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Developer eyes high-end homes for project on Canandaigua Lake

By MARY STONE

Pittsford-based Ketmar Development Corp. is pitching a Canandaigua Lake housing community—Seneca Point Landing—to the town of South Bristol in Ontario County.

Located on Seneca Point Road, opposite the golf course at Bristol Harbour Resort, the 37-acre parcel would include 37 homes. The exact price of the proposed houses has not been determined, but Ketmar president Marie Kenton said they are expected to sell in the high six figures and total 2,500 to 3,000 square feet each.

Kenton described the proposed housing sites as hilly and wooded. Home owners would have access to Canandaigua Lake via a golf cart path, and lake frontage would be shared, with individual boat slips for each owner.

The project has yet to receive municipal approvals. The proposal for the housing community is under review by the South Bristol town board and planning board. Officials have scheduled a public hearing Monday on whether to amend the town zoning map from residential to planned development for the land.

Town Supervisor Daniel Marshall said there are a number of concerns about the project, and that Monday's meeting likely will not be the last public hearing on it.

The property is steep and erosion is a

serious concern, he said. The biggest issue, however, is the number of boat docks Ketmar has proposed and the increased lake traffic that would result.

While he is not sure where he stands on the proposed development, Marshall said some residents worry a 37-house lake project might open the door to other Canandaigua Lake housing developments.

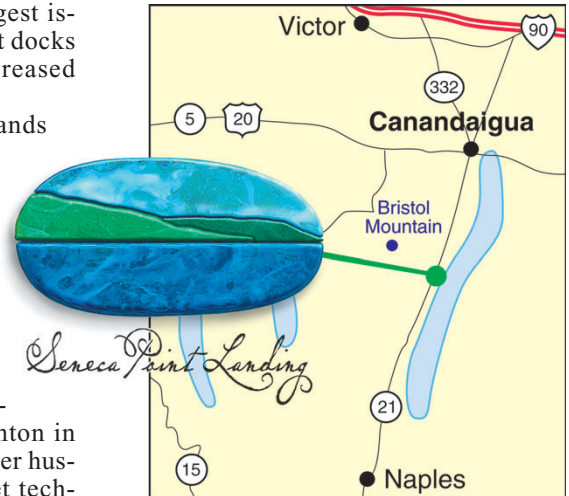
Marshall noted his concerns are not related to Ketmar specifically.

"The Ketmar people build great products," he said.

A custom home development business, Ketmar was founded by Kenton in 1988. She runs the company with her husband, Charles, who served as a set technician for the Royal Shakespeare Theatre before coming to Rochester in the 1970s to help launch Geva Theatre.

Over the years, the company has built homes ranging in size from 2,500 to 12,000 square feet and costing \$300,000 to \$5 million. One of the company's recent housing developments is the 88-acre Malvern Hills in Pittsford, which includes 35 homes with an average price of \$1 million.

Kenton said the proposal for Seneca Point Landing would involve selective clearing of trees to allow only the house footprint, septic area, private drive and cart paths. Each home would be situated to obtain the best views while working



within the existing topography.

"I'm not trying to make (Seneca Point Landing) exclusive," Kenton said. "It can be for empty nesters or families."

She described the house design as Adirondack style, using colors that blend with the surrounding environment.

Ketmar would balance aesthetic concerns with environmental ones in order to not disturb neighbors or the watershed.

"The homes are going to blend with the woods and the color," Kenton said. "We're trying to be very sensitive to what you're going to see from across the lake."

mstone@rbj.net / 585-546-8303