

## PROJECT STATISTICS

- 1. GENERAL:**
- 1.1 PROPERTY OWNER -** FINGER LAKES UNITED CEREAL PALSY INC.

- 4.2 PROPERTY ADDRESS:** HAPPINESS HOUSE BOULEVARD

- 1.3 TAX ACCOUNT:** 83.10-1-35.210

- ## **2.1 ZONING DISTRICTS**

- ### 3.1 AREA:

- |       |               |            |
|-------|---------------|------------|
| LOT 2 | 24,679 SQ.FT. | 0.564 ACRE |
| LOT 3 | 17,268 SQ.FT. | 0.396 ACRE |

- |         |               |             |
|---------|---------------|-------------|
| 22-UNIT |               |             |
| LOT 8:  | 43,769 SQ.FT. | 1.005 ACRES |

- |        |               |             |
|--------|---------------|-------------|
| LOT 8  | 48,389 SQ.FT. | 1.111 ACRES |
| LOT 8: | 47,578 SQ.FT  | 1.082 ACRES |

- ### 3.2 EXISTING CONDITIONS: VACANT LAND

- ONE 21,100SF APARTMENT BUILDING  
- ONE 5,360SF APARTMENT BUILDING

- ### 3.4 CODE REQUIREMENTS

- | 8-UNIT MINIMUM AREA  | XX ACRES |
|----------------------|----------|
| MAIN CAMPUS FACILITY | XX ACRES |
|                      | 22       |

- 22-UNIT (LOTS 5,6,7,8 & 9)  
FRONT** **6 FT TO ROW**

- SIDE 5 FT/18 FT SHARED DW  
SIDE 9 TO DW 5 FT

- |      |          |
|------|----------|
| FROM | 07110001 |
| BEAR | 36 FT    |

- SIDE 4 TO DOW 5 FT**

- SIDE 60 FT**

- |                  |                     |    |
|------------------|---------------------|----|
| 22 UNIT BUILDING | 1/UNIT = 22 SPACES  | 22 |
| 8 UNIT BUILDING  | 0.5/UNIT = 4 SPACES | 4  |

- PROPOSED BILL**

**PROPOSED P.U.D. ZONING**

- |                                |                  |
|--------------------------------|------------------|
| PROPOSED PARCEL AREA:          | 30.26 AC         |
| MINIMUM PROTECTED OPEN SPACE:  | 20% (6.05 AC)    |
| PROPOSED PROTECTED OPEN SPACE: | 72.2% (21.84 AC) |

## RIGHT TO FARM

THIS PROPERTY LIES WITHIN AN AGRICULTURAL DISTRICT. IN CONFORMANCE WITH CHAPTER 107 OF THE TOWN CODE, NO PERSON, GROUP, ENTITY, ASSOCIATION, PARTNERSHIP OR CORPORATION WILL ENGAGE IN ANY CONDUCT, OR ACT IN ANY MANNER SO AS TO INTENTIONALLY, KNOWINGLY, AND DELIBERATELY INTERFERE WITH, PREVENT, OR IN ANY WAY DETER THE REASONABLE PRACTICE OF FARMING WITHIN THE TOWN OF CANNADAGUA.

## LIGHTING NOTE

- 1. ALL SITE LIGHTING SHALL BE COMPLIANT WITH TOWN CODE CHAPTER 105, SECTION 805.**

## REFERENCES

1. MAP ENTITLED, "ESTATE OF RICHARD P. OUTHOUSE, PREPARED BY VENEZIA & ASSOCIATES, DATED SEPTEMBER 17, 2004.
2. MAP ENTITLED, "PLEASANTY PLAY, OUTHOUSE ROAD & PARK, PREPARED BY KARS GROUP, PROJECT NO. 000165, SHEET 2 OF 11, DATED 9-22-04.
3. NO ABSTRACT OF TITLE AS PROVIDED FOR REVIEW.
4. MAP FILED IN ONTARIO COUNTY CLERK'S OFFICE AS MAP #28865, ENTITLED "ESTATE OF RICHARD P. OUTHOUSE, PREPARED BY VENEZIA & ASSOCIATES.
5. FINAL SITE PLAN, HAPPINESS HOUSE, PREPARED BY MICHAEL LARUE ASSOCIATES, P.C., LAST DATES JUNE 6, 2005.

## EASEMENTS

- 1. GAS MAIN EASEMENT TO NYSEG AT LIBER 724 OF DEEDS, PAGE 47 AND A LIBER 724 OF DEEDS, PAGE 49.**

## STORMWATER PERMIT

THE DISTURBED AREA OF ANY PHASE OF THIS PROJECT WILL BE GREATER THAN 1 ACRE AND WILL REQUIRE STORMWATER MITIGATION AND A STORMWATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. (JANUARY 2019), A STORMWATER PERMIT MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

## LANDSCAPING NOTE

LANDSCAPING FOR THE SITE WILL BE DESIGNED DURING THE FINAL APPROVAL STAGE. PLANT MATERIALS WILL BE NATIVE AND NON-INVASIVE PLANT SPECIES ONLY AND SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF CANANDAIGUA.

