



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

June 1, 2022

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

Re: Sketch Plan Review & Variance Approval
Josef's Artisan Meats Expansion Project
2640 Brickyard Road
Town of Canandaigua, County of Ontario

Dear Shawna,

On behalf of our client, Josef's Artisan Meats, we are pleased to submit plans of the above referenced project for your consideration. We request that this project be placed on the agenda for the Planning Board meeting of July 12th for Sketch Plan Review as well as on the agenda for the Zoning Board of Appeals meeting of July 19th for Variance Approval.

The site is located on the northwest corner of Brickyard Road (a Town Road) and North Street (a City Street) and is zoned I – Industrial.

Artisan Meats is proposing to expand their operation at 2640 Brickyard Road to accommodate their growing business. A 4,675 ± sf, 2-story addition to the east and south of the existing building is proposed, as well as a 6,950 ± sf, 1-story addition at the southwest corner of the 2-story addition. 19 additional parking spaces will be constructed on the front (north) side of the addition and two truck access points from North Street will be added (1 entry only and 1 exit only). This project will not only provide additional production area, but also additional loading docks and improved vehicular circulation.

We have identified two variances that are required:

Item	Required	Proposed	Comment
§ 120-20-44-C-1 Minimum Side Setback	80 ft	52 ft	Property to the west has a 20 ft NYSEG pipeline easement that serves as a buffer
§ 120-20-44-C-1 Minimum Rear Setback	50 ft	5 ft	Existing Natural Buffer

Going the distance for you.

Sketch Plan Review, Variance Approvals
Artisan Meats, 2640 Brickyard Rd
Town of Canandaigua
06/01/2022

Enclosed is the following information to aid in your review:

Planning Board – Sketch Plan Review

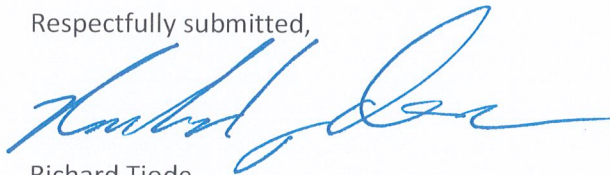
- 1 copy of this Letter of Intent
- 1 copy of the Planning Board Application
- 1 copy of the Sketch Plan Checklist
- 1 copy of the Layout Plan (11x17)
- 1 copy of the Layout Plan (full size)
- 1 check for the Planning Board Application fee (\$100.00)

Zoning Board of Appeals – Variances

- 1 copy of this Letter of Intent
- 1 copy of the Zoning Board of Appeals Application Form
- 1 copy of the Tests for Granting Area Variances
- 1 copy of the Sketch Plan Checklist
- 1 copy of the Short Environmental Assessment Form (SEAF)
- 1 copy of the Layout Plan (11x17)
- 1 copy of the Layout Plan (full size)
- 1 check for the Zoning Board of Appeals Application fee (\$100.00)

We look forward to presenting this project to the Planning Board and the Zoning Board of Appeals. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Richard Tiede
MARATHON ENGINEERING

cc: Josef Brunner, Josef's Artisan Meats