

## I. Project Justification

Dr. Geoffry Hallstead has conducted his dental practice at 3240 Middle Cheshire Road for several years within a former single family residence that has been converted for medical use. Dr. Hallstead is supported by five medical and office staff. Current zoning regulations require 5 parking spaces per doctor plus 1 space per employee, resulting in 10 required parking spaces.

The former residential driveway, which has been widened to provide 4 parking spaces in front of the building, has also been extended to the rear of the building where 7 additional parking spaces have been provided. Although the provided 11 parking spaces satisfies zoning code requirements, it has been found to be inadequate for Dr. Hallstead's practice. Furthermore, drive aisle width is inadequate in several locations, opposing driver confusion exists within the narrow driveway alongside the building, and vehicle maneuverability is restricted within the rear parking lot.

## II. Project Description

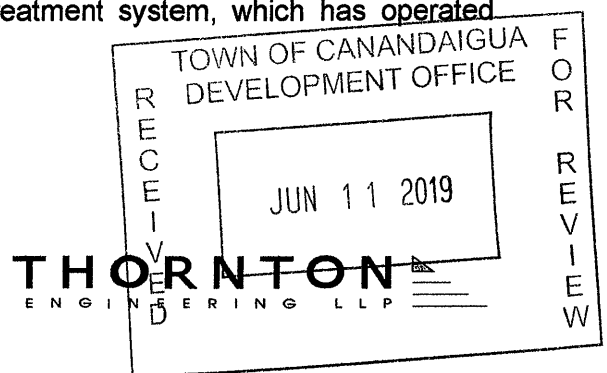
The proposed parking lot relocation will provide a new asphalt surfaced parking lot to the north of the building which will be accessed via a new driveway onto Middle Cheshire Road. The existing driveway, the front yard parking area, and most of the rear yard parking area will be removed and converted to lawn.

The new parking lot will provide 25 parking spaces with an additional 4 parking spaces provided behind the building upon a portion of the existing pavement area. The new driveway, parking spaces, and drive aisles have been configured to provide convenient, clearly understandable traffic patterns. A new one way patient drop-off/pickup drive aisle will also be provided between the parking lot and building.

The placement of the one way drive aisle and parking lot has been configured to be compatible with possible future building expansion plans and entrance canopy construction. Should the building be enlarged to accommodate additional doctors and staff, further parking lot expansion to the north could be provided to satisfy parking requirements.

## III. Utilities and Wastewater Treatment System

Utility relocations or upgrades are not needed for the currently proposed parking lot relocation project. The front yard wastewater treatment system, which has operated satisfactorily, will not be modified for this project.



#### IV. Site Lighting and Landscaping

The new parking lot will be illuminated with four dark sky compliant LED light fixtures mounted on two 20 foot light poles.

Extensive evergreen plantings to the west (rear) of the parking lot will be provided to provide a visual screen to the residentially zoned property to the west, while also providing a wind screen for the parking lot. Numerous low height plantings between the drop-off/pickup drive and parking lot will also help screen the wind while providing green space within the asphalt surfaced area.

#### V. Grading and Stormwater Management

Existing drainage patterns that drain from west to east toward Middle Cheshire Road will be maintained utilizing diversion swales to convey offsite storm runoff around the new pavement areas. The pavements will be sloped at an approximate 3% to 4% grade toward the street. Roof gutter downspouts, which currently are piped to a drainage swale along the north side of the existing driveway, will be piped to a new front yard drywell system for infiltration into the ground.

June 10, 2019

Mr. Eric A. Cooper, Planner  
Town of Canandaigua  
5440 Route 5 & 20 West  
Canandaigua, New York 14424

Re: Planning Board Application  
Hallstead Dental Office Parking Lot Relocation  
3240 Middle Cheshire Road, Canandaigua, NY

Dear Mr. Cooper:

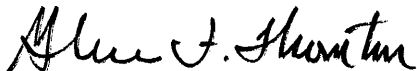
Thornton Engineering LLP, as engineer for the applicant, hereby submits the following enclosed materials comprising the Planning Board Application for Preliminary and Final Site Plan Approval for the proposed parking lot relocation at 3240 Middle Cheshire Road in the Town of Canandaigua.

- Planning Board Application for One Stage (Preliminary/Final) Site Plan Approval
- Planning Board Site Plan Checklist
- Agricultural Data Statement
- Short Environmental Assessment Form
- Soil Erosion and Sediment Control Permit Application
- Engineer's Estimate of Letter of Credit Amount for Soil Stabilization and Erosion Controls
- Engineer's Report
- Three sets of Site Plans consisting of Sheets 1 through 5
- Planning Board application fees in the amount of \$250.00 (check payable to the Town of Canandaigua)

We understand that this application will be discussed at the June 17, 2019 Project Review Committee meeting and will be placed on the agenda for the July 9th Planning Board meeting. Thank you.

Sincerely,

THORNTON ENGINEERING LLP



Glenn F. Thornton, P.E.  
Partner

cc: Geoffry Hallstead (w/ enclosures)