

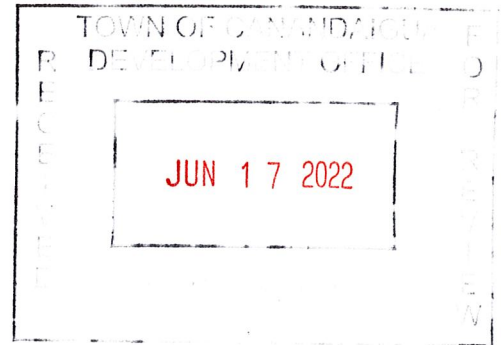


39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

June 17, 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 Zoning Board of Appeals meeting of July 19<sup>th</sup> for Variance Approval. At the 06/13 PRC meeting, it was determined a Sketch Plan Review by the Planning Board was not necessary.

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  
06/17/2022

Enclosed is the following information to aid in your review:

- 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) – Previously submitted

As requested, a pdf file of the above materials has been emailed to [devclerk@townofcandandaigua.org](mailto:devclerk@townofcandandaigua.org); the check for the ZBA Application fee was previously submitted.

We look forward to presenting this project to 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,

A handwritten signature in black ink, appearing to read 'R. Tiede', followed by a horizontal line.

Richard Tiede  
MARATHON ENGINEERING

cc: Josef Brunner, Josef's Artisan Meats