

Save Shadow Pines



“Open Space is a precious commodity in need of proper stewardship from the community.

It is a resource too valuable to be lost forever”.

Quote from the Town of Penfield’s Open Space Plan, adopted September 2001

**VOTE YES ON BOTH RESOLUTIONS
TO SAVE SHADOW PINES!!!**

**Special Town Election to Approve Bond Resolutions for
the Purchase of Shadow Pines and the Clark House**

Tuesday, February 27, 2018 from 6 a.m. to 9 p.m.

Penfield Community Center
1985 Baird Road, Penfield, N.Y.



Questions & Answers

Q-1: Why is the Town proposing this investment now?

A: The former Shadow Pines golf course is a unique 212 acre land parcel in the western and most-developed part of our community. Shadow Pines is currently owned by Oldcastle/Dolomite, an international building materials conglomerate. For generations this land has served as a buffer between Penfield residential areas and Oldcastle's active asphalt plant and quarry across the street. Oldcastle has offered Shadow Pines to the Town for far below market value. If not acquired by the Town, it will likely be purchased by a developer and a high density housing community (200+ houses) will be constructed.

Q-2: How did we get to this situation?

A: After realizing the magnitude of this potential development, the Town Board issued a development moratorium and created a committee of resident volunteers to research, discuss and develop alternatives and make recommendations to the Town. After several months of meetings, the moratorium committee strongly recommended that the Town purchase Shadow Pines.

Q-3: What will the future land use be?

A: This is yet to be fully determined, but the clear recommendation of the moratorium committee is to preserve the land for open space and recreational opportunities for the community. The acquisition of Shadow Pines will give the Town time to generate a thoughtful, long term plan that will complement Penfield's Comprehensive Master Plan.

Q-4: What other considerations are there to support buying this land?

A: If houses are built, there will be safety and quality of life impacts, including increased infrastructure strain and costs, and projected Penfield School District tax increases. Development would also remove the land as a buffer to an industrial site. New housing, and the children who would live there, would be directly adjacent to Dolomite Quarry with its large truck traffic, asphalt plant, dynamite blasting for mining operations and its associated air pollution, and the quarry's ever larger hole in the ground.



Q-5: How much will the proposed land purchase cost?

A: The total projected cost for both the Clark House (6 acres at \$260,000) and Shadow Pines golf course (206 acres at \$3,390,000) properties is \$3.65 million. As a historic landmark, the Clark House has a different amortization schedule, therefore requiring two separate transactions.

Q-6: How much will this cost a typical homeowner?

A: According to the Town Board, borrowing \$3.65 million in serial bonds will cost the average household valued at \$190,000 approximately an additional \$11 a year in town taxes over 29 years.

Q-7: What kind of implementation costs are associated with this project, and will they be covered in the bond funding?

A: The typical administrative costs of securing the funding and acquiring legal interests in these properties will be covered by bond funding.

Q-8: Will the community have access to this land?

A: A plan for short and long term use needs to be created, but we anticipate public access to the land will be available soon after the purchase. The land will remain open space, which in itself is a benefit to the community.

Q-9: What is the anticipated timing of this land purchase?

A: The Town Supervisor has said that the Town can close on the purchase of Shadow Pines within 30 days after a successful referendum vote.

Q-10: What is the current zoning of this land?

A: The current zoning is residential, but as defined in the Town of Penfield's Comprehensive Plan of 2010 this land use is identified as Recreational/Sanctuary. However, our town government has yet to create an appropriate zoning category for Recreational/Sanctuary land use, which would better protect land like this from development.

Q-11: Have there been any plans previously developed for this land?

A: Yes. "Mined Land Use Plan and Reports" have been submitted by Oldcastle/Dolomite to the New York State Department of Environmental Conservations (DEC) starting in 1984 and again every five years thereafter up to 2013. These documents describe future reclamation plans for the quarry and surrounding area that include a park and recreation facilities for the town, and an eventual 150 acre recreational lake where the quarry is situated.

Q-12: Why have there been issues with this deal?

A: Due to a deadline issued by Oldcastle, the Town Board bypassed its promise to hold a public vote (referendum) and voted directly and unanimously to purchase Shadow Pines via a bond issue. This decision was subject to a permissive referendum, allowing it to be challenged by a public petition for referendum. A "Right to Vote" group, led by a pro-development individual, succeeded with such a petition, which legally forces the Town to hold a referendum vote (the subject of this pamphlet) to approve the bond issue.

Q-13: How will purchasing this land impact the value of my property?

A: National studies have shown that well-planned open space preservation attracts home buyers and enhances property values.

Q-14: Who can vote on this proposal?

A: Any U.S. citizen who has lived in Penfield for more than 30 days and is at least 18 years old at the time of this referendum is eligible to vote. The vote will be held on February 27 from 6am to 9pm in the gym at the Penfield Community Center, 1985 Baird Road. Residents are required to bring an official form of photo identification.

Q-15: How can I get more information on this project?

Save Shadow Pines on Facebook: www.facebook.com/savetheheartofpenfield/

Save Shadow Pines website: saveshadowpines.org

Town of Penfield: penfield.org/Golf_The_Shadows.php

Other references available online at saveshadowpines.org



There is an elementary school, middle school, a church, and 127 single family homes immediately to the north of the quarry. To the east are a few homes (some owned by Old Castle) and Shadow Lake golf course (27 holes & restaurant). To the south is the former Shadow Pines golf course (back nine), a church, hospice, group home and the beginning of Penfield historic district corridor. To the west is the former Shadow Pines front nine, small cemetery and the historic Clark House. The high school is a short distance to the southeast.

