

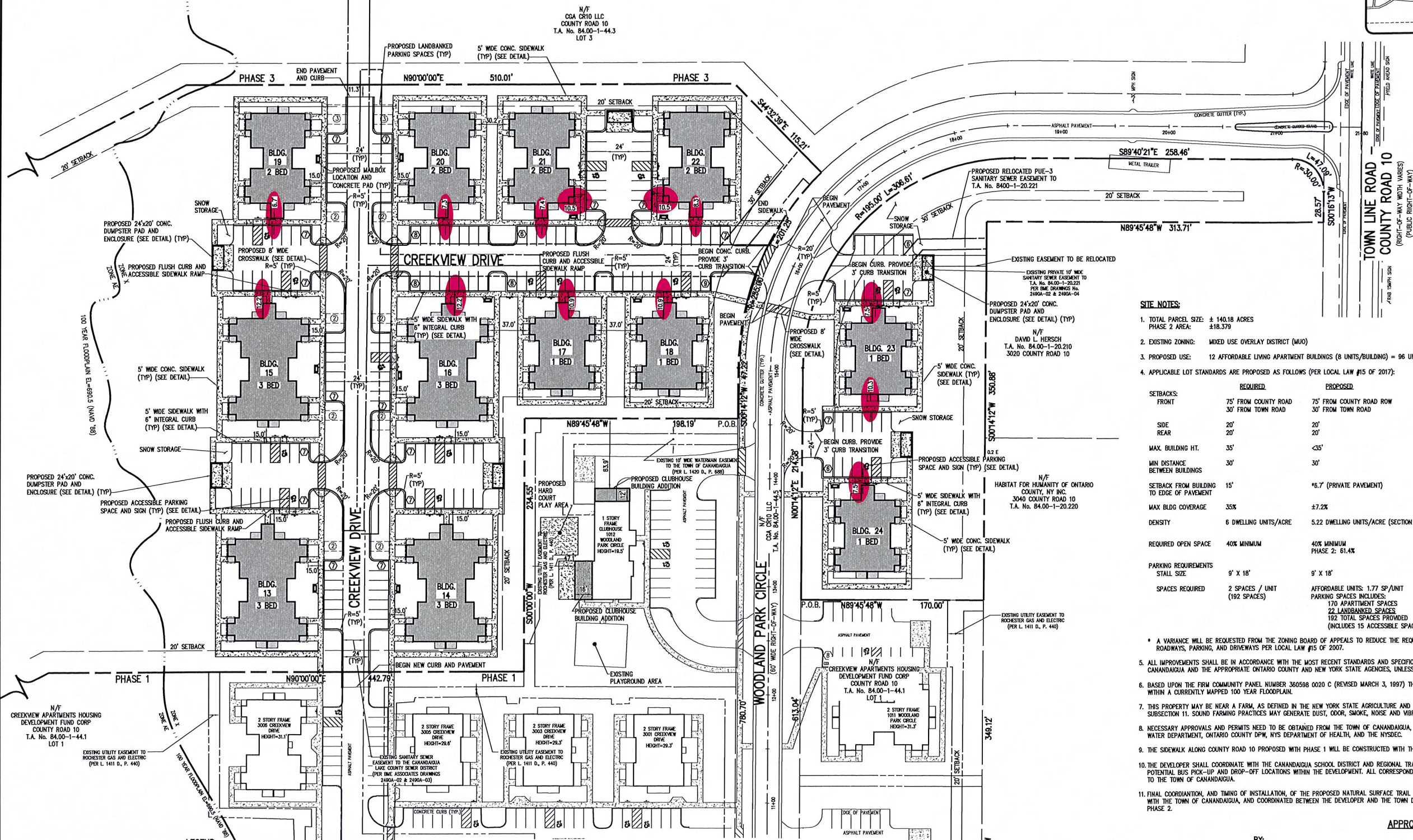
Drawing Attention
The following is an excerpt from the New York State Education Law Article 145 Section 7008 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If on item bearing the seal of an engineer or land surveyor is altered, the starting engineer or land surveyor shall file to the item his seal and the notation 'altered by' followed by the signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
PORT JEFFERSON, NEW YORK 11750
PHONE 516-377-7560
FAX 516-377-7599
WWW.BMEI.COM

CREEKVIEW APARTMENTS AT WOODLAND PARK
PROJECT LOCATION CLIENT DRAWING TITLE
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
THE DIMARCO GROUP
1950 BRIGHTON HENRIETTA TOWNLINE ROAD
ROCHESTER, NEW YORK 14623
PHASE 2 FINAL
ZBA EXHIBIT

PROJECT MANAGER
P. VARS
PROJECT ENGINEER
M. BOGOWIEJSKI
DRAWN BY
M. SERENI
SCALE
1"=50'
DATE ISSUED
MARCH 13, 2020
PROJECT NO.
24908
DRAWING NO.



SITE NOTES:

- TOTAL PARCEL SIZE: ± 140.18 ACRES
PHASE 2 AREA: ± 18.379
- EXISTING ZONING: MIXED USE OVERLAY DISTRICT (MUD)
- PROPOSED USE: 12 AFFORDABLE LIVING APARTMENT BUILDINGS (8 UNITS/BUILDING) = 96 UNITS
- APPLICABLE LOT STANDARDS ARE PROPOSED AS FOLLOWS (PER LOCAL LAW #15 OF 2017):

	REQUIRED	PROPOSED
SETBACKS:		
FRONT	75' FROM COUNTY ROAD 30' FROM TOWN ROAD	75' FROM COUNTY ROAD ROW 30' FROM TOWN ROAD
SIDE	20'	20'
REAR	20'	20'
MAX. BUILDING HT.	35'	<35'
MIN. DISTANCE BETWEEN BUILDINGS	30'	30'
SETBACK FROM BUILDING TO EDGE OF PAVEMENT	15'	± 6.7' (PRIVATE PAVEMENT)
MAX. BLDG COVERAGE	35%	± 7.2%
DENSITY	6 DWELLING UNITS/ACRE	5.22 DWELLING UNITS/ACRE (SECTION 2)
REQUIRED OPEN SPACE	40% MINIMUM	40% MINIMUM PHASE 2: 61.4%
PARKING REQUIREMENTS	9' X 18'	9' X 18'
SPACES REQUIRED	2 SPACES / UNIT (192 SPACES)	AFFORDABLE UNITS: 1.77 SP/UNIT PARKING SPACES INCLUDES: 170 APARTMENT SPACES 22 LANDBANKED SPACES 182 TOTAL SPACES PROVIDED (INCLUDES 15 ACCESSIBLE SPACES).

- * A VARIANCE WILL BE REQUESTED FROM THE ZONING BOARD OF APPEALS TO REDUCE THE REQUIRED SETBACK TO ROADWAYS, PARKING, AND DRIVEWAYS PER LOCAL LAW #15 OF 2017.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE ONTARIO COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360598 0020 C (REVISED MARCH 3, 1997) THE SUBJECT PROPERTY IS WITHIN A CURRENTLY MAPPED 100 YEAR FLOODPLAIN.
- 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.
- NECESSARY APPROVALS AND PERMITS NEED TO BE OBTAINED FROM THE TOWN OF CANANDAIGUA, THE TOWN OF CANANDAIGUA WATER DEPARTMENT, ONTARIO COUNTY DPW, NYS DEPARTMENT OF HEALTH, AND THE NYSDEC.
- THE SIDEWALK ALONG COUNTY ROAD 10 PROPOSED WITH PHASE 1 WILL BE CONSTRUCTED WITH THIS PHASE.
- THE DEVELOPER SHALL COORDINATE WITH THE CANANDAIGUA SCHOOL DISTRICT AND REGIONAL TRANSIT SERVICE (RTS) FOR POTENTIAL BUS PICK-UP AND DROP-OFF LOCATIONS WITHIN THE DEVELOPMENT. ALL CORRESPONDENCES WILL BE FORWARDED TO THE TOWN OF CANANDAIGUA.
- FINAL COORDINATION, AND TIMING OF INSTALLATION, OF THE PROPOSED NATURAL SURFACE TRAIL IS TO BE FIELD DETERMINED WITH THE TOWN OF CANANDAIGUA, AND COORDINATED BETWEEN THE DEVELOPER AND THE TOWN DURING CONSTRUCTION OF PHASE 2.

APPROVALS

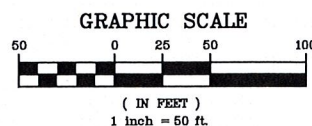
BY: _____ DATE: _____
TOWN ENGINEER

BY: _____ DATE: _____
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON

BY: _____ DATE: _____
TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



Creekview Phase 2		Table of Variances Requested	Canandaigua, NY 3/13/2020 Project #: 2490B		
Building	Code Section	Description	Requirement	Proposed	Comments
15	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	12.2'	north side of building
16	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	9.5'	south side of building. 12.2' on north side of building
17	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	10.9'	north side of building
18	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	10.9'	north side of building
19	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	6.7'	south side of building
20	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	7.3'	south side of building
21	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	7.4'	south side of building. 10.5' on east side of building
22	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	8.3'	south side of building. 10.5' on west side of building
23	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	7.5'	north side of building. 10.3' on south side of building
24	Local Law #15 of 2017	Reduced internal setback to parking & Roadways	15'	7.5'	north side of building.

