



MarksEngineering

4303 Routes 5 & 20
Canandaigua, NY 14424

March 31, 2023

Shawna Bonshak
Town of Canandaigua
5440 Route 5 & 20
Canandaigua, NY 14424

RE: Letter of Intent – 2625 CR 22
FLXTurf Indoor Sports Facility
MUO Zoning Petition

Dear Ms. Bonshak,

On behalf of our client, Evan Gilbert, we submit the following material for review by the Town Board and to gain permission to petition the Town of Canandaigua for a Mixed Use Overlay Zoning Amendment of the subject parcel.

Application Packet:

For review of these applications, we have provided a copy of the following attachments for review:

1. Letter of Intent
2. Petition to Amend Zoning Map
3. Context Aerial
4. Concept Plan
5. Rendered Concept Plan

Description of Proposed Development:

The owner of this property intends to construct two buildings to create a rentable indoor turf facility to support local sports teams and the surrounding community. Due to the underlying zoning not allowing a commercial facility and accessory building of this size, we must rezone this property to MUO-3, much like the parcels adjacent to this property.

Existing Conditions:

The project site is located on Hannah Rd. (CR 22), approximately 1,677" south of the intersection with St. Rt. 21. The parcel's tax account number is 71.00-1-21.141 and is located within the AG-1 (Agricultural) and MUO-3 zoning district. This lot is currently undeveloped.

Proposed Conditions:

This project will entail the construction of two buildings for an indoor sports facility. A parking area will be created to facilitate the incoming patrons, along with parking for buses of incoming schools and sports teams. This site will also have an on site wastewater management system, along with a stormwater management facility to accommodate the newly created impervious surfaces.



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This facility will look to orient their services to K-12 students participating in local clubs and scholastic sports teams. This space will be available for any field sports team, but for the most part will accommodate soccer, lacrosse, and baseball teams who require avenues/resources to practice during the offseason or during inclement weather conditions. Currently, there are no local sport facilities and most local teams and clubs must travel to Victor or Monroe county for an indoor practice facility.

Thank you for your consideration on this project. Please don't hesitate to call me at the office with any questions.

Very truly yours,

Logan Rockcastle

Marks Engineering, P.C.