

SITE DATA:

TAX ACCT. # 56.00-01-50.115 & 55.116  
APPLICANT: MORGAN MANAGEMENT  
1170 PITTSFORD-VICTOR RD., STE. 100  
PITTSFORD, NY 14534  
OWNER: MAX M. FARASH, DECLARATION OF TRUST  
% THE CABOT GROUP  
130 LINCOLN DR.  
ROCHESTER, NY 14625

EXISTING AREA LOT R1D (55.115) = 8,907 ACRES  
EXISTING AREA LOT R1E (55.115) = 6,339 ACRES  
TOTAL AREA = 15,236 ACRES

PARCEL ZONING = PUD

SCALE: THE MAXIMUM SCALE OR DENSITY OF THE RESPECTIVE USES SHALL BE:

1. COMMERCIAL, OFFICE AND HOTEL SPACE: 485,000 SQ. FT. NET LEASABLE SPACE
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT - 790,000 SQ. FT. NET LEASABLE SPACE
3. APARTMENTS AND TOWNHOUSE UNITS - 571. NEITHER UNIT SHALL COMPRISE MORE THAN 60% OF THE 571 UNITS.  
APARTMENTS MAX. DENSITY = 15 UNITS PER ACRE  
TOWNHOUSES MAX. DENSITY = 10 UNITS PER ACRE

SETBACKS:

1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET, 20 FOOT STRIP SHALL BE LANDSCAPED  
REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE HEIGHT OF THE STRUCTURE IS 35 FEET OR LESS.  
THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT LANDSCAPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD, BRICKYARD ROAD, OR YERKES ROAD:  
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH DEVELOPMENT, HOTEL OR SIMILAR USE  
80 FEET FOR ANY APARTMENT USE  
40 FEET FOR ANY TOWNHOUSE USE
4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET, DRIVEWAY OR PARKING AREA WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT ABOVE FINISHED GRADE SHALL NOT EXCEED:

1. 35 FEET FOR TOWNHOUSES; OR OTHER STRUCTURES FRONTING ON THOMAS ROAD OR BRICKYARD ROAD, EXCEPT FOR A POSSIBLE APARTMENT USE (MAXIMUM 45 FOOT HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND YERKES ROADS.
2. 60 FEET FOR HOTEL.
3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NOT EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CENTERLINE OF PAVEMENT FOR SAID ROADS AT A POINT OPPOSITE THE MIDPOINT OF THE WIDTH OF THE PROPOSED STRUCTURE OR BUILDING.
4. 80 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES ABUTTING THE WETLAND PORTIONS OF THE SITE.
5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
6. 45 FEET FOR ALL APARTMENT STRUCTURES.

PARKING: SUBJECT TO PLANNING BOARD REQUIREMENTS, MINIMUM STANDARDS ARE:

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.

Agricultural District Note

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

SCALE 1" = 30'

N/F WHITEHOUSE FARMS, INC. 012220

TREES AND BRUSH

TREES AND BRUSH

DEEDED CENTERLINE OF 75' WIDE  
PIPELINE EASEMENT (LIBER 506, P. 127)  
TENNESSEE GAS PIPELINE (EXCEPTION 13)

DRAINAGE AND POND ESMT.  
LOT R1C TO LOT R1D  
(LIBER 1291, PAGE 681)  
EXCEPTION 22

Liber 1352 of Deeds Page 931 = Easement  
to R.G. & E. and Yvonne Warner.

PRIVACY FENCE (TYP.)

20' REAR SETBACK

PRIVACY FENCE (TYP.)

PRIVACY FENCE (TYP.)

BLDG 14

BLDG 15

BLDG 16

BLDG 17

BLDG 18

LOT # R1D

PER. ACCESS ESMT.  
TO THE TOWN OF CANANDAIGUA

37' WIDE SANITARY SEWER  
EASEMENT TO CANANDAIGUA LAKE  
COUNTY SEWER DISTRICT PER LIBER  
1364 OF DEEDS, PAGE 809

BRICKYARD (66' R.O.W.) ROAD

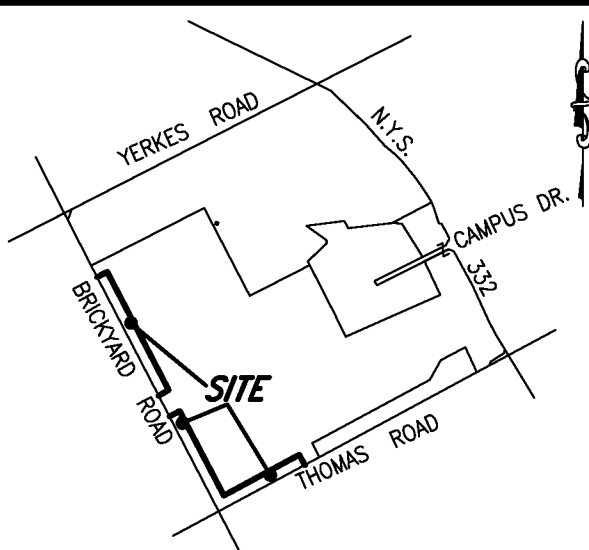
Tax Map No. 69.00-01-10.512  
N/F ELLEN J. KOSTECKE

Tax Map No. 69.00-01-10.511  
N/F JUAN TORRES

Tax Map No. 69.00-01-10.6  
N/F DENNIS D. KEYSER &  
DONALD D. KEYSER

Tax Map No. 69.00-10.11  
N/F DEBRA L. DEKOUSKI

Tax Map No. 69.00-10.12  
N/F DEBRA L. DEKOUSKI



LOCATION SKETCH  
N.T.S.

| DATE | REVISIONS | BY |
|------|-----------|----|
|------|-----------|----|

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 146, SECTION 7209 AND APPLIES TO THIS DRAWING  
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE WORDS "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue  
Associates, P. C.

Engineers & Surveyors

822 Holt Road  
Webster, NY 14580  
(585) 436-1080  
www.McMahon-LaRue.com

CLIENT:

MORGAN CANANDAIGUA LLC  
1080 PITTSFORD-VICTOR RD.  
PITTSFORD, NY 14534

PROJECT:

CENTERPOINTE TOWNHOUSES  
BRICKYARD AND THOMAS ROADS

DRAWING:

SUPPLEMENTAL  
PARKING SPACES

PART OF TOWN LOT 103  
TOWN OF CANANDAIGUA  
ONTARIO COUNTY  
STATE OF NEW YORK

|              |                 |
|--------------|-----------------|
| DESIGNED BY: | GWM             |
| DRAWN BY:    | GWM             |
| CHECKED BY:  | AIL             |
| SBL #        | 56.00-01-29.111 |
| PROJ. NO.    | 1279-00         |
| DATE:        | JUNE 2018       |
| SCALE:       | 1"=30'          |

|   |             |   |                      |
|---|-------------|---|----------------------|
| 4 | SHEET<br>OF | 6 | CADD FILE<br>PARKING |
|---|-------------|---|----------------------|