



March 7, 2022

Town of Canandaigua  
c/o Shawna Bonshak  
5440 Routes 5 & 20 W  
Canandaigua, NY 14424

Re: CPN 22-021 – County Road 46 – Statement of Operations

Dear Ms. Bonshak:

The following is a statement of our intended operations at the proposed facility.

**1. Hours of operation:**

In the winter months the hours of operation could be up to 24 hours per day as they will be providing snow removal. In the warmer months including spring, summer, and fall, the hours would be approximately 7am – 8pm daily.

**2. Business:**

Mr. Steve Pisarek plans to operate a landscaping business from this location, which he has owned and operated for many years prior to this location. He will be providing landscape materials in bulk for customers including deliveries of such items. Materials on-site include mulch, stone, topsoil, and firewood.

**3. Deliveries:**

There will be large truck deliveries of materials received such as mulch and stone. Frequency of such materials could be as much as 1 delivery per week depending on the time of year. During the winter months delivery of such items will be non-existent.

**4. Number of employees:**

Currently, Mr. Pisarek employs 10 people. In the future they plan to employ 10-15 people total.

**5. Noise:**

The operation will create minimal noise over normal ambient noise in the surrounding community. Noise will be generated from: vehicle traffic, large trucks occasionally, small construction equipment occasionally and power tools.

**6. Security:**

Currently, there is no power at this site so there will be no security or surveillance. In the future, Mr. Pisarek plans to secure the site with a security system with video surveillance.

**7. Lighting:**

Currently, there is no power at this site. In the future, the building, parking lot, and driveways will be lit with new pole and building mounted LED fixtures. The new fixtures will be dark sky compliant and designed to limit light shed across property boundaries.



## Marks Engineering

42 Beeman St.  
Canandaigua, NY 14424

### **8. Outdoor Storage:**

There will be outdoor storage of materials such as mulch, stone, topsoil, and firewood directly on the gravel pad. In the future, concrete bins will be placed on the site to hold all materials. There will be 5-10 landscape trailers parked on the site.

### **9. Refuse and Recycling:**

There will be refuse and recycling dumpster located within an enclosure near the building. There will be storage of products, equipment, or materials outside of the building within gravel parking areas.

### **10. Water Sewer:**

Currently, there are no utilities on the site. In the future, the water usage will be limited to domestic waste from bathrooms, sinks and breakrooms only. A new on-site septic system has been designed for treatment and disposal of wastewater.

### **11. Parking:**

It is expected that the employees will need 5-8 parking spaces and there will be up to 5 visitors at a given time. The designed parking lot has 50 spaces.

### **12. Energy:**

The current power & gas services have enough capacity to operate the new facility.

### **13. Life Safety/Pollution Control:**

The building will not have a fire sprinkler system. The building will be constructed to meet building codes. A turn around space is provided for emergency vehicles. A stormwater management pond will be installed on the site to capture and treat stormwater runoff from the new developments.

Please feel free to contact myself with any questions or comments.

Sincerely,

Brennan Marks, P.E.  
Marks Engineering, P.C

585-905-0360

[bmarks@marksengineering.com](mailto:bmarks@marksengineering.com)

cc: Mr. Steve Pisarek – Owner – Procutter's Landscape Inc.



**Marks**Engineering

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