



## ONTARIO COUNTY FREIGHT CORRIDOR

DRAFT DEVELOPMENT PLAN AND  
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT | MAY 2017  
Prepared for Ontario County Planning Department



Prepared by  
**FISHER**

With support from  
**vhb** highlandcountyny.gov

# Manchester Yard Redevelopment Project 2020-2021

Ontario County  
Town of Manchester  
Town of Farmington  
Village of Manchester



**FISHER**  
**vhb**  
Ontario County Railway Corridor Development Plan - 1A  
Manchester Yard - Option A  
Map 11112016

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Canandaigua, NY 14424  
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# Manchester Yard



Spancrete Northeast

2001



Rochester Insulated Glass

Roundhouse  
Roundhouse

Old Castle Lawn & Garden et al

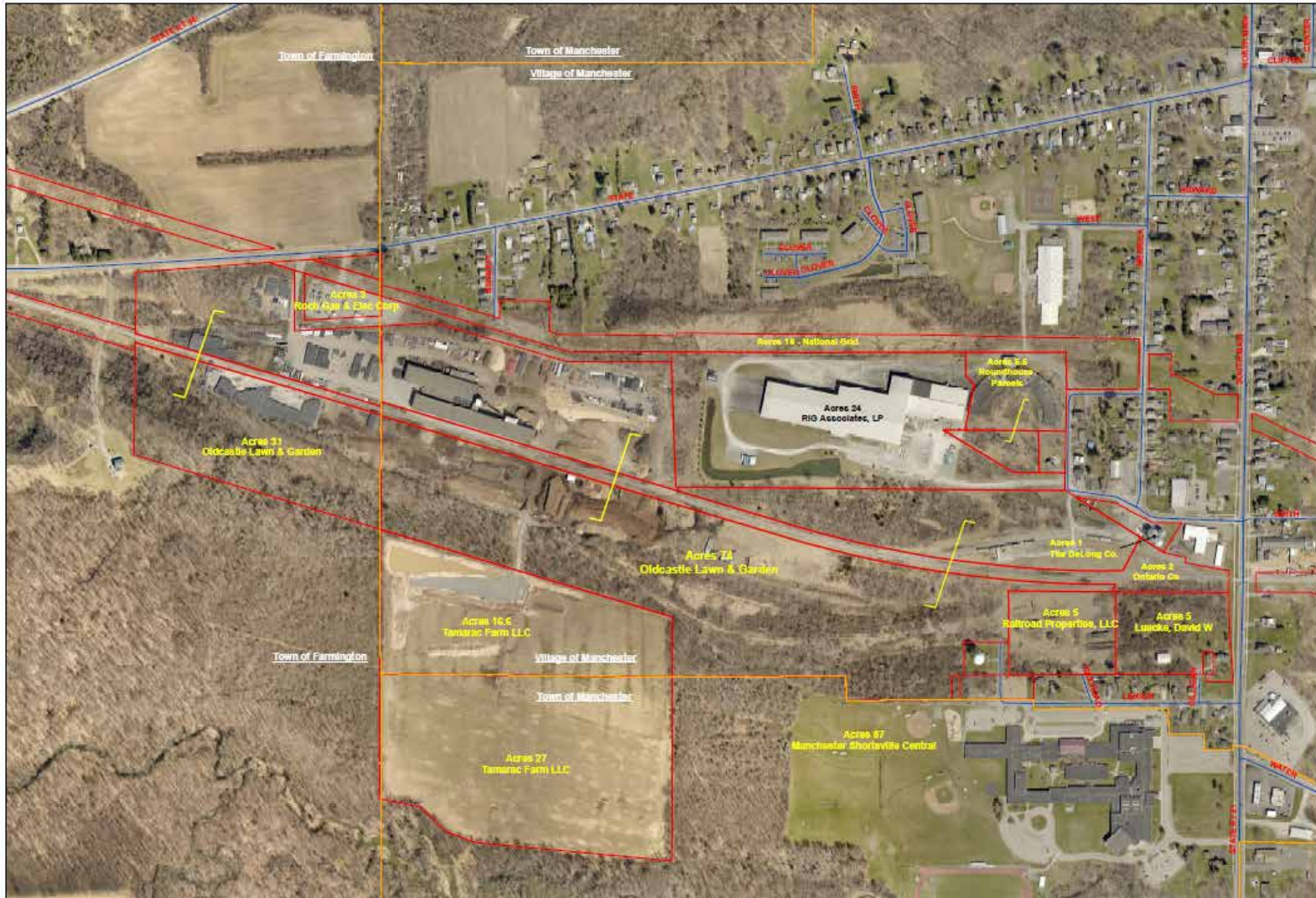
DeLong LLC

Manchester-Shortsville CSD

2020



# Manchester Yard Study Area



# Manchester Yard Site Redevelopment Project

## Empire State Development (ESD) Planning Grant Phased Funding

1. Road, utilities & infrastructure analysis.
2. Roundhouse/Fuel Buildings condition analysis
3. Green infrastructure analysis (Stormwater management & alternative energy)
4. Site Plan Development & Infrastructure Investment

# Manchester Yard Site Redevelopment Plan: Phase I Road Access and Infrastructure Assessment

Total Project: \$40,000

NYS ESD \$20,000 + V.&T. Manchester/OCLDC/FLRR \$20,000

## Project Steering Team:

- Village of Manchester
- Towns of Manchester and Farmington
- OC Economic Development
- OC Planning Department
- Finger Lakes Railroad

*Priority: Landowner/Business Owner Involvement*



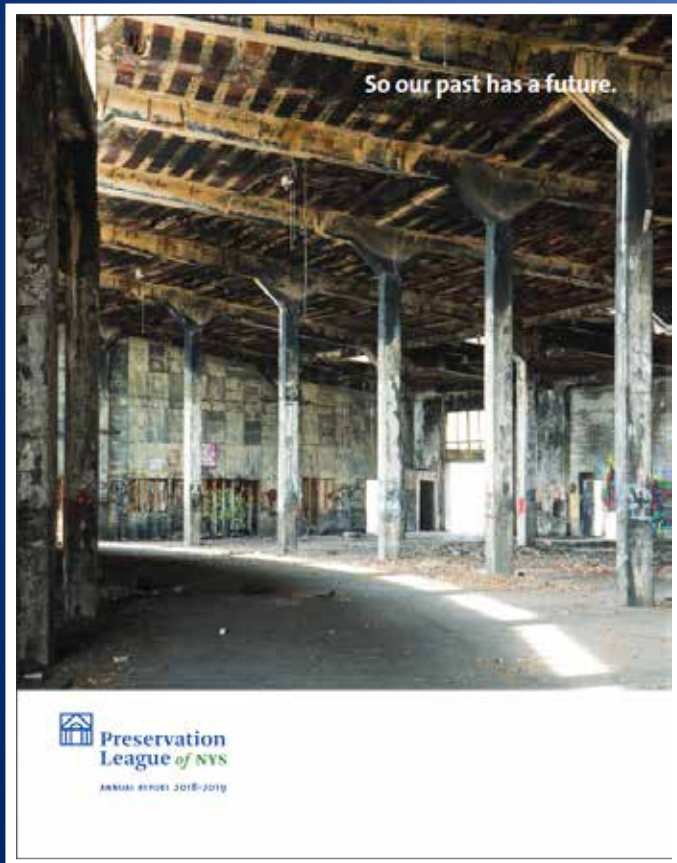
# Manchester Yard Site Redevelopment Plan: Phase I Road Access and Infrastructure Assessment

1. SITE CONSTRAINTS IDENTIFICATION AND ANALYSIS
2. UTILITY INFRASTRUCTURE ASSESSMENT
3. TRUCK/RAIL ACCESS - LANDOWNER OUTREACH
4. CONCEPT LEVEL ACCESS ROAD AND RAIL ACCESS DESIGN
5. CONCEPT LEVEL COST ESTIMATES
6. DRAFT AND FINAL REPORT

TIMELINE: KICKOFF JANUARY 2020 – JANUARY 2021

# Manchester Yard Site Redevelopment Plan:

## Phase II - Manchester Roundhouse and Associated Buildings Condition Report and Options for Redevelopment



### Total Project \$40,000

- NYS ESD \$15,000
- T. & V. Manchester \$15,000
- Rochester Area Community Foundation \$10,000

Timeline: September, 2020 – January 2021

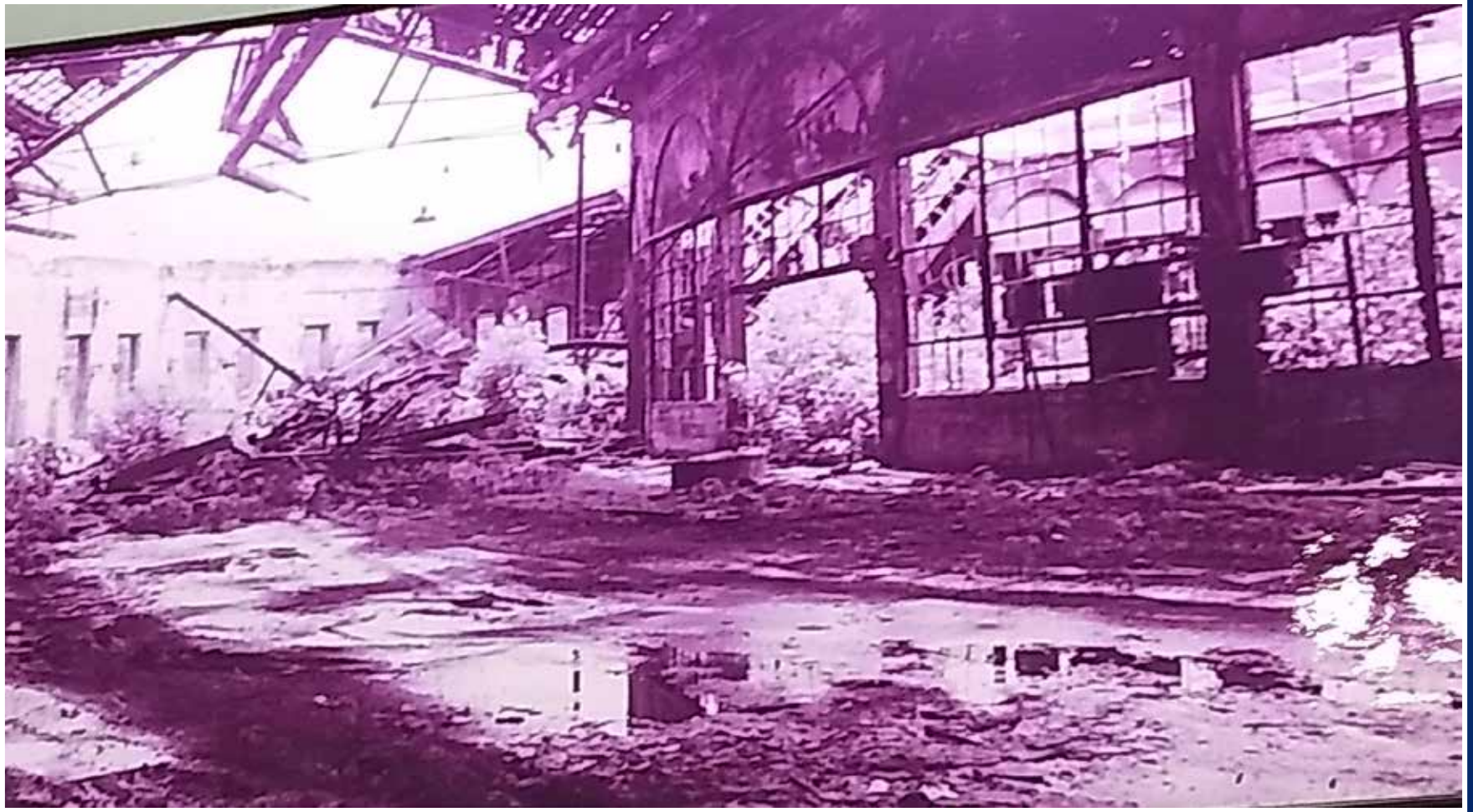
*This will fund the initial tasks in a building condition report.*



## Building Condition Report

- Determine whether the Roundhouse and associated buildings could be redeveloped, in whole or in part, or if demolition is necessary.
- All work completed for this project will meet the requirements for a Historic Structures Report as outlined in National Park Service Technical Preservation Brief 43 - *The Preparation and Use of Historic Structure Reports*.
- Retains option of use of federal and state historic preservation tax credits if adaptive reuse. Report can be used for the National Register of Historic Places nomination.

Chicago, Burlington & Quincy Roundhouse: 1856-1974  
Aurora, Illinois  
(Approximately 30 miles west of Chicago)







1978: Listed on the National Register of  
Historic Places



1996 – Reopened as brew pub, restaurant, museum, & open-air pavilion.



