



Marks Engineering

42 Beeman Street
Canandaigua, NY 14424

May 12, 2022

Town of Canandaigua
Shawna Bonshak, Planner
5440 Routes 5 & 20 West
Canandaigua, NY 14424

RE: Letter of Intent – Kevin & Joseph Clark (Finger Lakes Public House) – 405 Lakeshore Dr. –
TM# 98.08-1-10.00

Dear Ms. Bonshak:

On behalf of our clients, Kevin & Joseph Clark (Finger Lakes Public House) we have prepared the attached applications for Preliminary/Final Site Plan Review:

We are asking for the town planning board to review this application for preliminary/final approvals on July 26th.

Project:

The intent of this project is to obtain site plan approval for the recently paved and striped parking area. We are also requesting site plan approval for a +/- 1600 sf concrete patio and unattached walk-in cooler as requested by the Town of Canandaigua Code Enforcement Officer with the violation letter dated, May 4th, 2022.

Application Packet:

For review of these applications, we have provided 1 bound copy of the following attachments:

1. Permission Letter
2. Site Plan Application
3. Site Development Application
4. Plan Set

Existing Conditions:

The site is a 1.140-acre parcel in the Community Commercial zoning district. There is an existing parking area that has been newly paved and striped. The existing restaurant (Finger Lakes Public House) shares the lot with a gas station and convenience store. This site is divided with a town and city of Canandaigua boundary line, with the northern portion of the site located in the city of Canandaigua. A fence borders the property on the southern and western portions of the site, creating a barrier between the golf course to the west and the mobile home park to the south. There is also a concrete pad that encompasses the restaurant on the northern, western, and southern portions of the building and are currently being used as outdoor seating for restaurant patrons.

Proposed Site Elements:

We are requesting site plan approval for the expanded and repaved parking area, the concrete pad extension to the south of the restaurant and the walk-in cooler, as they were built without proper permitting, but these elements are all existing on the site. There are other site elements that are being proposed that will help enhance the site. We are proposing SIX (6) concrete planters that will



MarksEngineering

42 Beeman Street

Canandaigua, NY 14424

accommodate ornamental trees and create a barrier between the parking area and the concrete pad. We are also proposing three (3) new shade trees on the southern portion of the site to replace the tree taken out during the construction of the concrete pad. The existing fence to the south will be moved closer to the property line to accommodate the planting of these trees. The existing trailer located to the south of the restaurant will be removed and replaced with a small lawn area.

Discussion:

The reason for site plan approval from the planning board is to bring the site up to compliance, as some of the site elements were constructed without proper permitting. The Finger Lakes Public house would like approval on the additional parking spaces created with the repaving of the parking lot in the town of Canandaigua portion of the site. They are also requesting approval for the concrete pad that is located to the south of the building. The use of this concrete pad has yet to be determined. It was brought to our attention that the existing walk-in cooler is not complying with town code. Our understanding is that since it isn't attached to the building and is only 140 square feet in size no permit is necessary. The existing trailer will also be removed from the site as the structure is not complying with the current ordinances of the town.

Please accept this as a complete application packet for the approval process. As always please feel free to contact myself at (585)905-0360 with questions or comments.

Thank You,

Logan Rockastle
Marks Engineering, P.C.
585-905-0360