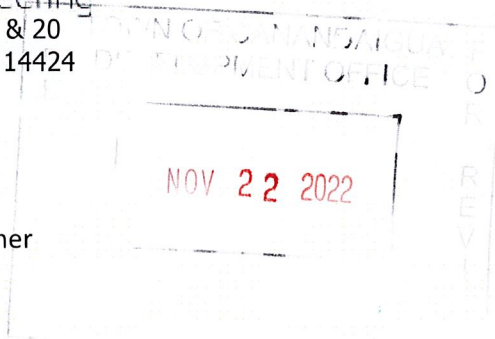




Marks Engineering
4303 NY Route 5 & 20
Canandaigua, NY 14424

November 22, 2022

Town of Canandaigua
c/o Shawna Bonshak, Planner
5440 Routes 5 & 20 West
Canandaigua, NY 14424



RE: Letter of Intent – Richard Deys - 2495 Brickyard Rd
TM#: 70.00-1-10.111

Dear Ms. Bonshak:

On behalf of our client and property owner, Gemcole, Inc (Richard Deys), we have prepared the attached applications for Preliminary/Final Site Plan Review.

We are asking for the town planning board to review this application for preliminary/final approvals on December 1, 2022.

Project:

The intent of this project is for the site to become compliant with the town code in regard to site elements that were installed or constructed without planning board approval. These elements include the expansion of a gravel area, disturbance of over 1,000 SF in an industrial district, exterior storage of materials, and the delineation of parking areas and fire lanes. In addition to these existing site elements we are proposing the construction of a new access drive and parking area in the front of the property.

Application Packet:

For review of these applications, we have provided 1 bound copies of the following attachments for review:

- Letter of Intent (1 copy)
- Site Plans (1 copy)
- One-stage Preliminary/Final Site Plan Application (1 copy)
- One-stage preliminary/Final Site Plan Checklist (1 copy)
- Soil Erosion and Sediment Control Permit Application (1 copy)
- Short Form SEQR (1 copy)
- Site Development/General Building Permit Application (1 copy)

Existing Conditions:

This site is a 3.0-acre parcel on Brickyard Road, in the Industrial zoning district, currently being used as a facility for two separate business', Parts Plus and Sandman's Sandblasting and Coating. The facility has two separate driveways off Brickyard Road. These driveways allow access to loading docks and temporary staging areas for the businesses located within this facility.

Proposed Conditions:

The intent of this project is to update the existing features of the site to accommodate the two business' using this facility. These upgrades include the establishment of a new employee parking area to the



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north of the building, a one-way vehicle access drive and parking area to the west of the building running parallel to Brickyard Road, a new sidewalk and ramp for access to the doors in the front portion of the building. and a new concrete pad for a generator. Landscape and lighting are also being proposed for the site to help enhance the building and overall property. With the implementation of these new site elements we are also providing new grading and drainage to help keep water away from the building and to manage stormwater from the increased impervious surface.

Please accept this as a complete application packet for the approval process. As always please feel free to contact myself at (585)905-0360 with questions or comments.

Thank You,

Brennan Marks, P.E.
Marks Engineering, P.C.
585-905-0360