

**STATE ENVIRONMENTAL QUALITY REVIEW
(SEQR)**

**FINAL
SITE SPECIFIC/GENERIC ENVIRONMENTAL IMPACT
STATEMENT
FEIS**

**Proposed Action:
City of Rochester Port Public Marina and Mixed Use Development Project**

**SEQR Environmental Impact Statement
NEPA Environmental Assessment**

**LEAD AGENCY:
Thomas S. Richards
Mayor, City of Rochester
City Hall, Room 307A, 30 Church Street
Rochester, NY 14614-1290**

Appendix D

Marina Operations and Maintenance Plan

Port of Rochester Marina Operations and Maintenance Plan

1. Operations

1.1 General

1.1.1 NOAA Clean Marinas Program

As a general objective, the Port of Rochester Marina will adopt the measures outlined within the Clean Marina Program to prevent and reduce pollution from the marina and the recreational boating community, protect habitat, enhance public image, save money, and create an aesthetically pleasing facility. Upon completion, the Port of Rochester Marina will apply to be recognized as a clean marina.

1.2 Staffing & Responsibilities

1.2.1 Manager

The Marina Manager is a seasonal position, being full-time for approximately 4-6 months and part-time for approximately 6-8 months. Responsibilities include ensuring that day to day operations of the marina comply with the Marina Operations and Maintenance Plan. The Marina Manager will also serve as the primary contact person and the primary enforcer of marina rules & regulations.

1.2.2 Seasonal/Part-Time Personnel

Seasonal/part-time personnel will be hired to provide assistance during the peak boating season. Seasonal/part-time personnel will serve as "conciierge" service for boaters while performing tasks such as billing, collection, coordination of transient slips, marina cleaning, debris removal, monitoring circulation tubes, assisting boaters with the sanitary pumpout, providing general assistance, and updating boaters with local information such as weather and fishing.

1.3 Personnel Orientation

The Marina Manager will specify a schedule and requirements for orientation of personnel.

1.4 Use and Operation of Marina Equipment

1.4.1 Marina equipment (i.e. pumpout, dock utilities) shall be used only after permission has been received from the marina manager.

1.5 Berth and Mooring

1.5.1 Slip Tracking

An electronic system is planned for tracking transient slip reservations and availability. The Marina Manager will be responsible for berth allocation and the system will be linked to surrounding ports and harbors, if possible.

1.5.2 Billing/Collection

The marina manager will oversee billing/collection.

1.6 Hours of Operation by Season

During the peak boating season (Memorial Day – Labor Day), the marina hours will likely be 8am – 6pm and during off-peak boating season, the marina hours will likely be 8am – 5pm for Monday thru Friday and 8am-12pm for Saturday/Sunday.

1.7 Parking and Loading

There are over 800 public parking spaces are located within 900' of the marina which are used by beach-goers, tourists, and event attendees and which are intended for boaters, as well. Some parking spots may be linked to surrounding residential developments which will provide private parking as part of the development.

1.8 Security and Surveillance

Most slips will be isolated from the public promenade by architectural security gates and ramps to the docks. Surveillance may be added at these security points, if needed.

1.9 Marina User Regulations

Marina user regulations will be developed by the City of Rochester and the Marina Manager upon marina completion to address the following non-inclusive list:

- 1.9.1 Vessel Identification
- 1.9.2 Compliance with Applicable Laws
- 1.9.3 Insurance
- 1.9.4 Dock Use
- 1.9.5 Living Aboard
- 1.9.6 Operation of the Boat
- 1.9.7 Exchange or Subdivision of Berths
- 1.9.8 Boat Tie Up
- 1.9.9 Safety of Children and Guests
- 1.9.10 Fire Prevention
- 1.9.11 Electrical Safety
- 1.9.12 Sanitary Facilities
- 1.9.13 Garbage and Trash
- 1.9.14 Waste Oil
- 1.9.15 Boat Appearance
- 1.9.16 Dock Lockers and Steps
- 1.9.17 Dinghies
- 1.9.18 Pets
- 1.9.19 Noise
- 1.9.20 Soliciting
- 1.9.21 Disorderly Conduct
- 1.9.22 Dock Housekeeping
- 1.9.23 Outside Contractors and Vendors

- 1.9.24 Owner Work
- 1.9.25 Unoccupied Berths
- 1.9.26 Removal of Personal Property at Contract Expiration
- 1.9.27 Storm Conditions
- 1.9.28 Automobile Parking

1.10 Sanitary Pumpout Procedures

The marina manager will oversee the sanitary pumpout facility operation and seasonal/part-time personnel will provide assistance to boaters using the facility.

1.11 Procedure for Arrival of Foreign Vessels

Boaters should follow U.S. Coast Guard Regulations and marina personnel will cooperate with U.S. Coast Guard personnel as needed.

1.12 Emergency Procedures

The marina will comply with U.S. Coast Guard and City of Rochester/Monroe County guidelines in providing for the following:

- 1.12.1 Storm Management Plan
- 1.12.2 Emergency Contact Information
- 1.12.3 Accident Procedures
- 1.12.4 Medical Emergency
- 1.12.5 Fire Prevention and Control
- 1.12.6 Bomb Threats
- 1.12.7 Fuel Spill – Since there are no fueling services provided and thus no fuel storage on site, an official Spill, Prevention, Control and Countermeasure (SPCC) Plan is not required for this marina by the EPA. However, a similar facility wide plan will be created by the marina manager to prevent the spill of fuel and to outline a contingency plan in the event an occurrence to isolate and minimize the area affected. The plan will also address the reporting requirements of such an event. A spill must be reported to the National Response Center per the Clean Water Act if:
 - The spill is to navigable waters or the adjoining shoreline, or
 - Water quality standards could be violated, or
 - The spill causes a sheen or discoloration, or
 - The spill causes a sludge or emulsion.

1.13 Procurement of Supplies and Equipment

Procurement of supplies and equipment will be per City of Rochester policies.

1.14 Marine Radio Procedure

The marina manager is responsible for monitoring the marine radio.

2. Maintenance

2.1 General

All marina personnel should be aware of maintenance procedures and are required and encouraged to report deficiencies to the marina manager.

2.2 Upland Elements

2.2.1 Roofing, siding, doors, insulation, structural condition, electrical equipment, HVAC, utilities, telephones, laundry, toilets, security, fire protection, landscaping, drainage, lighting, fencing, erosion, trash receptacles, gates, and grinder lift station.

2.3 Piers, Gangways, and docks

2.3.1 The marina manager is responsible for periodic inspection of all piers, gangways, and docks. Inspection should include all appurtenances including, but not limited to decking, railings, connection hardware, floatation, freeboard, list and trim, cleats, bollards, fendering, utility pedestals, hatch covers, utility metering, utility conduits and signage.

2.3.2 If any deficiencies are observed, the marina manager will log the deficiency and recommend action to the marina owner at the earliest possible time. If recommended action is beyond the abilities of the marina manager, cost estimates will be solicited from service providers.

2.3.3 The marina manager shall oversee and ensure that adequate measures are taken to ensure all piers, gangways, and docks are winterized and secure before freezing conditions occur annually.

2.4 Sanitary Pump Out Facility

2.4.1 The marina manager is responsible for ensuring periodic inspection of the sanitary pump out facility.

2.5 Wave Attenuation Structures

2.5.1 During the boating season, the marina manager is responsible for ensuring periodic inspection of the wave attenuation structures including, but not limited to armor stone, rip rap, floating attenuators, baffle walls, and wood barriers.

2.6 Navigational Aids

2.6.1 The marina manager is responsible for ensuring periodic inspection of all navigational aids within the marina entrance and within the marina including lights, signs, piles, and signage.

2.7 Safety and Housekeeping

2.7.1 The marina manager is responsible for ensuring the safe condition and housekeeping of the marina on a periodic basis. In particular, the following items must be evaluated and cleaned:

- 2.7.1.1 Stairs and walkways clear of obstructions
- 2.7.1.2 Trash in designated areas and receptacles emptied in to dumpsters
- 2.7.1.3 Unauthorized areas secure
- 2.7.1.4 Railings and handholds secure
- 2.7.1.5 Decks clear of debris and trash
- 2.7.1.6 Chemicals and flammables secured and appropriate signage in place
- 2.7.1.7 Safety lighting operable
- 2.7.1.8 Dangerous areas barricaded and posted
- 2.7.1.9 Electrical lines and fixtures safe
- 2.7.1.10 Slippery areas surfaced with nonskid material
- 2.7.1.11 Bathroom and shower facilities must be checked/cleaned periodically.

2.8 Dredging

2.8.1 Marina Entrance/Basin

Semiannually or annually, depth soundings must be checked to evaluate silting of entrance and basin and to ensure ample depths for navigation. Based on the estimated sediment loading of approximately one foot per year or less, it is anticipated that the marina will need to be dredged every three to four years. Sediment dredging will be performed under state and federal permit conditions established to protect water quality and marine life.

2.9 Basin

2.9.1 Floating Vegetation and Debris Removal

The Marina Manager is responsible for ensuring that debris and floating vegetation is removed on a daily basis during the boating season and on a weekly basis during the off-season.

2.9.2 Submerged Aquatic Vegetation Management

Although submerged vegetation is not anticipated, the marina manager will choose an appropriate remedy if submerged vegetation becomes an issue. Possible remedies include mechanical solutions, such as underwater weed harvesters, and chemical solutions (herbicides). The remedy must be permitted by the New York State Department of Environmental Conservation before implementation.

2.9.3 Water Circulation

During the boating season, the marina manager will inspect the passive water circulation system weekly to ensure water is circulating through the pipes. A pump can be installed, if needed, to supplement passive water circulation.

