

Jack R. Dianetti
Victor Landowners Association
1450 Brace Road
Victor, New York

October 8, 2005

Jack Richter
Victor Town Supervisor
85 Main Street
Victor, New York 14564

Dear Mr. Richter:

I am writing this letter as a landowner and a representative of the Victor Landowners Association. We feel it is important to make the Town Board and other public officials aware of the goals of our Association and the concerns that provided the catalyst for the creation of a Landowners Association in Victor. We are organizing our own Workshop to present our concerns and proposals to the public and our elected or appointed public officials. We will not be able to schedule this workshop before the November elections, but we hope to have our presentation ready by mid-November. This will be an open workshop and the entire community will be invited.

We feel that it is important to emphasize two critical points at this time:

The first is that we are not opposed to the conservation of green space.

The second is that we feel the current Comprehensive Plan fails to provide an acceptable framework to resolve the concerns of the Landowners Association.

The primary purpose of the comprehensive plan was to establish a reasonable framework and foundation for future development in the Town. The goal was to provide a balanced approach to development and preserve as much of Victor's rural character as possible. We feel that the existing restrictions and proposed EPOD overlays being developed by the Conservation Board are excessive, unreasonable and unacceptable. The proposed EPODS are counterproductive to attaining the goals of conservation and still maintaining the economic viability of the community. The EPODS identify the goals of the Conservation Committee, but fail to address the following concerns: the cost of conservation, the economic impact on landowners, the future tax burden on current residents or the impact on the cost of developing future housing for Victor residents.

We feel that the current Comprehensive Plan has helped to aggravate this controversy because it is primarily a conservation and preservation document. It has allowed the financial burden for conservation to be placed solely on landowners and promoted the implementation of zoning laws that have restricted the new housing market to high-end development. This plan needs to be rewritten as a comprehensive document that advocates: conservation, compensation to landowners, realistic zoning and density

regulations, relief from blanket conservation overlays and a greater representation of landowners in the formulation of land use and development policies.

We are requesting that no new regulations for land use be adopted until we have a new comprehensive plan for Victor. The new comprehensive plan should address all of the issues involved in the Town's future development, not just the goals. When we have a Comprehensive Plan that fully incorporates community goals, the economic cost, the social impact and the protection of individual rights, we will have a Comprehensive Plan that works.

We realize that this is a complex issue. We know that it will not be resolved in a few weeks or a few months. We believe that the issues can be resolved in an acceptable manner that benefits the entire community, but only if landowners are included in the process.

Therefore, we are requesting that a committee be formed to develop a new Town of Victor Comprehensive Plan. During this open and public process, the concerns, proposals and solutions being expressed by landowners and other groups can be openly discussed, evaluated and implemented where deemed appropriate.

We would appreciate a written reply from the Town to acknowledge receipt of this letter.

Sincerely,

Jack R. Dianetti

Cc:
Town Board Members
Zoning Board Members
Conservation Board Members
Jane Luce
Leslie Bamann
Heather Zollo
Jeff Cody
Peter Hessney