

Town of Canandaigua Planning Board
5440 Route 5 & 20 West
Canandaigua, NY 14424

RE: Site Plan Application for Star Cider on tax map number 98.11-2-8.000 at 3365 State Rt 364

Dear Planning Board Members,

Ontario County is aware and familiar with the site plan application submitted for Star Cider at 3365 State Rt 364. This letter is to document the County is willing to enter into an agreement with the owner of said property, Sarah Frank LLC, to accept the increase in storm water from the proposed facilities onto the adjacent County property to the north under the following conditions:

1. Standard erosion control practices are in place on said property during construction so that storm water leaving the site meets New York State Department of Environmental Conservation (DEC) phase II water quality standards. In other words, water leaving said property should be clean and unencumbered by sediment.
2. The property owner grant to the County of Ontario and Finger Lakes Community College (FLCC) easements for:
 - a. storm water management facilities in the approximate location shown on the attached map.
 - b. To have and maintain a portion of a trail and cross country running route used by FLCC that lies on said property, as shown on the attached map.
3. A cap on the amount of hard surfaces to be constructed on said property.

Ontario County is confident that sufficient capacity exists in the wetlands to the north on County Property. Ontario County completed a major revision to the storm water infrastructure on the main campus in 2012, creating significant detention uphill and prior to discharge into the wetland just to the north of the subject property; thus there is a great deal of 'extra' capacity in that wetland at the present time. Recognizing this, Ontario County, FLCC, and the Canandaigua Lake Watershed Manager are working on a project to divert high flow water from Fall Brook into this same wetland. Part of this wetland extends onto the subject property, which is the reason we are seeking the storm water easement from the owner of the subject property. Storm water flow from the subject property will be factored into the final design of the project to divert high water flows from Fall Brook into this wetland and in sizing the discharge back into Fall Brook.

We also thought the Board would be interested to know that the same group of agencies has approached and been well received by both the Town of Canandaigua and Hopewell to work cooperatively on a related project. Specifically, we are proposing to increase detention in the canoe pond north of Marvin Sands Drive and east of the subject property (see map) and divert a significant amount of storm water from uphill areas in the Town of Hopewell that current flows through the parking lot south of Marvin Sands Drive to the County's storm water management facility at the north east corner of County Road 18 and State Rt 364, thus reducing the area draining toward Sandy Cove and Poplar Beach areas. A regulated discharge from the Canoe pond is proposed to the wetland to the northwest, so this flow will also be factored into the design for the Fall Brook high flow diversion project.

Please be aware that final approval of an agreement between Sarah Frank LLC and Ontario County is contingent upon the final language of the agreement and acceptance by the Ontario County Board of Supervisors. Thus, we would recommend any site plan approval granted by the Town of Canandaigua Planning Board be made conditional upon:

1. Final Execution of an agreement as outlined above between the County and the property owner.
2. A cap on the square feet of impervious and semi-permeable surfaces to be constructed on tax map 98.11-2-8.00 based upon a buildout plan for the property. While the County is confident that the storm water resulting from the proposed Star Cider development is not an issue, the ultimate buildout of the 3365 State Rt 364 property needs to be capped in order for us to reliably design the Fall Brook high flow diversion project. The County would expect a reasonable amount of development on that parcel and agree to accommodate its storm water discharges as part of the proposed agreement.

If you have any questions or concerns, please contact my office or the County Director of Planning, Tom Harvey at (585) 396-4455.

Sincerely,

Mary A. Krause
County Administrator

Xc: Greg Westbrook, Supervisor, Town of Canandaigua
Doug Finch, Town Manager
Thomas P. Harvey, Director of Planning