



MarksEngineering

42 Beeman Street
Canandaigua, NY 14424

February 21, 2020

Revised February 26, 2020

Town of Canandaigua
c/o Eric Cooper
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Must Stash It – New Self-Storage Facility – 2970 County Road 10
Letter of Intent/ Statement of Operations

Dear Mr. Cooper:

Our client, BTY Holdings LLC, is requesting three approvals for the development of a new self-storage facility at the above referenced address. This parcel is currently zoned as industrial and self-storage warehousing is a permitted use. Currently, the parcel exists as vacant land which is overgrown with brush and grasses. The owner requires the following approvals for this new facility:

- Site Plan Review
- Special Use Permit for Outdoor Storage of Boats
- Area Variance for front setback encroachment

The new facility once fully constructed, will consist of 12 new buildings at 4,500 square feet each totaling 54,000 square feet of storage. The new buildings will be 30' by 150' metal framed buildings with roll-up, overhead doors around the perimeter. The buildings will have a 3/12 pitch roof resulting in a total height of 12'6". The buildings will be constructed on monolithic concrete pads and will be a single story tall. All buildings will be lit with dark sky compliant wall pack lighting that will be lit from dusk till dawn.

A new paved site entrance off County Road 10 will be located at the southeastern corner of the site and the facility will be connected to a series of gravel driveways with approximately 30 feet between buildings. A secondary emergency egress driveway will be installed on the northeastern corner of the property to County Road 10. The facility will be secured with a 6' high chain-link fence and the primary entrance will have an automatic sliding gate with key fob and/or keycode access. The hours of operation will not be restricted, and all tenants will be required to have a key fob or keycode for access. A single space in Building #1 will be used for office/management space to run the entire facility and to store files, maintenance tools, and most likely, electrical panels. The facility will not have a full-time attendant and meetings will be by appointment only. The new storage buildings are not intended to be climate controlled. The buildings will be equipped with power for general lighting only and water will be supplied to management space for irrigation only.

The site generally drains from east to west with approximately 10 feet of elevation difference. The driveway will be graded such that the surface water will be collected and conveyed via surface flows to a new stormwater management facility located on the western side of the site. The stormwater management facility consists of an infiltration basin, a vegetative filter and a retention pond. A diversion swale and culvert will be installed to divert off-site stormwater from County Rd 10 around/through the site to drainage points as it currently flows. Landscaping will be provided along the front of the facility in the form of 4 landscape beds and 6 new shade trees.



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It is not the owners' intention to construct all of the buildings within the facility immediately. The development will be completed in several phases which will each include some stone driveway expansion and the construction of one or more new buildings. Initially, the first three buildings (consecutively per plan) will be constructed and stone subbase will be placed. The entire stormwater management facility and drainage diversions will be constructed as part of the initial development. It is expected that the remainder of the buildings will be constructed over the next 3-5 years. The owner intends to use stone placed outside of the driveways for outdoor storage of boats, RV's, and other personal vehicles. This can allow for up to 106,000 square feet of outdoor storage. Once all twelve of the facility's buildings have been constructed, it is likely that outdoor storage will no longer be offered. The outdoor storage will provide additional leased space for customers during the development of the facility, thereby maximizing the utilization of the improved surfaces that do not yet include storage buildings. The owners and operators will monitor and manage the facility providing repairs as needed and maintaining quality tenants as well as environmental stewardship. The boats and RV's will be parked on an improved surface that will consist of gravel driveways and all stormwater runoff will be directed to the management facility where it will undergo treatment and detention. The boats and vehicles will be required to adhere to state laws and shall not be leaking hazardous fluids or materials.

The facility requires a front setback area variance as Building #1 encroaches into the setback required. The right-of-way along the eastern side of County Road 10 varies from a parallel alignment due to the culvert crossing and the county requiring land to maintain their culvert. The variation in the right-of-way line creates the need for a front setback variance of 15' from the 75' required. The intent of the facility is to align the buildings such that they are parallel with the road along the front of the property.

As always, please feel free to contact me with any question or concerns.

Sincerely,

Brennan Marks, PE

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