

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 ~ townofcanandaigua.org
Established 1789

March 4, 2021

RESPONSES TO QUESTIONS AND/OR COMMENTS RECEIVED BY TOWN OF CANANDAIGUA RE: 4351 TICHENOR POINT DRIVE

RE: Possible Purchase of 4351 Tichenor Point Drive for purposes of a Town Park

Questions and Comments have been separated into three categories.

PROCESS AND FINANCIAL IMPACT COMMENTS/QUESTIONS

EXISTING CONDITIONS

PROPOSED CONDITIONS – FUTURE USE

PROPOSED CONDITIONS COMMENTS/QUESTIONS

Roadway and points of ingress/egress and safety

The proposed land acquisition and future use of 4351 Tichenor Point Drive as a Town operated park includes exploring options available for the use of the existing entrance into the property (Tichenor Point Drive, also previously known as Willow Ave.); as well as exploring options for a new point of ingress/egress to the parcel from County Road 16 as shown on the attached sketch plan.

EXHIBIT A

Following further review, it appears access to County Road 16 from the County Right of Way is directly available for the property at 4351 Tichenor Point Drive. Based on a survey completed August 6, 2020 by David Parrinello of Freeland-Parrinello Land Surveyors, a driveway for the property at 4275 County Road 16 (south of subject property) does not cross the subject property at 4351 Tichenor Point Drive. Rather the driveway appears to be located in the Ontario County Right of Way along County Road 16.

EXHIBIT B

Options including using the existing driveway for access, or a proposed new driveway would be further considered and reviewed along with sight distance information and all applicable regulations for proposed construction at such time and if the Town acquires the parcel. Sufficient information is available at this point to determine that options exist to be further considered for the most efficient construction of a point of ingress/egress for the property at 4351 Tichenor Point Drive. A final determination on the point of ingress/egress for the proposed Town park (if the Town moves forward with the purchase) would be determined as part of final sight plans based on all applicable information after the Town has purchased the parcel.

Sight distance information has been requested and will be obtained by professional NYS licensed engineers. Sight distance information is currently in process and being finalized. Preliminary information indicates adequate sight distance for the point of ingress/egress to the parcel at 4351 Tichenor Point Drive. Sight distance information is likely to be available prior to a vote of the electors of the Town of Canandaigua (if the Town Board chooses to schedule such a vote) in order to make sure adequate sight distance is available to the point of ingress/egress. It is entirely possible sight distance information would be available by the Town Board's regularly scheduled meeting on March 15, 2021. Sight distance information would be included prior to final site plans being developed and being submitted for approval by Ontario County Public Works, and the Canandaigua Town Board, if the Town moves forward with the purchase of the property.

State Environmental Quality Review (SEQR)

All required SEQR documentation for the purposes of the proposed action(s) will be completed as part of the review of proposed actions and plans during the approval process, if the Town moves forward with the purchase of the property. The proposed action(s) including the acquisitions, financing, designation of the parcel as a park, and the proposed improvements. It is anticipated the Town Board would declare themselves lead agency on March 15, 2021 for the purposes of completion of Type I SEQR with a Full Environmental Assessment Form (EAF) including the proposed acquisition, municipal bonding, designation of the parcel as a Town park upon acquisition by the Town, and the proposed improvements. The Town Board would then provide for 30-day lead agency coordination as detailed and required by applicable regulations and then consider SEQR including determination of significance at their meeting on April 19, 2021. Following anticipated completion of SEQR at the Town Board meeting on April 19, 2021, publication of findings such as negative declaration to be submitted to the NYS DEC for submission to Environmental Notice Bulletin. If the Town Board finds a need to issue a positive declaration for some reason, then additional information might be needed such as an Environmental Impact Statement (EIS). An EIS is not needed for determinations that include determinations of non-significance.

Proposed usage including sketch plan

The proposed use of 4351 Tichenor Point Drive as a Town Park for the purposes of access by the general public to Canandaigua Lake (if the Town acquires the parcel) includes:

- Preservation of the majority of the parcel in the current status;
- Construction of a point of ingress/egress from County Road 16 to the property at 4351 Tichenor Point Drive pursuant to applicable regulations which may include the construction of a new point of ingress/egress or utilization of the existing Tichenor Point Drive;
- Construction of a parking lot on the property at 4351 Tichenor Point Drive pursuant to applicable regulations (sufficient area has been deemed to be available using survey information to locate a parking area pursuant to applicable regulations);
- Use of existing main building as a park building (museum) to demonstrate what a typical lakeside cottage would have looked like at the turn of the century, and to

EXHIBIT C

- display historical Canandaigua items including possible items relating to the previous use of the property by the Seneca Native American Indians;
- Use of existing secondary building as a park building (restroom facilities) open to the public;
- Construction of an ADA accessible pathway from parking area to the two buildings;
- No improvements of any kind in the area north of Asphalt Drive known as Tichenor Point Drive (formerly Willow Ave) nor would any alterations be proposed to any existing vegetation, buffering, or the tennis court unless further reviewed and/or agreed upon relative to any applicable restrictions;
- Installation of a floating dock/pier for the purposes of providing a public fishing access point and non-motorized watercraft launching;
- Designation of a portion of the area between the boat house and the point area to be used for swimming area along a natural surface shoreline (Swimming hours at Town of Canandaigua parks is traditionally 10AM – 6PM while lifeguards are on duty);
- Installation of screening (such as a fence), and additional vegetative buffering (such as additional trees and/or shrubs) between the boathouse at 4351 Tichenor Point Drive and the parcel boundary with 4341 Tichenor Point Drive on the east side of Tichenor Point Drive applicable to all regulations;

Limited usage (approximately 20 vehicles)

The parking area or number of vehicles using the proposed Town Park has been a comment or question that has been raised multiple times in different ways. Comments have been made relative to the access to the property, safety, number of users, and the overall use of the property for the purposes of a Town Park.

EXHIBIT C

Attempting to utilize the existing grass area on the parcel where no trees exist currently or very small vegetation exist along with the existing parking area, the proposed sketch demonstrates an approximately 20 vehicle parking area with ADA accessibility fitting applicable to regulations. Full design and build out of the parking area including storm water management would be completed associated with construction plans once the Town Board has determined to proceed with the purchase the property. The sketch demonstrates sufficient area exists to construct a parking area pursuant to applicable regulations.

EXHIBIT D

Additionally, questions have been asked relative to what happens if the parking area fills up, and how to prevent parking in other places including along County Road 16 if the parcel becomes a Town Park. As noted under the existing conditions, the Town Board of the Town of Canandaigua has the authority to create a no parking area along County Road 16 if they choose to take that step according to NYS Vehicle and Traffic Law (Section 1660(a)18). It is anticipated that if the Town purchases and develops the parcel at 4351 Tichenor Point Drive for the purposes of a Town park, that the Town Board would also consider legislation prohibiting parking near the parcel along County Road 16 as they have previously done at Onanda Park. It is also anticipated Town of Canandaigua parks staff would be utilized to control parking (such as park rangers) associated with the proposed parking lot.

Users - the number of individuals in a vehicle varies; however, many times it is observed at that at least two or more people are riding in a single vehicle at Onanda Park and many of our other

Town of Canandaigua parks. Additionally, we often see the length of time varies depending on weather and other factors such as the amenities at a particular park which might determine how long a vehicle might be parked at a particular Town park. Weekends, in particular Saturday often experience higher volumes of visitors at most Town of Canandaigua parks.

If 20 vehicles with a minimum of 2 persons averaged 2-3 hours at a time for the proposed location on a Saturday, we could estimate during a typical Sunrise to Sunset time period during a summer Saturday we could see as many as three turn overs of vehicles visiting the proposed park based on the 20-spot proposed parking lot, or about 120 persons on a typical summer Saturday.

Security for Town park

Town of Canandaigua Town parks have a variety of security measures including alarm systems, cameras, Town of Canandaigua staff check and visits during day and night, regular police priority parcel checks, code enforcement checks, and park staff.

It is anticipated that if the Town of Canandaigua purchases the parcel at 4351 Tichenor Point Drive, and opens and operates the parcel as a Town Park that seasonal staff would be on the property during operation hours of the park during the season when the park is most being utilized including late spring, summer, and early fall. Seasonal parks staff would be on the parcel during seasonal operations including lifeguards for the swimming area, and as also operated at Onanda Park, park ranger(s) (new for 2020). Park Rangers would likely be utilized to ensure property compliance with parking. Additional considerations such as gates, or other devices to control access to the parking area would be considered at the time of development of final site plan. Additional recreation attendants such as gate or recreation staff would also likely be utilized in the proposed park, including operation of the current cottage as a museum.

EXHIBIT E

Regular full time and seasonal Town of Canandaigua staff, including Parks Maintenance Assistants, are routinely in Town of Canandaigua parks for a variety of reasons including checks, cleaning, maintenance work, landscaping, and the general upkeep of our parks. Town of Canandaigua parks restrooms are cleaned daily (heavy use parks more frequently) and sanitization methods were put in place during COVID-19 in 2020. The operation of this parcel as a proposed park would include similar operations on a smaller scale to that of Onanda Park.

Hours of operation for Town Parks are defined by local law of the Town Board (§152-9) as sunrise to sunset, unless otherwise designated by the Town Board. Violations of the Town Code are subject to penalties determined by Town Justice in Town of Canandaigua Court. The current penalties for violating Town of Canandaigua Parks Code include punishment by a fine not to exceed \$350 for each violation or by imprisonment for a term of not more than 15 days, or by both such fine and imprisonment.

EXHIBIT F

Improvements vs. cost

As identified in Exhibit E referenced above relating to operations, and attached along with Exhibit G from the January 11, 2021 presentation to the Town Board, the costs associated with the improvements of the parcel to operate as a Town Park would be smaller in scale compared to Onanda Park.

EXHIBIT G

From the January 11, 2021 presentation the proposed building out was estimated at \$161,000.00; however, would need to be adjusted based on changes over the past several months.

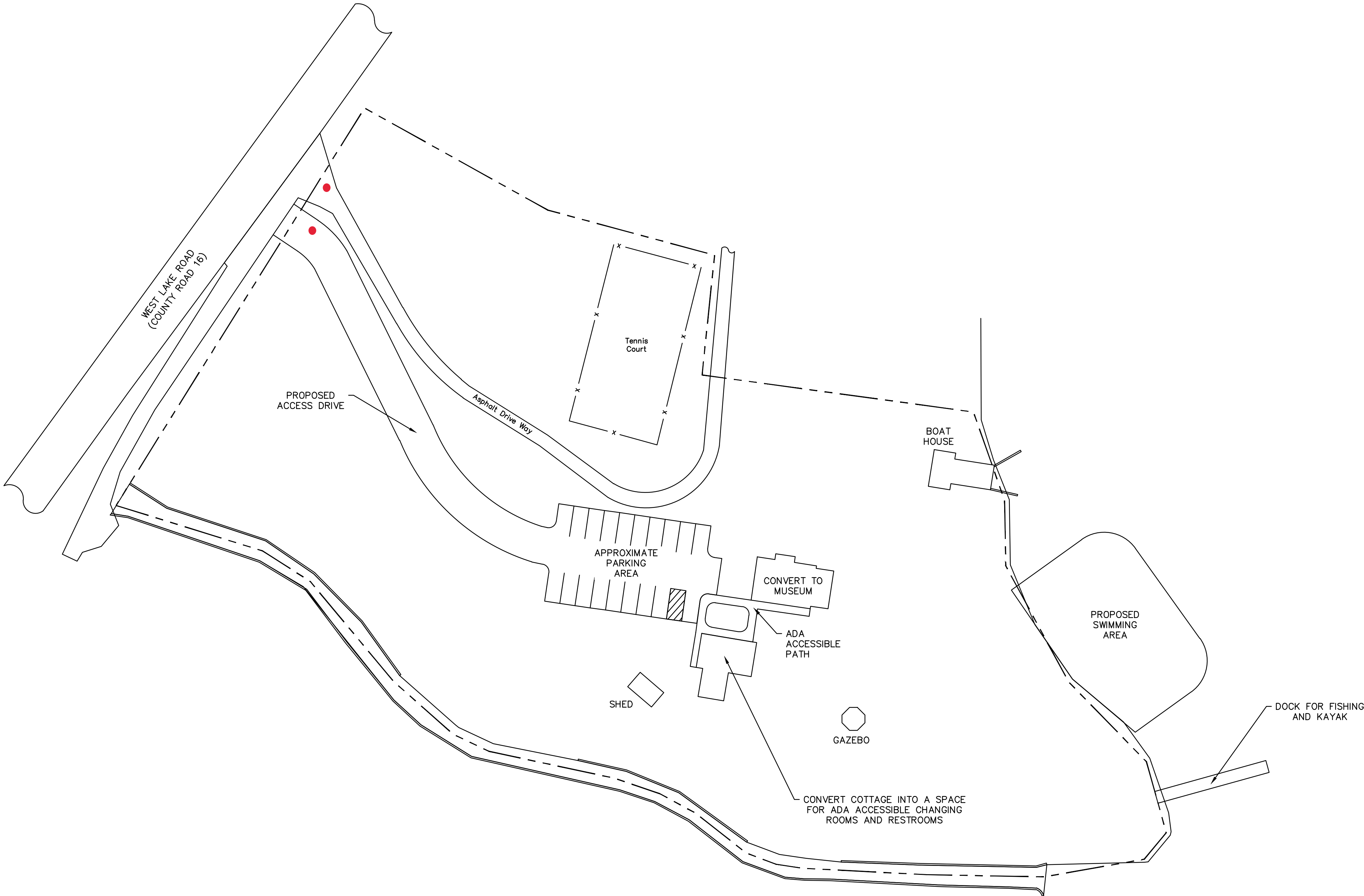
Estimates include:

	<i>January 11, 2021</i>	<i>March 4, 2021</i>
Floating Dock:	\$ 42,000.00	\$ 42,000.00
New roof(s) 2 cabins:	\$ 40,000.00	\$ 30,000.00
Restroom at cabin #2:	\$ 4,500.00	\$ 10,000.00
Repair lights along driveway:	\$ 3,000.00	\$ 3,000.00
Relocate some lights driveway:	\$ 7,500.00	\$ 0.00
Add fence/trees/bushes:	\$ 15,000.00	\$ 10,000.00
Benches/Accessories	\$ 2,500.00	\$ 2,500.00
Remove tennis court:	\$ 1,500.00	\$ 0.00
Relocate existing driveway:	\$ 25,000.00	\$ 0.00
Install gravel parking area (20 cars):	<u>\$ 20,000.00</u>	\$ 20,000.00
	\$161,000.00	
Additional bldg. improve restroom/gate		\$ 5,000.00
Driveway options place holder		\$ 10,000.00
ADA pathway		<u>\$ 30,000.00</u>
		\$162,500.00
Phased Build Out: paved parking area		\$ 45,000.00

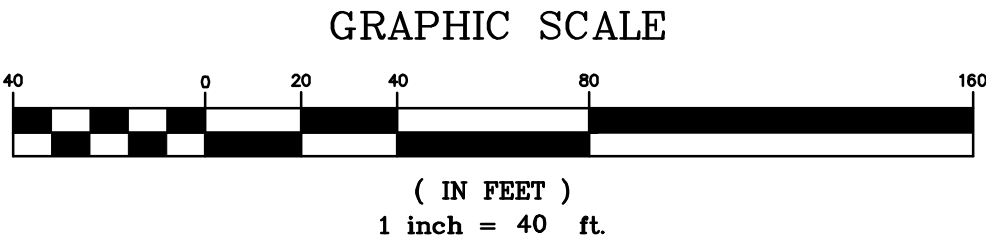
Costs of operation such as lifeguards, restrooms, cleaning etc. are shown in Exhibit E.

EXHIBIT A

N:\0300.11000.00\dwg\Tichenor Pt Parking\Tichenor Pt Layout.dwg, 2/22/2021 3:38:40 PM, jlabriese



• Optional Ingress/Egress Points •



DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING.
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION".

Project Title:		TICHENOR POINT		By	
Drawn By:		JPC		Revisions and Descriptions	
Checked By:		TJF		No.	
Scale:		1" = 40'		2021 MRB Group	
Date:		2/22/2021		All Rights Reserved	
Drawing Title:		CONCEPT LAYOUT			
Project Title:		TICHENOR POINT			
		TOWN OF CANANDAIGUA			
		ONTARIO COUNTY, NEW YORK			

EXHIBIT B

EXHIBIT C

EXHIBIT D



EXHIBIT E

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

Operational Costs (estimated):

Landscape maintenance:	\$ 10,000.00
Building maintenance:	\$ 4,500.00
Utilities:	\$ 1,800.00
Lifeguard(s) for swim area:	\$ 15,000.00
Demand on existing main. staff:	\$ 7,500.00
Parks Staff Assistants:	<u>\$ 6,500.00</u>
TOTAL:	\$ 45,300.00

Onanda Park (Annual Operational Costs): *for general comparison (staff services all parks)*

Life Guards:	\$ 25,000.00
(\$38k for both Onanda & Schoolhouse)	
Parks Staff Assistants:	\$ 13,100.00
Recreation Assistants:	\$ 4,500.00
Maintenance Staff (cleaning cabins):	\$ 31,119.00
Cabin maintenance:	<u>\$ 8,500.00</u>
TOTAL:	\$ 82,219.00

First- and Second-year costs would need to be phased in over a 2-year period as improvements are made to the buildings and grounds.

Date of slide: 1/11/21

EXHIBIT F

§ 152-9. Town park opening and closing.

The Town parks shall be opened and closed as provided by resolution of the Town Board. When Town park property is closed, no person, except for registered guests at Onanda Park, shall enter or remain on said property. The Town shall post, in a conspicuous manner on the perimeters of all Town parks, signs giving notice prohibiting trespass during the hours said parks are closed.

§ 152-10. Enforcement.

The following officials, in connection with their duties imposed by law, shall diligently enforce the provisions of this chapter:

- A. The Director of Parks and Recreation, the Parks Maintenance Supervisor, or designated employees or deputies appointed by said Director;
- B. Members of the New York State Police;
- C. Members of the Division of Law Enforcement of the New York State Department of Environmental Conservation;
- D. Members of the Ontario County Sheriff's Department; and
- E. The Town of Canandaigua Code Enforcement Officer.

§ 152-11. Ejection and seizure of property.

The Director of Parks and Recreation, members of any law enforcement agency and those listed in the above section shall have the authority to eject from any park any person acting in violation of this chapter and park regulations posted at the park. In addition, said individuals shall have the power to seize and confiscate any property, thing or device used illegally in the park.

§ 152-12. Penalties for offenses.

The following penalties are hereby established for violations to these park rules and regulations:

- A. Violation of any provision or regulation of this chapter shall be punishable by a fine not to exceed \$350 for each violation or by imprisonment for a term of not more than 15 days, or by both such fine and imprisonment;
- B. The Town Board also determines that a violation of this chapter shall constitute disorderly conduct, and the person or persons

violating the same shall be classified as a disorderly person or persons; and

- C. In addition to all other remedies, the Town Board may enforce obedience to this chapter by injunction.

EXHIBIT G

EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)
435 I TICHENOR PT DR

USE AS A TOWN PARK

Not much has to be done to begin
Immediately using the property as a park

Majestic trees
Level landscape

Basics able to be enjoyed immediately

- Picnic spot;
- Walking around enjoying the air;
- Enjoying the water;
- Take a deep breath;



EXPLORING ADDITIONAL PUBLIC ACCESS TO CANANDAIGUA LAKE

OPPORTUNITIES TO PURCHASE (2 PARCELS)

435 I TICHENOR PT DR

Build Out Costs (estimated):

Floating Dock / kayak launch:	\$ 42,000.00
New roof(s) 2 cabins:	\$ 40,000.00
Restroom at cabin #2:	\$ 4,500.00
Repair lights along driveway:	\$ 3,000.00
Relocate some lights driveway:	\$ 7,500.00
Add fence / trees / bushes for buffer:	\$ 15,000.00
Benches / Accessories	\$ 2,500.00
Remove tennis court:	\$ 1,500.00
Relocate existing driveway:	\$ 25,000.00
Install gravel parking area (20 cars):	<u>\$ 20,000.00</u>
	\$161,000.00

Parks Fund (CMI00) 1/11/21:	\$ 651,835.00
RSM Acquisition costs:	<u>(\$251,500.00)</u>
Balance after RSM Acquisition:	\$ 400,335.00
 Tichenor Pt Acquisition costs:	 <u>(\$143,500.00)</u>
Balance after Tichenor Acq:	\$ 256,835.00

Phased Build Out:

Year 1-5: Convert main cabin into museum

Year 1-5: Dock / Swim Area

Year 1-5: Pave parking lot \$45,000.00

Year 1-5: ADA path from parking to bldg. \$30,000

Revenue Sources for Build Out:

DEC Grant – fishing/access

Federal Grant(s)

Parks Fund

Recreational Grants

2021 Budget has \$250,000.00

Date of slide: 1/11/21