

Zoning Inspector

From: Harvey, Thomas P <Thomas.Harvey@co.ontario.ny.us>
Sent: Thursday, March 22, 2018 6:12 PM
To: Town Manager
Cc: ecooper@townofcanandaigua.org; 'Sarah Genecco'; 'Tom Schwartz'; 'Chris Nadler'
Subject: RE: Star Cider-New Research and Tasting Center
Attachments: Casella Ops Meeting Agenda.docx

Dear Mr. Meckes,

The Town of Canandaigua forwarded your email to Ontario County so that we might address the issues that deal with CMAC and traffic from the County's perspective as Ontario County is the local sponsor of, and holds title to, Finger Lakes Community College where CMAC is situate.

In regard to traffic on East Lake Road, the section that you refer to is a New York State Highway (the official name of which is State Rt 364) under the jurisdiction and control of the New York State Department of Transportation (DOT). As with all State Highways, it is designed, maintained, and managed as a high traffic volume highway and DOT conducts periodic studies of traffic counts and reviews accident data on at least an annual basis to determine whether improvements need to be made. At the current time I am not aware of any improvements that DOT has scheduled for this section of State Rt 364 as, in DOT's opinion, accident location and frequency analysis and traffic counts (average and peak) do not warrant improvements. For further information from DOT, you would need to contact Lisa Coombs at region 4 office of DOT at (585) 272-3310.

In regard to the FLCC Campus that hosts CMAC events, Ontario County has heard many of the concerns voiced in your email, and over the years has taken the following actions:

1. In 2006 with the expansion of the covered seating from 2200 to 5,250 at CMAC, an environmental impact statement was prepared on the project. It included an access, traffic, emergency management, and parking analysis and plan. As a result, the decision was made that attendance at the venue would be capped at the pre-existing 15,000 maximum level per event that has existed since the opening of the Finger Lakes Performing Arts Center (the facility name prior to CMAC) in 1983. The operators of CMAC strictly adhere to this limit for ticket sales. The environmental review also resulted in the decision to use satellite parking and not increase parking in the large parking lot at the southeast corner of the intersection of Marvin Sands Drive and State Rt 364, known as 'G lot,' which is the only parking lot impacting traffic on State Rt 364 between County Road 18 and Lakeshore Drive. The traffic management plan also called for continuation of the practices of sending half of the traffic exiting G lot after a CMAC event up County Road 18 to the east and away from State Rt 364 and closing Marvin Sands Drive to vehicular traffic from the main FLCC building to State Rt 364. The plan also calls for CMAC bus traffic from satellite parking lots to use the Lakeshore Drive entrance to Marvin Sands Drive and not use State Rt 364. The traffic and parking management component of the plan has been updated periodically as the availability of satellite parking has changed (the commitment to using the Lakeshore Drive entry for bus traffic remains unchanged) and CMAC staff and law enforcement made changes to staffing, signage, and communications to improve traffic flow before and after events. As a result CMAC currently receives the best traffic flow rating from its users of any outdoor venue in western New York with the parking lots routinely clear within 45 minutes to an hour of the end of the show.
2. As a result of the 2006 implementation of storm water facilities at the northeast corner of the intersection of County Road 18 and State Rt 364, the number of parking spaces available in G lot was reduced by 57 parking spaces. These have not been replaced nor are they scheduled to be replaced. The County recently reshaped one of the storm water ponds in this area to create better parking lot geometry, but no parking spaces were added.

3. In 2012-2013 Ontario County conducted the Routes 5/20 & Route 364 Multi-Modal Safety & Access Improvement Study with grant money from the Genesee Transportation Council. You can the executive summary of the report here: <http://www.co.ontario.ny.us/documentcenter/view/5808>. The study reviewed the issues with traffic, pedestrians, and bicyclists in the area including along State Route 364 between Lakeshore Drive and County Road 18 and involved public outreach and meetings. You will find that the report recommends a sidewalk along State Rt 364 between Marvin Sands and Lakeshore Drive. Funds have not been procured to construct those sidewalks to date although both the County and the Town of Canandaigua continue to advocate for them with DOT. For the County's part, it did implement the recommendations made in the plan for Lakeshore Drive and Moran Road when the County took over the portion of those roads in the Towns of Hopewell and Canandaigua that are now County Road 50 and County Road 10 respectively.
4. To address complaints of unacceptable behavior of pedestrian patrons after CMAC events, the Friends of CMAC (a not-for-profit corporation that operates CMAC) now places a port-a-pottie at the corner of Marvin Sands Drive and State Rt 364.
5. To address lighting in G lot, Ontario County recently invested \$534,891 to replace the lighting. The old, omni-directional lighting has been replaced with LED lighting designed to contain more of the lighting on the property and eliminate spillage off-site, and digital control of the system was added to control not only timing but also increase Finger Lakes Community College's ability to control lighting by section of the parking lot. We hope that you will see a marked reduction in off-site light spillage from G lot during this summer's concert season.

In addition to these past measures, Ontario County is going to reconstruct G lot in sections over the next 3 summers. The objectives of that work include replacing aging pavement, and improving traffic flow into and out of the parking lot especially during CMAC events; but the County will not be adding parking spaces. The major changes will include some regrading to meet the standards set by the Americans with Disabilities Act (ADA) for handicap accessible parking, a reorientation of the direction of parking in the portion of the lot nearest to the intersection of Marvin Sands Drive and State Rt 364, and a revised internal circulation pattern around the reshaped drainage pond.

I am sorry that you have experienced trespassing on your property during or after CMAC events. As with any property owner experiencing incidents of trespass, please report them to law enforcement by calling 9-1-1 immediately with as much information as possible.

Finally as to locating the Star Cider facility on the FLCC Campus is concerned, we have discussed this at length with the owners of Star Cider, members of County Administration, and members of the Board of Supervisors. The County believes that Local Law 4 of 1992 prohibits the sale and consumption of alcohol on the FLCC campus (the law specifically makes exception only for CMAC events) . At the present time, there is no interest in the part of the County to amend this local law. Thus, there is no possibility of an operation such as Star Cider to be located on the main FLCC Campus.

Thank you for voicing your concerns. If you have any further questions or concerns, please email me or call me at (585) 396-4455. I am sure that the Town of Canandaigua will take your concerns into account when reviewing the site plan application for Star Cider.

Sincerely,

Thomas P. Harvey ^{AICP}
Director
Ontario County Planning Department
20 Ontario St.
Canandaigua, NY 14424

Ontario County Vision Statement

A vibrant community where every citizen has the opportunity to be healthy, safe and successful



Attention: On January 27, 2011 the Ontario County Board of Supervisors adopted an updated employee computer usage policy. All emails sent to or from this County assigned email address are recorded and subject to review for compliance with this policy. Any email not involving County business should only be sent to my home email address: tompharvey1@alum.syracuse.edu
Thank you.

From: Town Manager [mailto:dfinch@townofcanandaigua.org]
Sent: Thursday, March 22, 2018 10:30 AM
To: Harvey, Thomas P
Cc: ecooper@townofcanandaigua.org; 'Sarah Genecco'; 'Tom Schwartz'; 'Chris Nadler'
Subject: FW: Star Cider-New Research and Tasting Center

Tom Harvey,

The items brought up by the neighbor really pertain to FLCC and the County's property.
Would the County like to provide a response to our planning board?

Doug Finch, Town Manager
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424
P: (585)394-1120 x2234
F: (585)394-9476

Begin forwarded message:

From: "Zoning Inspector" <zoninginspector@townofcanandaigua.org>
Date: March 22, 2018 at 9:20:58 AM EDT
To: "'Stella's Florist'" <infostellasflorist@gmail.com>, "'Adam Stahl'" <adamjstahl@gmail.com>
Cc: "'Brennan Marks'" <bmarks@marksengineering.com>, "Development Clerk" <devclerk@townofcanandaigua.org>
Subject: FW: Star Cider-New Research and Tasting Center

Please see email from Neighbor below. This is just FYI. You are not obligated to address his concerns but you may wish to consider them as the Planning Board may.

Eric A. Cooper
Zoning Inspector
Town of Canandaigua
ecooper@townofcanandaigua.org
585-394-1120 x2254

From: gary meckes
Sent: Wednesday, March 21, 2018 5:07 PM
To: ecooper@townofcanandaigua.org
Subject: Star Cider-New Research and Tasting Center

As a resident and home owner at 3364 East Lake road I have the following issues with this project.

- 1) Traffic- Route 364 is already a very busy road. Traffic is coming and going from Lincoln Hill and points South. In the summer with graduations, concerts, festivals and the like it is already a too busy road. The speed limit is 45 mph but it seems everyone is going 55 mph. Has any traffic studies been done?
- 2) Privacy -I already have problems with outsiders cutting through my property and littering. This will only add to the problem. The noise of people drinking and partying across the street and the blare of lights will infringe on my privacy.
- 3) CMAC concerts- Concerts are already a huge traffic and safety issue at this spot. Many pedestrians are walking up and down the road. This will only add to all the problems. Ask the sheriff department.
- 4) Why- Why spoil the natural beauty of the area with it's fields and woods and the college. There are already 4 micro breweries and tasting establishments in a one mile radius. Put it up on the campus for the students. It comes to a point when developing all the land and destroying the beauty of our town with tasting centers is too much.

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