families

9/30/71  
B.P.P.

More than 50 per cent of the first condominium buildings at Bristol Harbour Village on Canandaigua Lake has been sold in seven weeks.

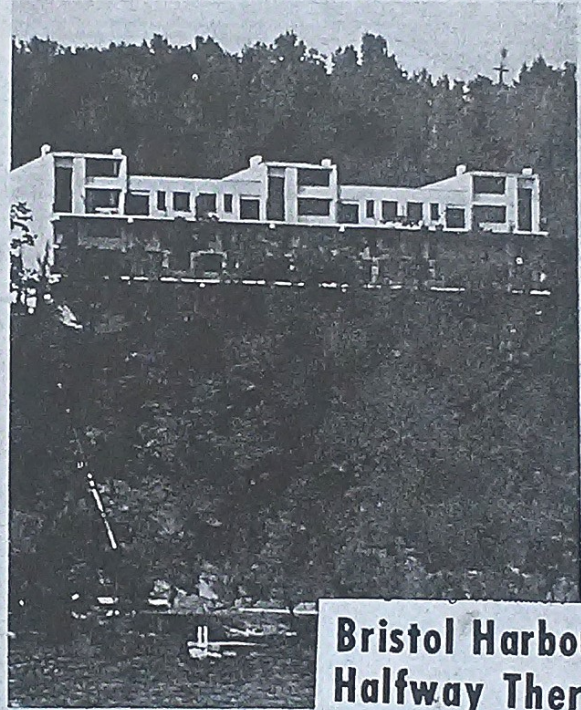
The five-story building is in its final stages of completion. Scheduled occupancy date is Nov. 1.

A 242-acre planned unit development in South Bristol, Bristol Harbour Village will house 187 families in condominiums, townhouses and individual homes at the completion of the first phase. It will provide a variety of recreation-oriented and leisure-living facilities and services.

\* \* \*

Another three condominium units are in the process of sale, 15 of the improved building lots are sold and six townhouses have been reserved from working plans, according to Fred W. Sarkis, chairman of the board of Bristol Recreation Systems, Inc.

Construction of townhouses will begin in about two weeks. Completion is expected before winter.



CONDOMINIUM BUILDING NOW overlooks Canandaigua Lake.

Two tennis courts are 90 per cent completed. A bridge and an elevator for transportation to the beach and proposed marina are under construction. Completion is scheduled before the boating and swimming season begins.

The village's sewage treatment plant and water supply system will be in

## Bristol Harbour Halfway There

Phase I of townhouse construction is 50 percent complete at Bristol Harbour Village on Canandaigua Lake and a model will be ready for showing in approximately 60 days, according to Fred W. Sarkis, developer and chairman of the board.

Townhouses will provide a second type of living at Bristol Harbour Village which also offers condominium living and individual building lots to its customers. All will have views of Canandaigua Lake and will be tied into the major utility services of the community.

Sarkis mentioned that townhouse units will have more than 1500 square feet of living space and will include all major appliances.

Projects planning calls for 72 townhouse units located on the southeast portion of the 242 acre development. Groundbreaking for the second series of townhouses is anticipated for early spring and sales officers will remain open throughout the winter months.

*Ontario Co. Times -  
Journal - Jan. 3, 72*



## Condominium Is Developing Well

SOUTH BRISTOL — A multi-million dollar condominium - town house-single family home development on 242 acres near Canandaigua Lake shore appears to be picking up momentum, according to its developers.

Fred Sarkis, president of Bristol Recreation Systems Inc., developer of the project, said today that all 14 of the condominium apartments that have been built have been sold; six town houses which are being built have been sold; and 11 single family home residential lots have been purchased.

In addition, he said, contracts have been signed for purchase of four condominiums and three more town houses which are to be built in the near future.

The development, known as Bristol Harbour Village, has run into many snags since its developers began planning it in 1966.

### Early Opposition

Nearby residents in the Seneca Point area have led opposition to the development. They have sought through public hearings and court actions to halt work on the development and on a proposed marina complex which is part of the master plan of the project.

The marina is subject to court action which is still pending. Approval by the state and courts have been appealed to higher courts.

Long range plans, Sarkis said, call for eventual construction of 867 residential units, including apartments and single family residences and recreational facilities such as tennis courts, and possibly a golf course. One group of tennis courts should be ready for use this year, Sarkis said.

First phase of construction calls for 187 units. This will include 58 condominiums

(apartments which are owned individually), 72 town house apartments and 57 single family home building lots.

Sarkis said a second condominium building, which will have 21 units, will be started in early spring. And work has started on footings for an elevator which will provide access to the marina area which lies at the foot of a cliff which the condominiums perch upon near the shoreline. The elevator is slated to be completed by May 15, he said.

### Sales 'Pleasing'

Sarkis said today he is "extremely pleased" with sales, which total more than \$1 million so far. "We have surpassed the goal which we had set for all of 1972," he said.

The corporation has re-evaluated its planning and now hopes to complete the project sometime in 1977. Total sales for the entire plan are estimated at \$35 million, he said.

The project was first made public in August 1968. It immediately drew fire from adjacent property owners who objected to, among other things, a plan for a sewage treatment plant for the "village."

The plant, which has been approved by state health department officials, was subsequently built and is now in operation.



# The Daily Messenger

CANANDAIGUA, N. Y. — TUESDAY, APRIL 4, 1972

60



A VERTICAL GONDOLA is being constructed at the Bristol Harbor Village development at Seneca Point on Canandaigua Lake. Two enclosed cars, each seating four persons, will hang from cables attached to the steel structure in the upper portion of the photos. Purpose of the facility is to provide easy access to the development's private beach and dock. Photo at left shows stairs now used to reach the beach. At right, the approximate 120-foot drop is shown from balcony of one of the housing units. (Messenger photos)



3-16-72  
**Water Use  
 Hearing  
 May Be Held**

**SOUTH BRISTOL** — A public hearing is set for April 13 on an application from owners of Bristol Harbour Village for permission to take water from Canandaigua Lake for consumption by village residents.

Bristol Harbour Village is a residential development on 240 acres on the shore of Canandaigua Lake near Seneca Point in South Bristol. It includes condominium apartments, town houses and single family home building lots.

The village presently has a water supply system which uses wells as a source of supply. An application has been made to the State Department of Environmental Conservation for permission to run an intake line into Canandaigua Lake to obtain water that will be incorporated into the existing treatment and distribution systems.

According to Edwin L. Vopelak, chief of the bureau of water regulation of the division of resource management services, if no opposition to the request is filed with the Department of Environmental Conservation by April 4, no public hearing will be required.

If opposition is noted, the hearing will be held in the South Bristol Town Hall on Route 64 on April 13 at 1 p.m.

Copies of plans for the proposed water intake system are on file in the Department of Environmental Conservation office in Albany and are available for public inspection.

*Daily Messenger*

**New Sports  
 Facilities  
 Planned**

**SOUTH BRISTOL** — Another phase in the development of Bristol Harbour Village will begin this summer, according to Fred W. Sarkis, president of Bristol Recreation Systems.

Sarkis said construction on an 18-hole golf course and a tennis club will begin this summer. The golf course is being planned by Robert Trent Jones, an internationally known golf course architect. The golf and tennis club will be for residents of the village and non-residents, Sarkis said.

He also reported that Bristol Recreation Systems has formed a "joint venture with Connecticut Mutual Life Insurance Company of Hartford, Conn.

"This finally insures the proper financing of Bristol Harbour Village and the installation of all its recreational amenities," he said.

Bristol Harbour Village is a planned community with plans for about 800 families in houses, townhouses and condominium apartments. Its total value is estimated at \$50 million by its developers.

Twenty families will have moved in by July 1 and there will be 150 families by the end of the summer of 1973, Sarkis said.

In another announcement, Sarkis said the Appellate Division of New York State Supreme Court has unanimously supported the findings of Justice Jacob Ark regarding a permit for 128 dock slips at the village.

The Department of Environmental Conservation had issued a permit for the dock slips after a lengthy public hearing had been held in the Ontario County Courthouse some time ago.

Opponents to the dock plan had sought a ruling from the Supreme Court against the permit and Justice Ark had ruled that the permit had been legally and properly granted by the state.

STATE OF NEW YORK  
 DEPARTMENT OF  
 ENVIRONMENTAL CONSERVATION

In the Matter of the Application of  
**BRISTOL RECREATION SYSTEMS,  
 INC.**

Water Supply Application No. 6082  
**PUBLIC NOTICE**

Notice is hereby given that, pursuant to Section 75 of the Environmental Conservation Law and pursuant to Section 451 and Part III-A of the Conservation Law, the Department of Environmental Conservation will cause a public hearing to be held in the Town Hall of the Town of South Bristol, on Route 64 in that Town, on the 13th day of April, 1972, at 1 o'clock in the afternoon of that day for the purpose of hearing all persons, waterworks corporations, municipal corporations or other civil divisions of the State of New York that may be affected by the execution of the plans of Bristol Recreation Systems, Inc. for the installation of a complete water supply and distribution system to serve its proposed Bristol Harbour Village residential development to be constructed on a 240-acre site on the west shore of Canandaigua Lake in the Town of South Bristol, for the taking of a supply of water for use in this system from an existing well and from Canandaigua Lake, and for the installation of a water supply intake in that Lake, plans for which have been filed with the Department of Environmental Conservation at its office in Albany, New York, where the same are open for public inspection; and for the purpose of determining whether said plans are justified by public necessity, whether they provide for the proper and safe construction of all work connected therewith, whether they provide for the proper protection of the supply and watershed from contamination or provide for the proper treatment of such additional supply, whether they are just and equitable to the other municipalities affected thereby and to the inhabitants thereof, particular consideration being given to their present and future necessities for sources of water supply, and whether they make fair and equitable provisions for the determination and payment of any and all legal damages to persons and property, both direct and indirect, which will result from the execution of the plans or the acquiring of such lands.

All persons, waterworks corporations, municipal corporations or other civil divisions of the State of New York, other than the applicant, who have objections to the execution of said plans or wish to be heard either in favor of or opposed to such plans, in order to be heard thereon, must file a notice of such desire to be heard in writing and in duplicate in the office of the Department of Environmental Conservation, Albany, New York 12201, on or before the 4th day of April, 1972. Any objections so filed must particularly specify the grounds thereof.

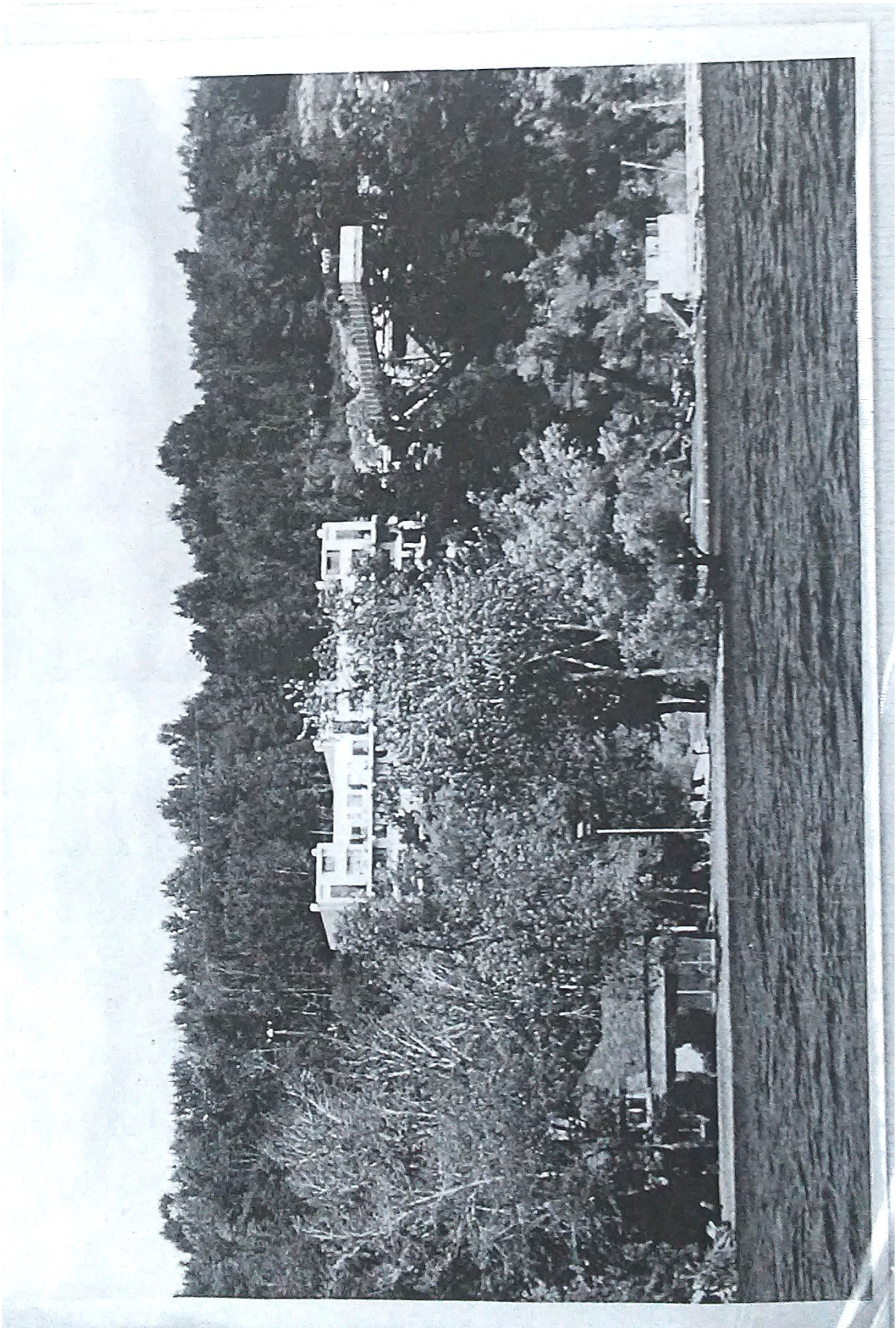
In the event that no notice of appearance in opposition to the proposed project is filed within the time specified, the Department is authorized by statute to dispense with the Public Hearing; and to proceed to consider and examine the petition, maps, plans, proofs and arguments submitted in support of the proposed project, and thereafter to make the determinations and decision as required by statute. If the hearing is dispensed with, due and timely notice thereof will be given only to the applicant and to any person who has filed a notice of appearance.

Dated, Albany, New York, March 13, 1972  
 DEPARTMENT OF ENVIRONMENTAL  
 CONSERVATION

EDWIN L. VOPELAK  
 Chief, Bureau of Water Regulation  
 Division of Resource Management Services

M23,30 *Daily Messenger* (648)  
 3/23/72







# Etcetera

by Marianne J. Jacobs

# Pollution Bill Splits Board

CANANDAIGUA, N.Y. — FRIDAY, MAY 26, 1972

It's getting to be routine for members of the County Board of Supervisors to be upset about last-minute laws passed by the state legislature.

But yesterday the board spent much of the time at its regular semi-monthly meeting discussing a surprise bill that prohibits dumping of almost anything into Canandaigua Lake.

Many of the supervisors spoke on the subject and all of them agreed they're against polluting any body of water. But some of the men said they feel the bill in question is just too ambiguous and they wanted to pass a resolution asking Governor Rockefeller to veto the bill.

However, the board defeated the resolution. Twelve of the supervisors voted for the veto and nine against; but using the weighted voting system, the 12

men had only 1,738 votes and the nine had 2,261. Thus, the resolution seeking the veto was defeated.

## Area Legislators

The bill had been introduced in the senate and assembly at the request of Sen. Theodore D. Day and Assemblyman Frederick L. Warder, Ontario County's representatives in the state legislature.

It states in part that "Discharge of sewage and other offensive matter into... Canandaigua Lake... (is) prohibited." The law actually does not go into effect until September 1976.

Theoretically this gives four years to eliminate any sources of sewage or wastes that go into the lake.

But Fred Sarkis, president of a corporation building a housing - recreation complex near Seneca Point, said the bill could hinder development of sewer lines around the lake, a long-range plan that has been suggested for helping to keep the lake pure.

## Permit Limitations

He also said the bill states that the only changes that can be made in waste treatment plants in the next four years are ones that the state had granted permits for as of March 1, 1970.

Sarkis plans eventually to build over 800 dwelling units in Bristol Harbour Village. He presently has a sewage treatment plant and plans to expand it as the development grows. The law would prohibit this expansion, he said.

Sarkis asserted that the bill is the result of pressure "by leaders of Canandaigua Lake Pure Waters Ltd. (a lake association formed to protect the lake area) who have a personal vendetta for Bristol Harbour Village."

He said he feels that the wording of the bill would "seriously affect Bristol Harbour and the small towns in the southern portion of the county."

## Supervisors in the Dark

Several supervisors complained that they had heard nothing of the bill until Board Chairman Elwyn Herendeen received a letter from the governor's office asking for comment on it.

Mayor William J. Verhile of Naples sent a letter to the board

6/9/72

Fred Sarkis claims that the bill we discussed in this space last week definitely prohibits the construction of additional sewage treatment plants along Canandaigua Lake shore. He's sending us a copy to prove his point.

6/14/72

We had an interesting tour of Fred Sarkis' Bristol Harbor set-up last Friday - came back with extensive notes and several photos. Alas, space prohibits. (After Primary we'll HAVE to get organized.)

*Bill Nealon called Fred at 8:00 a.m. and told him about this meeting. Fred had gotten in at 2 a.m. from his trip to Richmond Homes - but he got to the meeting in time to express his views on this bill*

Wednesday, May 24, 1972 — Daily Messenger, Canandaigua, N.Y. — Page 3

# Lake Pollution Bill Discussion

The Ontario County Board of Supervisors will meet tomorrow at 10:30 a.m. for a regular semi-monthly session. The meeting is open to the public.

Among items on the agenda is a proposed resolution asking Governor Rockefeller to veto a bill that would prohibit discharge of sewage and the deposit of garbage into Canandaigua and Skaneateles lakes and their tributaries.

Board Chairman Elwyn Herendeen told The Messenger today, "We're not sure just what this bill does. We are discussing it in committee today. I suspect there probably will be a split vote on this resolution."

He said the bill passed both houses of the legislature "and

we didn't know anything about it until I received a letter from the counsel to the Governor asking for comment before he (Governor Rockefeller) took action on the bill."

He said he has until June 8 to comment and "because of the importance of the matter, I wanted the Board of Supervisors to know about it."

Herendeen said the law amends "the Lake George bill to include Canandaigua and Skaneateles lakes. Canandaigua Lake would have to comply by 1976," he said.

This means places like Naples and Widmer's Winery, Comstock food processing plant in Rushville and Bristol Harbour Village near Seneca Point, or any place that has plants dumping effluent into tributaries of the lake, would no longer be able to do so.



## \$60 Million Project

# County Planning Board OKs Bristol Harbour Village Plan

Sept. 14-1972  
Daily Messenger

SOUTH BRISTOL — The Ontario County Planning Board last night gave its stamp of approval on a revised plan for Bristol Harbour Village, a \$60 million development which an official described as "one of the largest (developments) proposed in the county to date."

Bristol Harbour Village is a residential - recreational complex, most of which is in the Town of South Bristol and a small section of which is in the Town of Canandaigua.

It includes some condominium apartments on a cliff overlooking Canandaigua Lake just north of Seneca Point. Other phases of the development include townhouses and single family homes on parts of a more than 400-acre parcel of land.

The revised plan, which has also received approval of the

South Bristol Town Planning Board, contains the same number of dwelling units as were in the original plan, 874.

### Acreage Doubled

But the amount of acreage involved is doubled, from slightly over 200 to 402.2 acres.

Fred Sarkis, president of Bristol Recreation Systems, and architects and an attorney described the changes to the county planning board last night.

Among the changes, besides the expansion of the property involved, is a plan to increase recreation areas. About 65 acres are to be set aside "to be left permanently as open land" and used for such things as hiking trails and horse trails.

A 200-unit hotel, which was to have been built near the shore line of the lake, has been moved farther to the west where more

parking area will be available.

Several nine-story apartment buildings that were included have been changed to five-story units. A golf course, designed by nationally known golf architect Robert Trent Jones, will be 18 holes instead of nine holes. There will be 10 tennis courts instead of two. The number of condominium apartments along the cliffs has been reduced from 574 to 468.

The number of town houses and duplex units has been increased from 236 to 380. And the number of single family units, some of which will be located along the golf course, has been reduced from 57 to 26.

There will also be a "mini-commercial center" of about 12 shops designed primarily to serve the occupants of the village. A riding stable and

(Continued on Page 3, Col. 6)

## \$9M Pledged In Bristol Venture

9/12  
TU

Bristol Recreation Systems, Inc., which is building a planned community on the shore of Canandaigua Lake in the town of South Bristol, has formed a joint venture with Connecticut Mutual Life Insurance Co. for further development of the project.

Connecticut Mutual will be a limited partner in the new venture, called Bristol Venture, and has committed \$9 million toward Bristol Harbour Village project.

Fred W. Sarkis, president of Bristol Recreation Systems, said \$1.2 million of the new commitments will be used for building a golf course and tennis club, \$2.75 million for land development and about \$5 million for revolving construction loans.

Twenty condominium units already are occupied. Four model townhouses will be completed by the end of this month, Sarkis said, and 44 more condominiums will be ready by next June.

Phase one of the project will cost about \$6 million or 10 per cent of the total envisioned project, Sarkis said. The golf course will be finished by 1974 and in three years 450 families are expected to be living at Bristol Harbour, he said.

Total project, including a shopping center and 200-unit hotel, is targeted for 1978.

## Sarkis Project Given OK

(Continued from Page 1)

trails have been added to the plan.

Sarkis said there is no change in the number of boat docks planned on the lakeshore. He added that the developers are still committed to limiting to 65 the number of power boats that will be allowed within the boat docks.

Construction at Bristol Harbour Village started about two years ago. So far, 20 dwelling units have been completed. Four single-family dwellings should be done in about 30 days and another 44 condominium units should be finished by next June. Also, six town house units are under construction, according to Sarkis.

These units were all approved under the original master plan filed by the developers.

Last night, the County Planning Board made several recommendations to the South Bristol Board of Zoning Appeals which has final say on the proposed revised plans.

Among the recommendations are:

1. That some 65 acres along a gully created by Seneca Point Creek to the west of the lake be limited to recreational use only.
  2. Specifications for roads within the development were recommended.
  3. Requirements for proper fire protection (hydrants) and refuse collection should be imposed.
  4. Close supervision should be maintained by town officials as the development progresses.
- Sarkis said last night he believes the development will be completed in several phases over a period of about six years. The town zoning board will hold a public hearing on the revised plans at 7:30 p.m., Sept. 21, at the town hall.





FIRST CHAMPION — Al Kuhn accepts a check from Fred Sarkis (right) for having won First Annual Bristol Harbour Tennis championship the past weekend.

## Kuhn Wins 1st Bristol Harbor Tennis Tourney

Bristol Harbour Village on Canandaigua Lake launched its first annual PRO-AM Tennis Tournament this past weekend. Eight top professional and amateur players were invited to participate from the greater Rochester area. Among the participants were Spike Gonzales, current Rochester Champion, Mario Obando, professional at the Seasons in Rochester and former City Champion, Al Kuhn, former City Champion and once ranked 2nd in the National Boys Event, Don Swarthout, and Fred Sarkis, both seeded players in the Rochester tournament this year, Ellis Slack, who was 2nd in men's Seniors in the Wimbledon tournament four years ago and ranked 2nd in the Eastern Seniors two years ago, Dave Strebel, tennis coach at Rush-Henrietta High School, and Dave Eddy, former City

Champion of Syracuse and now pro at the Irondequoit Country Club.

The first round was marked by major upsets. Obando lost to Swarthout in a thrilling three setter which went to a tie-breaker in the third set. Unseeded Strebel upset Eddy in a three setter, Sarkis lost in two sets to Al Kuhn. Slack lost to Gonzales after easily winning the first set.

In the second round, Gonzales won in two sets over Strebel and Swarthout lost to Kuhn in a three setter.

The finals brought Gonzales and Kuhn together in a thrilling three setter. Kuhn took the first set 6-2. Gonzales came right back with a 6-2 set. The third set went to five all. Kuhn won the sudden death with a score of five points to two. Gonzales lost the match on a double fault.

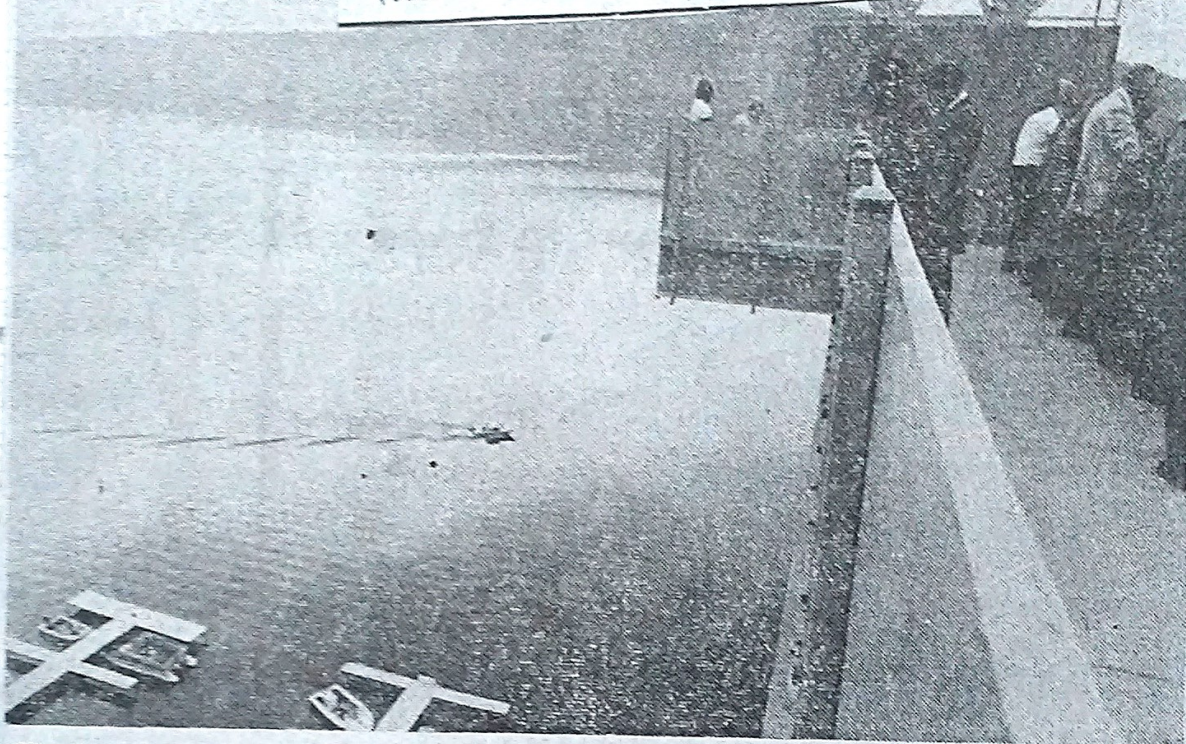
In the doubles, the team of Ellis Slack and Dave Strebel defeated Don Swarthout and Spike Gonzales in an outstanding exhibition which

lasted three sets.

Three hundred dollars in prize money was distributed to the winners. The JayCee's Junior Tennis program collected \$100 from door admissions and prize money donated by Ellis Slack of Rochester.



T.U.



View from the projecting tower station of new gondola shows height of structure above Canandaigua Lake. Pulleys at top right lift gondola cars which are counterbalanced. When one goes up, the other goes down.

# A Cliffhanger of a Story

By JEAN GIAMBRONE

The world's first vertical cable gondola goes 120 feet along the side of a cliff to the shores of Canandaigua Lake — and it's loaded with safety features. Thank heavens!

I only wish the engineers had thought to install a loudspeaker intercom so that gondola passengers benefiting from "the safety features" would know all was under control.

I make all these observations from experience — the one I had with famed golf

course architect Robert Trent Jones and two other men as we made a test run in the elevator cars that will service residents of Bristol Harbour Village, a luxurious complex of townhouses and condominiums currently under construction.

It was on the trip back to the top of the cliff — after a safe journey to the bottom — that "the safety features" went to work. The man nearest the door attempted to open it when we still were inches from the dock.

Bingo! The electrical relay

system went to work. The door wouldn't open — proving you have to be docked or the door won't open. Also the car wouldn't budge until the relay had been reset.

But rather than have the wary — I have too much pride to say 'panicked' — passengers wait, Fred Sarkis, one of the heads of the Village, immediately had an aide manually crank the car back to shore.

Trouble was this way we inched down instead of gliding smoothly as we had done before — some of us sure that

something must be wrong.

Once on the shore dock, some of us decided not to wait around for the mechanism to be reorganized. We beat it for the alternative — 176 wrought iron grate steps built into the side of the cliff.

When we got to the top, a laughing Sarkis (later he said "Why am I laughing? I should be crying." as he considered the newspaper and television media who had witnessed the scene) shook our hands and said we had climbed the equivalent of a

(Please Turn to Page 3C)

Continued From Page 1C)

12-story building. It took less than 10 minutes counting lay-over times at landings and some "gotta-stop-a-minutes" steps.

At the official launching a few minutes later Sarkis' crew showed the handsome blue and silver gondolas, similar to those that skiers ride except that those run horizontally or diagonally rather than vertically, were in smooth working operation.

Jones, who has designed an 18-hole course to be part of the complex, snipped the official launch ribbon and all was well.

Residents already occupying completed Village units used the gondola for 12 consecutive hours without incident the other day, Sarkis said.

Still, in retrospect . . . an intercom over which reassuring words could be piped would also be a nice addition.





—Times-Union Photos—Leonard Maxwell

Bristol Harbour gondola cars deliver passengers from cliffside to marina at Canandaigua Lake. The gondola, said to be the world's first vertical model, made an ill-starred debut yesterday.

**PUBLIC NOTICE OF HEARING  
BEFORE THE ZONING  
BOARD OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of South Bristol, New York, will hold a public hearing pursuant to Section 23 of the Zoning Ordinance on the following proposition.

Appeal No. 1972-4

Request of BRISTOL VENTURE, a Limited Partnership by Bristol Recreation Systems, Inc., General Partner, R.D. No. 5, Canandaigua, New York 14424, for special use permits and variance of the regulations of the zoning ordinance, as follows:

a. Special Use Permit to improve 377,808 plus or minus acres under Use Class 9 as large scale multiple dwelling development as noted on map filed with application.

b. Special Use Permit to improve 25 plus or minus acres under Use Class 11 for special commercial and commercial-recreational uses as noted on map filed with application.

c. Variance from complying with provision of Section 11(b) of the Zoning Ordinance requiring a minimum of 20,000 square feet of land area within the project for each dwelling unit. Applicant requests approval of a minimum of 18,829 sq. ft. of land area per dwelling unit within the project.

d. Variance from complying with provisions of Section 11 (a) (1) of the Zoning Ordinance requiring a distance of 50 feet between adjacent buildings for certain adjacent buildings as noted on the map filed with application as follows:

- 22 Dutch Barn type improvements to have 32' distance
- 2 Hex 20 type improvements to have 32' distance
- 3 Hex 16 type improvements to have 30' distance
- 6 Hex 16 type improvements to have 44' distance
- 3 Hex 16-20 type improvements to have 22' distance
- 3 Hex 16-20 type improvements to have 37' distance

being a variance of Section 11 & 23, for property owned or under land contract by applicant situated as follows: East and West side of Seneca Point Road, Canandaigua, New York.

SAID HEARING will take place on the 21st of September, 1972, at the Town Hall, Town of South Bristol, beginning at 7:30 o'clock P. M.

By resolution of the Board dated September 7, 1972.

All interested parties may appear in person or by attorney.

Francis Bills  
Chairman

S. 12

(237)

MESS'GERS - Sept. 12-1972  
This Newspaper works

harder in this community's  
interest than any other  
publication in the world...

9/22/72 DM.  
**So. Bristol  
Variances  
Protested**

SOUTH BRISTOL — Over 70 people attended last night's zoning board of appeals to express their discontent about the variances and special use permits requested by Bristol Ventures, an organization presently building Bristol Harbour Village.

The board allowed dissenters five days to file a letter of objection to the changes proposed by Fred Sarkis, president of Bristol Recreation Systems, an organization developing the residential - recreational complex above Canandaigua Lake at Seneca Point.

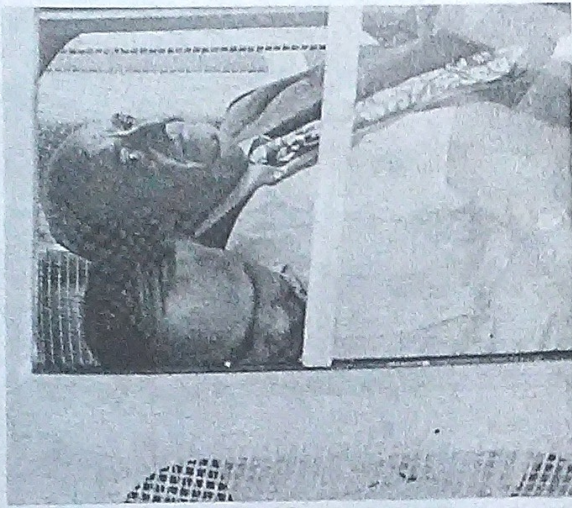
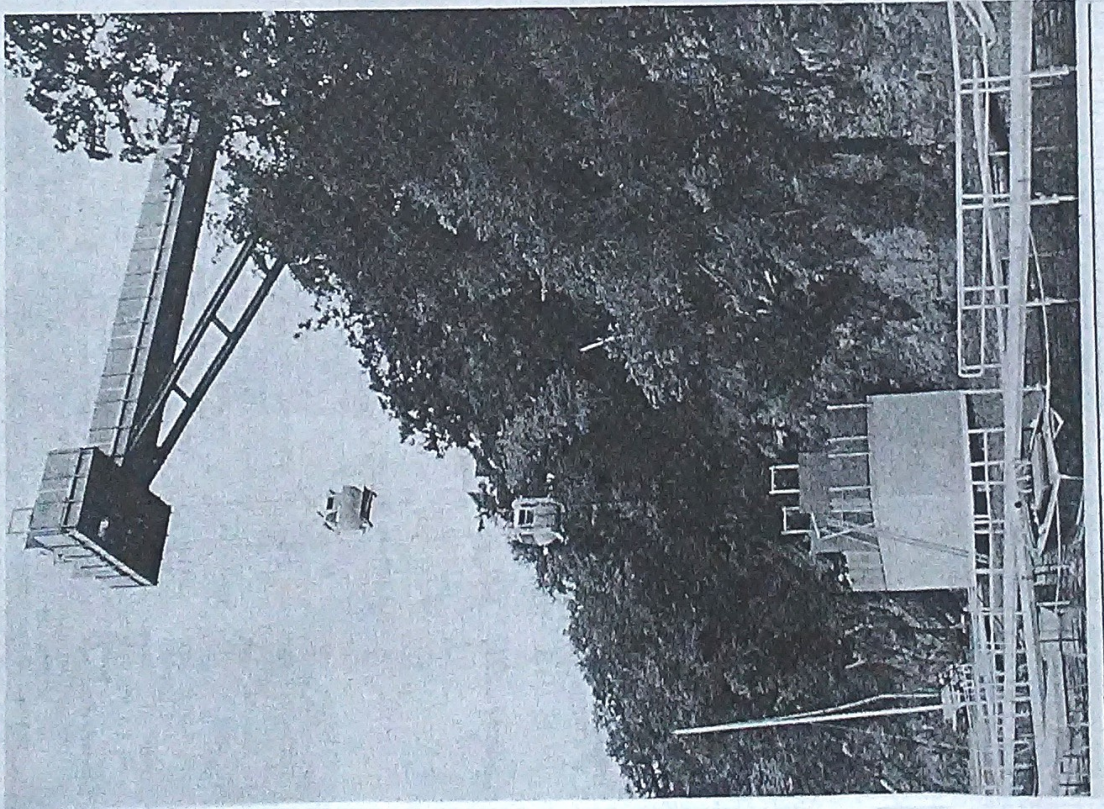
The Ontario County Planning Board made several recommendations to the zoning board last week, on which the board will make a decision soon, according to Mrs. Jane Sage, a member of the zoning board.

Developers of the project have doubled the amount of property acreage that was originally considered. The same amount of dwellings are to be built, but some changes in the location of certain dwellings are being sought by the developers. Local property owners are unhappy about this.

Some property owners complained that a departure from the original plan will mean the village layout would be denser than originally planned. Problems with run-off and sewage were also brought up by members of the Pure Waters Association. Those present want the zoning board to take these problems under consideration.

The board will meet in executive session some time after receiving letters from citizens. It will then make a decision concerning the revised plans proposed by the Bristol Harbour Village developers.





**THE VERTICAL GONDOLA** (left photo) at Bristol Harbour Village was opened yesterday by Robert Trent Jones. The famous golf architect rode in the 120-foot gondola which will take residents down to the marina. Jones designed an 18-hole golf course in the village due to open in 1974. In the photo above, Jones is shown (right) with John Hicks, supervisor from the Town of Seneca. (Messenger photo)

## Bristol Harbour Gondola Opened

Robert Trent Jones, a name associated with great golf courses around the world, was the guest of honor yesterday at Bristol Harbour Village.

Jones, a golf course architect, opened the vertical gondola (see photo at left) and talked briefly about the course he has designed for the new residential development.

Jones rode the gondola which will transport village residents to the beach and marina 120 feet below. Bristol Harbour is a new recreational - residential community overlooking Canandaigua Lake, located above cliffs near Seneca Point on the west side of the lake.

The golf course, due to open in the summer of 1974, will weave through the 400 acres of wooded land which will eventually be covered by more than 874 residential units. The course will be open to residents and to a limited outside membership.



**LEGAL NOTICE**  
 There will be a public meeting of the Zoning Board of Appeals of the Town of South Bristol at the Town Hall, Town of South Bristol on Oct. 19, 1972 at 7:30 p.m.  
 Frances F. Bills  
 Chairman  
 O 13 (293)

**LEGAL NOTICE**  
 There will be a public hearing of the Zoning Board of Appeals for the Town of South Bristol at the Town Hall, South Bristol October 19, 1972 at 8 p.m.  
 The purpose of this meeting is a sign setback for the applicant, Bristol Recreational Systems, Inc.  
 Frances F. Bills  
 Chairman  
 O 13 (294)

— Daily Messenger, Canandaigua, N. Y. —

— Wednesday, October 18, 1972

## Decision Due On Variance

**SOUTH BRISTOL** — The zoning board of appeals is expected to give its decision tomorrow concerning a building variance requested by the developers of Bristol Harbour Village.

Frances Bills, chairman of the zoning board of appeals said he intended to release the board's decision on the variance at tomorrow's public meeting which starts at 7:30.

Over 70 people expressed their discontent in September when Fred Sarkis, president of the firm building the residential-recreational complex above Canandaigua Lake at Seneca Point, asked for variances from the original plan.

The board asked dissenters in September to put their objections in writing so the board could consider them before reaching its decision.

*Sept. 14 - 1972  
T.U.*

## For New 'Village'

# Bristol Harbour Plan OK'd

**CANANDAIGUA** — Ontario County Planning Board last night approved what developer Fred Sarkis of Rochester described as a "Better Master Plan" for his Bristol Harbour Village Project at Seneca Point on Canandaigua Lake.

The revised plan for the planned unit development (PUD) maintains the original 874-living-unit total but now includes high rise units and holds to a building height of five stories; adds to the tennis courts and golf course; provides housing variety with emphasis on some ownership, and has 65 acres in reserve for recreation and open lands. Bristol Harbour Village in

Sarkis said the village will be operated under an association of property-owner members. The village will be maintained by the association. It includes all necessary facilities, which are state and town approved, and eventually there is a plan to use the treatment plant effluent after going through the final tertiary stage in the system of upkeep of the golf course.

Bristol Harbour Village is located in South Bristol. The developer revealed last night he has options for 44 adjacent acres in the Town of Canandaigua. The latter would provide a second route from Monks Road into the village.

Initial construction has been off Seneca Point Road.

The principal issue in the election has been the question of future building by the merged district (formerly Ovid and Interlaken districts.) Some residents favor construction of a new high school building, while others advocate remodeling and expansion of present buildings in both communities.

Advantageous state aid programs for new construction by a merged district are due to expire in 1976, so action along those lines would have to be started soon in order that the additional aid could be anticipated for building.

The variance was considered reasonable by the board in view of the topographical difficulties encountered. The board also said it was satisfied the developers had made reasonable efforts to secure additional properties.

Board Chairman Francis Bills said approval of special use permits does not preclude the necessity of the applicant to meet all pertinent requirements of the town's zoning ordinance.

Among other conditions set by the board were:

— Downstream easements will have to be acquired from adjacent property owners for the village's storm sewer system.

— Maximum shrubbery and landscaping must be used around the blacktopped parking areas.

— Adequate fire protection must be made available.

— Open burning of trash and refuse is banned.

— A system of refuse collection must be planned and approved by the town board.

The board granted the reduction of the distance between certain buildings after assuring itself that the density of the entire project would not be increased above the original level set by developers. Additional land has been purchased and set aside for recreational facilities, helping to maintain the overall density at the original level.

The board did specify that the variance would be granted providing developers leave a minimum of 30 feet between certain buildings instead of the 22 feet they asked for.

# The Daily Messenger

## Bristol Harbour Variance Granted

**SOUTH BRISTOL** — The South Bristol Zoning Board of Appeals voted last night to grant certain variances to the developers of Bristol Harbour Village.

The board said it had taken into consideration the past building performance of the Bristol Harbour Village developers. It said their proposed use of land had provided for "aesthetic and environmental considerations."



# New Golf Course Work Speeded

**SOUTH BRISTOL** — Construction of the first totally designed Robert Trent Jones championship golf course in the Greater Rochester area is progressing at Bristol Harbour Village on Seneca Point Road, west side of Canandaigua Lake.

"At least a half dozen holes have been roughed out and bulldozers and a crew of workmen are operating here daily," said Fred W. Sarkis of Brighton, project developer.

"Our completion target for the 18-hole championship course is the fall of 1973, with the beginning of play planned for the summer of 1974. The championship course will measure 6,900 yards; the men's course, 6,365 yards, and the women's course is set at 5,400 yards."

Bristol Harbour Village, a 400-acre Ontario County development of condominiums and townhouses for 374 families, is about 10 miles south of Canandaigua, just off Route 21. It is operated by Bristol Venture, a joint venture of Bristol Recreation Systems, Inc., and its limited partner, Connecticut Mutual Life Insurance Co., through which financing is being arranged.

"It's a recreation-oriented community," said Sarkis, who also is president of Bristol Mountain, a ski center. "Besides golf, boating and skiing, which we will have at our expanded Bristol Mountain a few minutes away, we also have plans for eight tennis courts, an Olympic-size pool and all-sports clubhouse which will include a health center."

"The location, spectacular lake views and design will rate this one among the top golf courses in the world," said Reese Jones, of Montclair, N.J., son of Robert

Trent Jones, internationally known designer whose organization also is supervising construction.

Robert Trent Jones, a former East Rochesterian, has designed golf layouts at major resorts "in all parts of

the world." He assisted in the "remodeling" of Oak Hill Country Clubs' East Course (Brighton) for its National Open championships in 1956 and 1962. His first project in this area was Midvale Golf Club in Perinton.

The setting at Bristol Harbour, Jones said, reminded him of one he's building in Geneva, Switzerland. He has either designed from scratch or redesigned 15 of the courses used for the last 20 U.S. Open tournaments.

-Daily Messenger, Canandaigua, N.Y.-

Wednesday, October 18, 1972-

## Ground-Breaking For Golf Course

**SOUTH BRISTOL** — A ground-breaking ceremony for a proposed 18-hole golf course will take place tomorrow at Bristol Harbour Village.

The course has been designed by internationally famous golf architect, Robert Trent Jones. His son, Reese Jones, will be present at the 1:30 p.m. ceremony. He will supervise construction of the golf course, scheduled for completion in the summer of 1974.

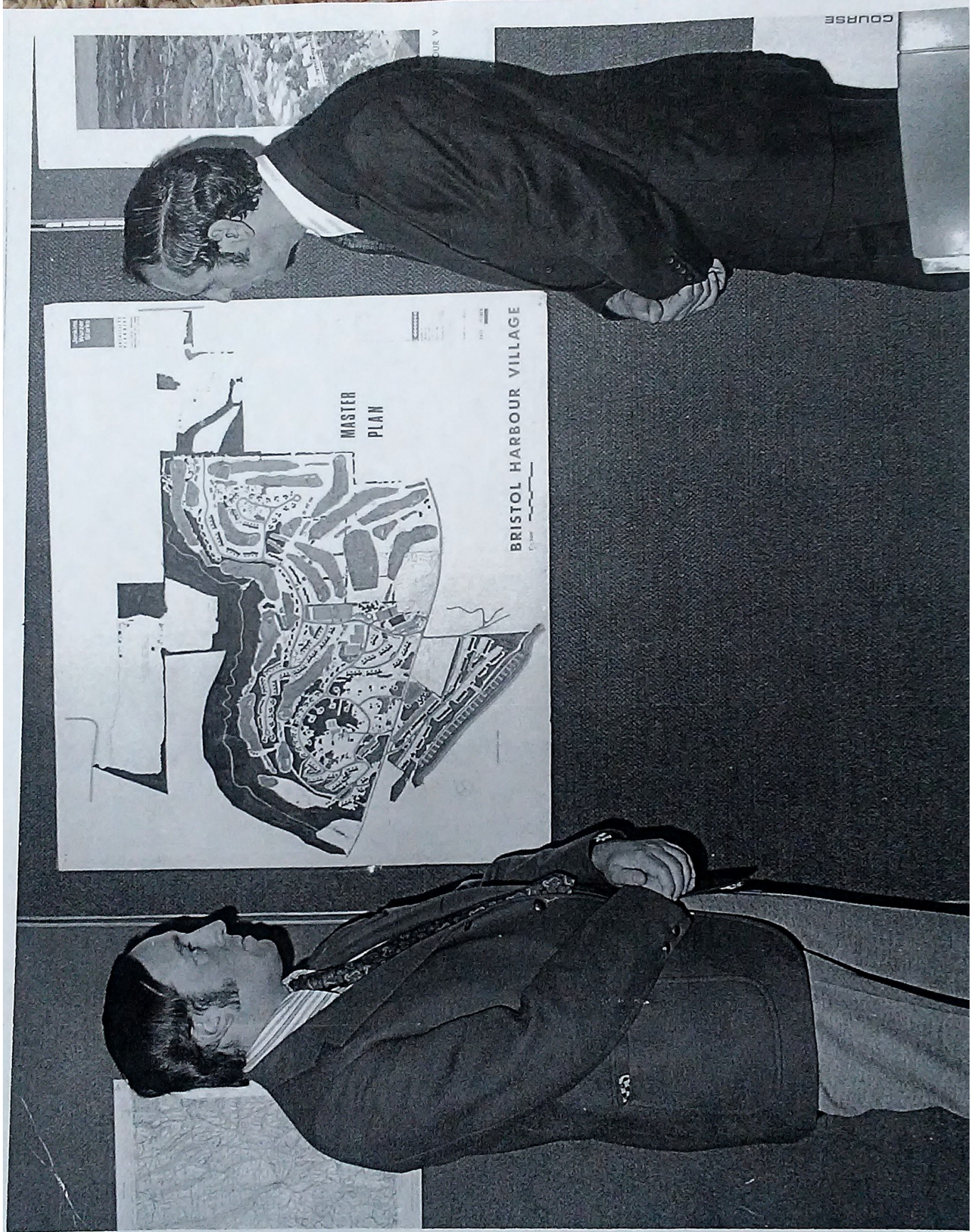


**GROUND BREAKING** of the Robert Trent Jones designed championship golf course at Bristol Harbour took place last Thursday, October 19. In the photo, Reese Jones, Robert Trent Jones' son, Fred Sarkis, project director; and Robert Andrews, a representative of Connecticut Mutual Life Insurance Company, a limited partner; push the spade in to officially mark the beginning of the construction. Jones said that course should rate among the top courses in the world when completed. Play is scheduled to begin in the summer of 1974.

*Ontario County Times Journal*

10/27/72







### SOMETHING ABOUT THE NAME

The name Robert Trent Jones is synonymous with great golf courses.

In thirty-five years Trent Jones, as he is known, has earned the reputation of being the world's foremost designer of golf courses. Jones's contributions to the game of golf are as spectacular as those of the many champion golfers who have earned fame playing on courses he designed. Ten clubs hosting recent Open Championships of the United States Golf Association have requested his aid in preparing their courses for the event. His many original innovations have kept pace with the times, making the game an exciting one to watch and play.

From early youth Trent Jones was an outstanding amateur golfer, so it was natural for him to turn to some phase of the game he loved when choosing his life's work. He decided to prepare himself to be a golf course architect, a uniquely unusual ambition in those days. No college or university taught golf course design and construction, so Trent Jones devised his own plan of study.

At Cornell University he took courses in the engineering college such as hydraulics and surveying; in the school of agriculture such courses as agronomy and horticulture; in the arts college, public speaking, creative writing and art, as well as many courses in landscape architecture.

Later, when actively engaged in the pursuit of his profession, he enrolled in the Rochester Institute of Technology to continue his study of artistic techniques which further enabled him to present his conceptions to clients visually and accurately. He felt that to create living art in a golf course he needed training in the theory of art.

This sound educational background contributed to his continuing mastery of the physical problems relating to golf course design and construction. His creative ability, his love of the game, his knowledge of shot values, and his theory of creating strategic holes to test the expert yet be fair to the average golfer have been combined so well with his background of useful education that he stands highest in his profession today.

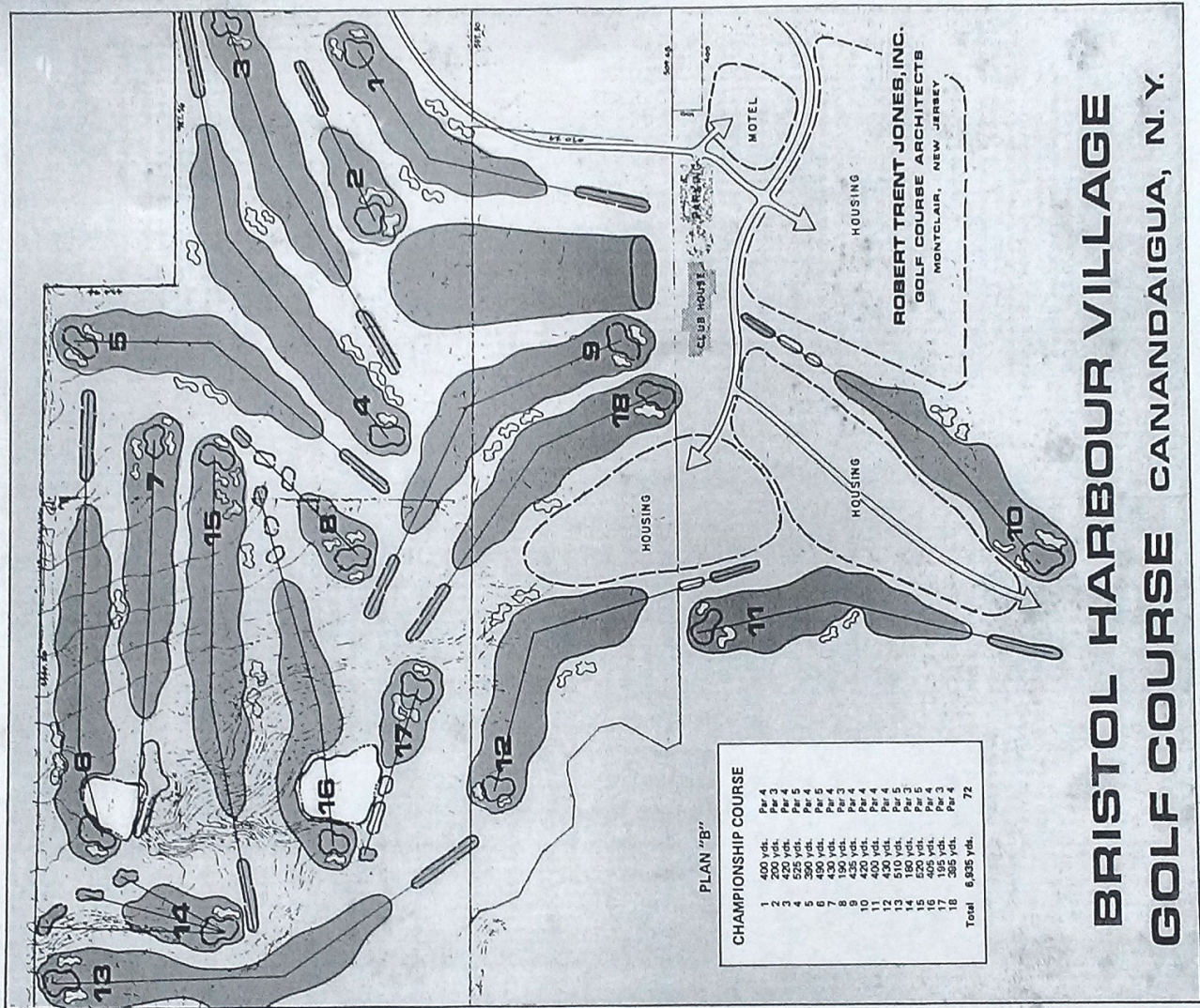
### THE TRADITION CONTINUES

Robert Trent Jones, Jr., a member of the American Society of Golf Course Architects, after graduation from Yale and a year of graduate work at Stanford, helped to form and now heads the west coast office of the Robert Trent Jones firm in Palo Alto, California. He has been an excellent amateur golfer since early youth.

Rees L. Jones, an associate member of the American Society of Golf Course Architects, after graduating from Yale and taking postgraduate courses in landscape architecture at Harvard and the University of California at Berkeley, joined the east coast office in Montclair, New Jersey. He also is a golfer of merit.

The Robert Trent Jones firm has an expert staff-experienced, capable and qualified to handle, as a smoothly operating team, its world-wide commissions. Offices are maintained in Montclair, New Jersey; Palo Alto, California; and Fort Lauderdale, Florida. An association has been established in Europe to provide faster and more efficient service abroad.

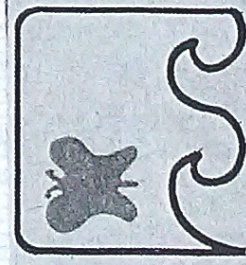
There are more than thirty-five specialists on the large and growing staff: landscape designers, agronomists, horticulturists, civil engineers, development planners, irrigation systems experts, draftsmen, attorneys, community and public relations counsels, and specialists in construction, supervision and client representation. The entire staff is available to insure that each client receives the maximum personal attention and that every job is done with maximum efficiency.



# BRISTOL HARBOUR VILLAGE GOLF COURSE CANANDAIGUA, N. Y.

ROBERT TRENT JONES, INC.  
GOLF COURSE ARCHITECTS  
MONTCLAIR, NEW JERSEY





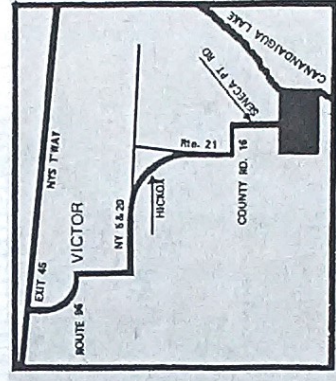
# Bristol Harbour

by BRISTOL VENTURE, a joint venture of Bristol Recreation Systems, Inc., and Connecticut Mutual Life Insurance Company, limited partner.  
*"Your Assurance of Project Credibility"*

\*Golf Course for completion in 1974.  
 \*\*By local realtors.

Follow The Butterflies,  
 you'll see them  
 315-394-3010

\*No offering of Condominium Units or interests in the Homeowners' Association may be made except by prospectus. This advertising is not an offering, which can be made only by a formal prospectus, NY 248.





# A Butterfly has a Flower... You have Lake Canandaigua

Butterflies are just one of the things you think about when you live in Bristol Harbour on Canandaigua Lake. Taking a walk through Bristol Harbour Village makes you think about living things. Everywhere you look, your eyes light on nature's handiwork. Sheer rock cliffs covered lightly with green moss, thickly forested mountains, pure, clean lake water, rolling hills and meadows, meandering streams, and the wonderful animal life that dwells there.

Picture yourself in this setting of quiet yet pulsating life. There is a place for you here...a place to meet your individual needs, whatever they might be. Quiet serenity, lively sports, congenial friends, community involvement, security and carefree living. Your place is here. A new community with an expert land plan. Unique clusters of condominiums and townhouses leave 96% of the land open for recreation, road service and green belts of woods, streams, wildflowers, squirrels, rabbits, daisies, wild berries...

You have a choice of two exciting living styles. Condominiums of modular design with clean, contemporary lines...spectacular views from every balcony...with cool breezes and soft sounds of waves lapping at the shore...or townhouses of rustic redwood design blended in the woodland setting commanding an impressive view of either beautiful Canandaigua Lake or the rolling fairways of the Robert Trent Jones Championship Golf Course\*.

Bristol Harbour Village is a recreation-oriented community, set up to let you enjoy the thrill of sailing, or the challenge of winter skiing at the new, expanded Bristol Mountain, our own ski area, or the skills of tennis and golf, the satisfaction of hiking and riding or the solitude of fishing and hunting.

Bristol Harbour Village is within minutes of the attractive resort city of Canandaigua and surrounding areas which offer numerous recreational attractions and entertainment. From the business center of Rochester it is a 45 minute scene-catching jaunt touched with blurs of color.

Bristol Harbour Village offers environmental and locational advantages. Also, tax advantages of home ownership and leasing opportunities\*\* while you are away. Special consideration should also be given to the fact that historically most first buyers in similarly financed communities have enjoyed considerable property appreciation. The sound financial backing of the Connecticut Mutual Life Insurance Company provides factual evidence that amenities such as the golf course are in the process of development. The future has a life its own at Bristol Harbour; plans project more and more services, shops and recreational facilities.

If you are that knowledgeable person who wants the distinctive and ultimate in living, make Bristol Harbour Village, on a land area called one of the most beautiful in the Northeastern United States, a part of your life.

Prices start at \$38,750.00.

Hours: Noon to Dusk.



# Bristol Harbour Village

A Leisure Living Community on Canandaigua Lake

## PROGRESS REPORT

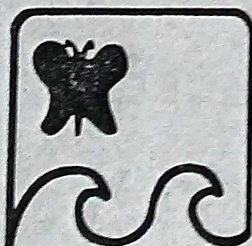
### Sales

1972 Sales Have Already Reached \$1,500,000

- **HISTORY** Planning began in 1966 with purchase of cliff frontage. Years of architectural and engineering services were involved. Environmental approvals from several governmental agencies had to be obtained. The development is a model for sound ecological planning.
- **PEOPLE** Bristol Venture, a limited partnership between Bristol Recreation Systems, Inc., general partner and Connecticut Mutual Life Insurance Company, limited partner. Fred W. Sarkis, Project Director, Age 46, native of Rochester, past recipient of Life Membership Award in Junior Chamber of Commerce for outstanding services to the Rochester community. Founder and developer of many successful service oriented businesses. Ten years of experience in land development and construction. Other qualified professionals are now part of the operating team at Bristol Harbour.
- **FINANCIAL** \$9,000,000 in financial commitments have been received for the development of recreational amenities, other land development requirements, and construction funds.
- **PROFILE OF BUYERS** Executives, professionals and retirees. Average age of buyer—51 years.
- **CONDOMINIUMS** First 14 unit condominium building is sold and occupied. 44 additional condominiums are under construction and will be ready for occupancy in the summer of 1973. 18 of these 44 units are pre-sold.
- **TOWNHOUSES AND LOTS** Reservations now being accepted on townhouses with select lake views. A few choice ¾ acre lots for individual homes are available.
- **MODELS** Four different townhouse models and a condominium model are now completed and open for inspection.
- **GOLF COURSE** Construction has begun. Robert Trent Jones, designer and construction superintendent. Completion scheduled for fall of 1973, playable in the summer of 1974.
- **YACHT CLUB** Marina, beach and gondola to the waterfront are completed. Yacht Club-house construction in progress. Completion for summer of 1973 scheduled. Spectacular roof top sun deck and swimming pool enhance total concept.

### Residents

40 families are in residence or awaiting completion of their homes. A total of 100 families is expected by the summer of 1973.

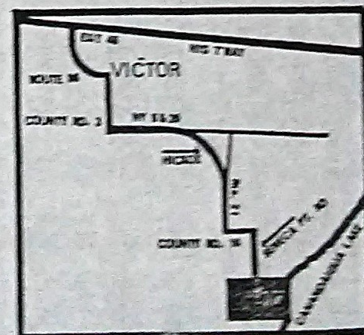


## Bristol Harbour

RD #5  
Canandaigua, New York 14424

by BRISTOL VENTURE, a joint venture of Bristol Recreation Systems, Inc., and Connecticut Mutual Life Insurance Company, limited partner.  
"Your Assurance of Project Credibility"

No offering of Condominium Units or interests in the Homeowner's Association may be made except by prospectus. This advertising is not an offering which can be made only by formal prospectus. NY-248.





# BRISTOL HARBOUR VILLAGE On Canandaigua Lake

Luxurious appointed condominium apartments. Spacious living featuring a panoramic view of Canandaigua Lake. Amazing value — 2 and 3 bedroom units from \$200 per month.

## CONSIDER THESE FEATURES:

- 1½ baths
- Washer - dryer in each unit
- Wall to wall carpeting
- Private swimming beach
- Tennis courts & hiking trails
- Private Marina featuring a variety of rental boats
- Central air conditioning
- Magnificent balcony view of lake from each unit
- Garage parking
- Soundproof construction
- All Appliances

Fully furnished units. Rent from after Labor Day thru June. Also month to month occupancy.

Some unfurnished year round apartments also available.

**Call 9-5 Daily**

**394-3566**

**Ellinwood Realty**

9/14/72

Fred Sarkis plans two-court tennis bubble at Bristol Harbour Village ... Pittsford Musicals planned to add a touch of realism to "Kismet" with a live boa constrictor. One loaned by Bob and Connie Wilson attended a couple of rehearsals, but it was decided that the snake might panic the audience, or the performers, or both. *Pete B. TAUB. Nov. 14 - 1972*

11/14/72

## Bristol Project Reports Sales

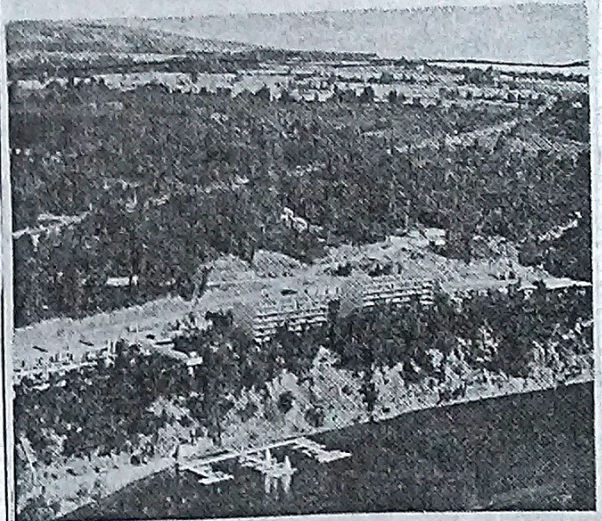
Sales of living units and lots at the Bristol Harbour Village project on Canandaigua Lake have reached \$1.5 million, said Fred W. Sarkis, general partner in the development.

The total represents 14 condominiums already occupied, plus sales of almost half of another 44 condominiums under construction along with six townhouses and 10 lots, Sarkis said. The project, which eventually will house about 875 families, is in the town of South Bristol, Ontario County. It's a joint venture of Bristol Recreation Systems, Inc., and Connecticut Mutual Life Insurance Co.

ALL DESCRIPTIVE SUPERLATIVES YOU'VE EVER HEARD PALE INTO insignificance when it comes to word "pictures" of an "eye-rubbing," almost unbelievable community called BRISTOL HARBOUR VILLAGE. It stands high on a bluff above Canandaigua's clear waters looking for all the world like a "Little Alps."

One hundred families are now in residence—many Rochester commuters—in soundproof cliffside dwellings. Two more condominiums, housing eighty families, are scheduled for September completion ... two more by late spring.

In this "Chosen Spot" (the Indian meaning for Canandaigua) homeowners and welcome VISITORS use the world's only vertical gondola to reach the Yacht Club, and sandy beach 125 feet below all those VISTA, balconied living rooms!!!



The 18-hole championship golf course, designed by the famous Robert Trent Jones firm is, at present, being seeded for use later in the year. Two tennis courts are functional with a "bubble" at-the-ready for winter play. More will be built.

The 400-acre secluded paradise, just 35 minutes from Rochester ... twenty minutes from the N.Y. Thruway, is an environmental preserve with protection for all trees and foliage in which are nestled townhouses, and condominiums.

You are invited to "gawk," as I did ... to ask questions when your voice returns ... to be enthralled when you enter the MODEL home. It's a nice ride between the lovely restaurants on either side—Naples or Canandaigua.

BRISTOL HARBOUR VILLAGE Tel. (315) 394-3010. For free brochure—R.D. 5 Canandaigua, N.Y. 14224.

Directions ... from Canandaigua ... follow W. Lake Rd. to Seneca Point Rd.

No offering of Condominium Units or interests in the Homeowners Association may be made except by prospectus. This advertising is not an offering which can be made only by formal prospectus. NY# 8/6/73



# How Rochester Lives View From The Lakeside

*Why have you chosen to live the way you do? Where do you do? If you had the opportunity, would you leave your present location and move to a rural home, a city apartment, a suburban townhouse?*

*Today the Democrat and Chronicle talks to a widow who changed her lifestyle completely by moving from a Syracuse apartment to an elegant condominium on Canandaigua Lake.*

*This is the second part of a series on How Rochester Lives.*

By MANDI HARRIS  
D&C Staff Writer

After her husband died two years ago, Norma Lane found herself drifting. Drifting in and out of the same daily routine, the same social circles, the same rounds of volunteer service. She was gradually sliding into a very comfortable rut.

"My husband Bill (a former vice president of the Carrier Corp. in Syracuse) was an extremely active man, and we were both involved with the community," says Mrs. Lane. "But being a widow is an entirely different life, and I began to feel that I was not part of the community."

"So one morning I woke up and said 'Norma, you need a change. Not just where you live but how you live and what you are doing and who you are seeing.' I needed to change my lifestyle."

LAST NOVEMBER SHE made the change. She gave up her apartment and socially secure life in Syracuse to join an embryonic community about 10 miles outside of Canandaigua.

She purchased a condominium apartment, which has not even been constructed yet, at Bristol Harbor Village



D&C Photos by T. Gordon Masecar

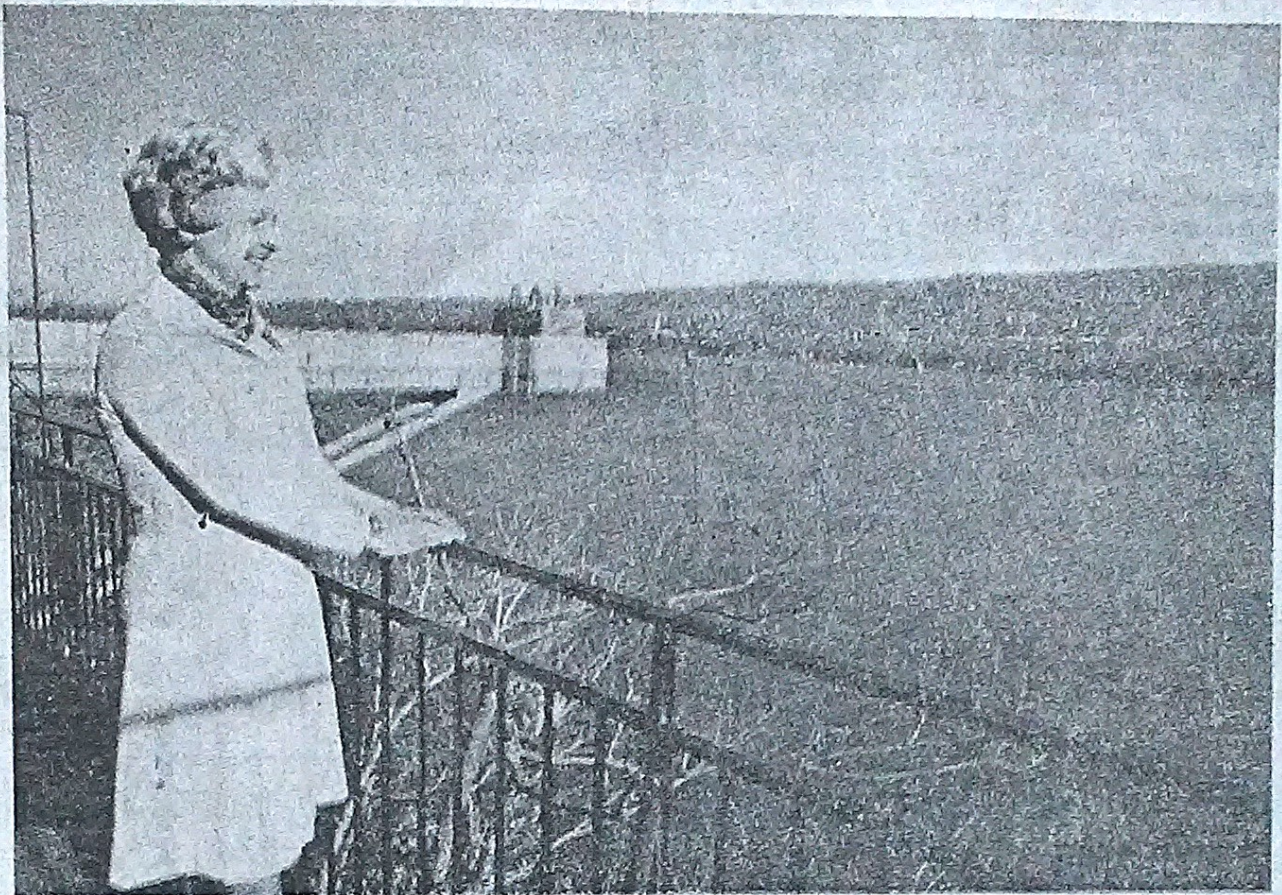
Cone-shaped fireplace is "nice," but Mrs. Lane wants "homier" brick in new place.

after only three visits to the development. Until her own two-bedroom condominium is completed in late June, Mrs. Lane is staying in a furnished three-bedroom dwelling which is very similar to what her own will be.

"I found out about this place by accident," she says. "I was visiting my sister and her husband in Bath, and I was talking about what I wanted to do with my life. My brother-in-law had a brochure about Bristol Harbor and suggested we drive up and see what it was like. Obviously, I liked what I saw."

Mrs. Lane's two-level condominium unit, which will sit





Elevator behind Mrs. Lane's balcony leads to private beach on lake.

on a high bluff, captures a magnificent view of the valley and hills that surround Canandaigua Lake. Green astro-turfed balconies off the downstairs bedroom and upstairs living room will take the place of lawns. The focal point in her living room will be a large brick built-in fireplace (the fireplace in her rented apartment is a red metal cone-style). The compact, all-electric kitchen will include a dishwasher, washer and dryer, and chargrill.

**FOR MRS. LANE**, the main advantage is the carefree lifestyle that almost naturally accompanies condominium living. There are no maintenance worries, and the emphasis is on leisure enjoyment.

Bristol Harbor Village has its own private beach and boating area (accessible by elevators); construction of an 18-hole championship golf course is underway; and there are several nature and hiking trails winding through the surrounding woods.

Future plans for the development call for tennis courts, riding stables, swimming pools, health club, and a small shopping center. (However, an advertising brochure put out by Bristol Harbor Village carefully states "these plans are subject to changing conditions, and, . . . the sponsor may alter, and is not obligated to complete any of these projected plans.")

"The no-maintenance feature is especially important for a widow," says Mrs. Lane. "As for missing a yard and garden, I've had my years of weeding rosebeds, mowing lawns, and shoveling snow."

**MRS. LANE IS LOOKING** forward to getting involved in the Bristol Harbor social life. She already has attended one of the seasonal parties sponsored by the owners' association and is planning to take up golf, tennis, and boating.

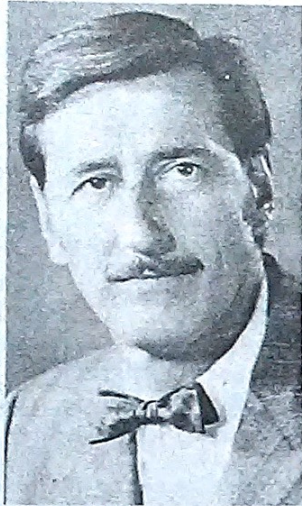
"They (other Bristol Harbor Village residents) even got me on skis," she laughs. "Something I never thought I would do. Since I'm among the first here, I guess I'm one of the pioneers — and I want to do all things I never had time to do when I was raising my family."

Mrs. Lane has lived in several housing styles. When her children (a son, a daughter, and a step-son, all now married) were young, they lived in a house in suburban Syracuse. When the children went away to college, Mrs. Lane and her husband moved to a townhouse close to the downtown area. After her husband retired, they moved to a smaller apartment outside the city.

Although condominiums at Bristol Harbor Village are expensive (they run between \$40,000 and \$60,000), Mrs. Lane



# World Of Business



**NEW PRESIDENT** — Appointment of William H. Walker as president of Bristol Recreation Systems, Inc., a 400-plus acre residential and recreational development on the west shore of Canandaigua Lake has been announced by Fred W. Sarkis, chairman. An architect and urban development authority before joining Bristol Harbour, Walker was a vice president of the Heritage development group in charge of all design and construction operations. He supervised major condominium developments in Connecticut, New York and Maryland.

## Bristol Harbour's \$6 Million Contract

**SOUTH BRISTOL** — Bristol Harbour Village has let contracts for \$6 million for construction of 124 condominium units on a cliff on the west shore of Canandaigua Lake near

Seneca Point. The village has 14 units that have been completed and more that are expected to be completed this fall. The late units are scheduled to be ready for use by next spring.

Fred Sarkis, chairman, and William H. Walker, president of Bristol Harbour Village said the latest construction contracts are part of a \$60 million plan for development over the next five years.

Sarkis said today, "This \$6 million for construction put into one contract twice as much as has been put into Bristol Harbour to date."

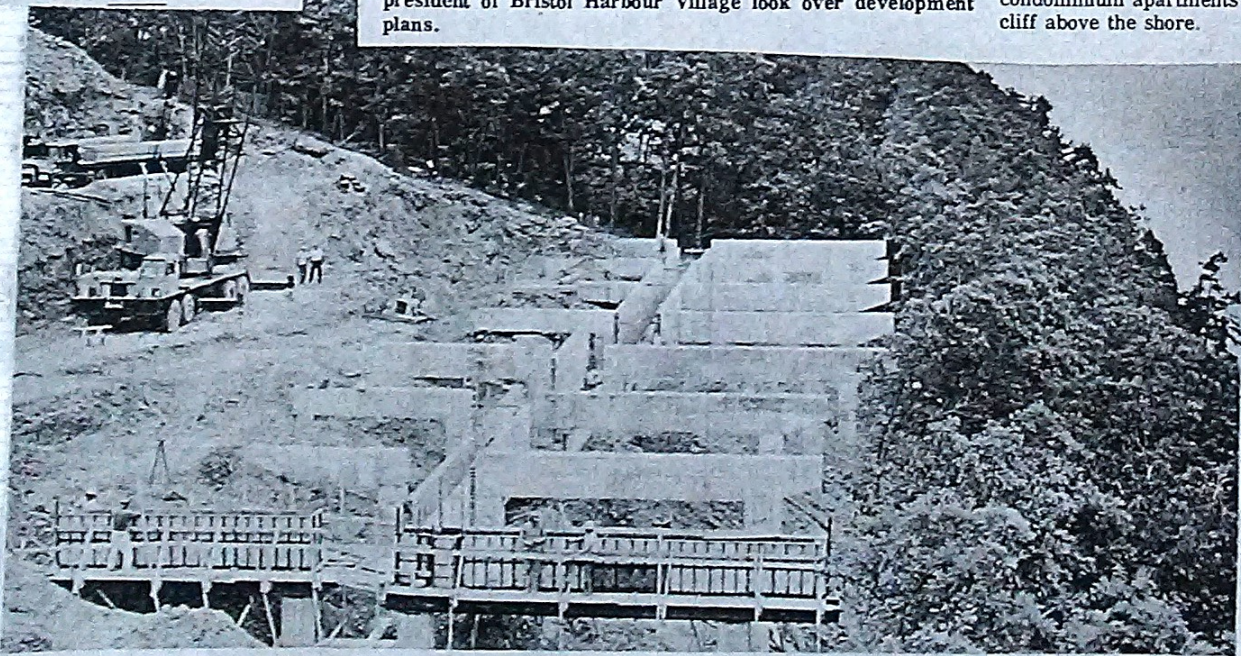
The \$6 million also is equal to nearly a third of the total land value in the Town of South Bristol as shown in last year's tax rolls.

The condominiums are just part of the village development. Also underway are development of town house and residential lots. A golf course is being built and nine more holes are scheduled to be ready for use next summer.

Part of the development is a yacht club and beach facilities on the lake. Access to these are by a vertical elevator from the condominium apartments on the cliff above the shore.



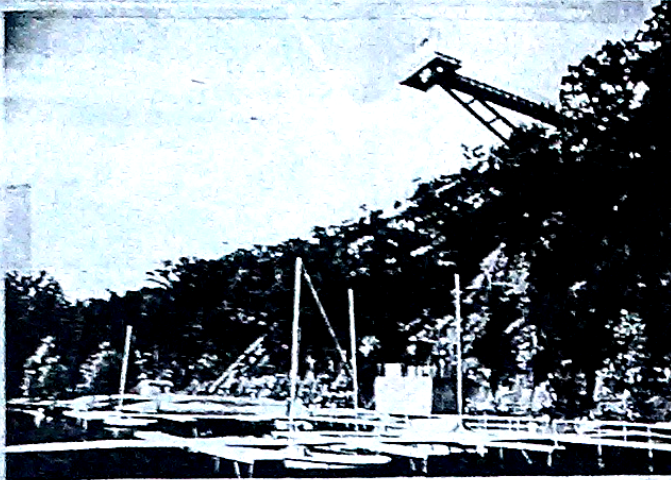
**MORE WORK** will be done at Bristol Harbour Village in South Bristol as a result of new construction contracts totaling about \$6 million. Fred Sarkis (left), chairman, and William Walker, president of Bristol Harbour Village look over development plans.



**SOUTH BRISTOL CONDOMINIUMS** — Two additional condominiums are being built along the 110-foot cliff above Seneca Point in South Bristol. Developers of the Bristol Harbour Village expect the condominiums totalling 124 apartments to be finished

by June 1974. There are four other condominiums above the lake (shown on right of photo) that have been completed. (Messenger photo) Condo Bldg's 4+5 - 8/73





Here's Bristol Harbor Yacht Club.

## Boating Policy Works

ROCHESTER — Bristol Harbour Yacht Club on Canandaigua Lake has created a boating policy that has produced benefits for lake dwellers, boat owners and residents of Bristol Harbour Village.

When the yacht club decided to set its policies, its founders did their homework thoroughly, studying important factors such as boating traffic and environmental preservation.

The result is a happy crew of Bristol Harbour boatmen and a boating philosophy Canandaigua Lake neighbors can live with.

Though situated on one of the nation's most natural and picturesque bodies of water which Indians named "Canandaigua" (chosen spot), a boatman's dream, part of the Bristol Harbour YC code is that no resident can own a boat. You can rent a boat, buy not own one.

Sound unreasonable? Try this out. A particular power boat owner pays \$4,000 for a new boat, plus cost of insurance, amortization, maintenance and cleaning, etc. He decides to try the Bristol Harbour method. He has his choice of a 50 horsepower maximum to a 5 hp fishing motor. He takes whatever boat he wants whenever he wants. His total bill for a season is between \$300 and \$400 and he discovers his hobby is

more like pleasure than work in addition to being much better off financially.

Maybe sailing is the preference. Bristol Harbour has Paceships, Sunflowers, Sunfish and Catamarans. (also 2 canoes and one rowing scull) The Bristol Harbour resident rents them when he wishes and brings them back when he's finished, handling the line to the dock man much like one returns a rented horse to the stable.

Bristol Harbour YC is a facility of Bristol Harbour Village, a planned 400 plus-acre leisure year round community with 100 residents overlooking Canandaigua Lake. The Yacht Club is reached by the world's only vertical Gondola as shown in the Yacht Club photo.

Fred Sarkis, founder and chairman of Bristol Harbour and Morry Storm, chairman and director of the yacht club, respectively, at Bristol Harbour, researched painstakingly before entering this boating venture

which is considered one of the most unique on the nation's waterways. They surveyed the number of boats on Canandaigua Lake, the noise and pollution potential. They learned that there were 1½ to 1¾ motor boats for every Canandaigua Lake dweller. They talked with their Canandaigua Lake neighbors.

The decision was clear. The number of motor boats had to be limited at Bristol Harbour YC. A fixed number, 6 power boats and 12 sailboats, would be made available on an hourly or daily rental basis for the 1973 season.

## Storm Joins Bristol Harbour

Fred W. Sarkis, Chairman, and William H. Walker, President of Bristol Harbour Village, announced the appointment of



Morry Storm

Morry Storm as Director of Public Information and Advertising for the project.

William H. Walker at "Bristol Harbour Village partnership between Connecticut Mutual Life Insurance Company and Bristol Harbour requires introduction of a man of Storm background and caliber to handle the information job both to public and various local and agencies." Morry Storm, former president of Storm Advertising Company, with main office Rochester, New York, St. Louis, Missouri and Coral Gables, Florida has in recent years been associated with the Davos Company, the holding and operating company of Mt. Snow, Vermont, including the Snow Lake Lodge Hotel, Snow Mountain Inn, Snow Barn. Davos also owns Vanilla Ski area and Trunz Fishing Company, Siller Beef Company, Monarch-Shrimp Company and Heritage Hills community development. Morry Storm served as National Marketing Director for the entire group operating of the Mt. Snow, Vermont. Upon joining the Davos Company he sold to Mt. Snow Development Company, Mt. Snow Airlines of which he was founder and president.

"Our plan has worked well," reports Storm, former Central New York Yacht Racing Association president, a veteran competitive sailor from Canandaigua Lake to ocean going long distance tests of men and gear. "We've helped keep the lake uncluttered and satisfied our neighbors along with saving our own residents money. The concept has proven to our residents that the average boat owner uses his craft so few hours annually that it is far less expensive for him to rent a boat than own one with all the attendant problems. It's interesting 6 motor boats could serve 100 residents. "There's never been a time when one of our people couldn't take a boat out when he wanted to."

"As our community grows we will add equipment as needed and at the ratio we find really works. We think this is a new concept perhaps other water areas should contemplate," suggested Fred Sarkis, who conceived and developed Bristol Harbour.