



**BOHLER**<sup>TM</sup>  
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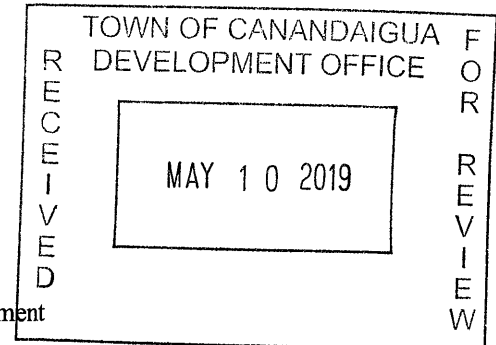
**Via Overnight Delivery**

May 9, 2019

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

Attn: Eric Cooper, Town Planner

Re: Existing Taco Bell Remodel – Site Plan & Special Use Amendment  
4404 Route 5 & 20  
Canandaigua, NY 14424



Dear Mr. Cooper,

On behalf of our client, Hospitality Syracuse, Inc., we are pleased to submit this application and supporting materials to the Town of Canandaigua Planning Board for Site Plan and Special Use permit amendment for the existing restaurant with drive thru facility. Enclosed please find the following materials in support of the subject application:

- A. One (1) copy of the Town of Canandaigua Site Plan/Special Use Permit Application dated May 9, 2019.
- B. One (1) copy of the Town of Canandaigua One-Stage Site Plan Checklist dated April 11, 2019.
- C. One (1) copy of the Town of Canandaigua Soil Erosion and Sediment Control Permit Application dated May 9, 2019.
- D. One (1) copy of a Short Environmental Assessment Form dated April 10, 2019
- E. One (1) copy of the Project Narrative, Prepared by Bohler Engineering, dated May 9, 2019.
- F. One (1) copy of the Site Plan entitled "Site Development Plans" Prepared by Bohler Engineering, Dated January 14<sup>th</sup>, 2019, revised through May 9, 2019.
- G. One (1) copy of the "Boundary & Topographic Survey Of A Portion Of R&F Canandaigua, LLC", prepared by Ausfeld & Waldruff Land Surveyors LLP, dated January 7, 2019. No revisions listed.
- H. One (1) copy of the Architectural Drawings, Consisting of Three (3) Sheets Including a Floor Plan and Exterior Elevations, Prepared by Bohler Engineering, dated January 7, 2019. Last revised May 7<sup>th</sup>, 2019.
- I. One (1) copy of Sign Cut Sheets.
- J. One (1) check in the amount of \$250 for the application review fee.

We look forward to appearing before the Town Planning Board at the next available meeting to introduce the project. Please do not hesitate to contact me should you need any additional information or have any questions.

Sincerely,

**BOHLER ENGINEERING MA, LLC**

*Caitlin Simmons*  
for

Timothy C. Freitag, P.E.

Cc: Mike McCracken, Hospitality Syracuse, Inc. (via email with enclosures)

**Project Narrative  
Proposed Taco Bell Remodel  
4404 Route 5 & 20  
Town of Canandaigua, NY  
May 9, 2019**

**Introduction**

The applicant, Hospitality Syracuse, Inc. is proposing to remodel an existing fast food service restaurant with drive-thru at 4404 Route 5 & 20 (tax map parcel # 84.00-1-27.2), owned by R& F Canandaigua, LLC. The site is  $\pm 0.68$  acre and is a separate parcel connected by a shared access drive to the existing "Rochester Linoleum Carpet One Plaza". The existing site is currently developed with a restaurant use with drive thru, known as "Taco Bell", with onsite parking, curbing, landscaping, utilities, lighting, refuse enclosures, and other appurtenances.

The applicant is proposing to remodel the existing "Taco Bell", add a  $\pm 185$  SF ( $\pm 9.0'$  x  $\pm 20.6'$ ) freezer/cooler off the back of the building and improve/repair miscellaneous site and ADA features. A pedestrian connection to the public right-of-way from the site is also proposed. The site lies within the CC – Community Commercial zoning district and a restaurant with drive thru use is a permitted use by Special Use Permit subject to site plan review/approval by the Town Planning Board. The subject site is surrounded by other commercial uses and the proposed use is in harmony with the neighborhood. The existing and proposed improvements are further depicted on the attached Site Development Plans prepared by Bohler Engineering, dated January 14, 2019, revised thru May 9, 2019

**Existing Conditions**

The existing  $\pm 0.68$ -acre project site is currently developed with an existing restaurant with drive thru use, better known as "Taco Bell", with approximately 28 onsite parking spaces and internal shared access with the adjoining plaza. A signalized intersection to the shopping plaza allows ingress and egress to the existing shared access. The site currently does not have a freestanding sign, only building and directional signage. The existing Taco Bell is currently serviced with public utilities that are proposed to remain.

**Proposed Conditions**

The application is proposing to remodel the existing "Taco Bell" and improve miscellaneous site and ADA features. The applicant is proposing to add a  $\pm 185$  SF cooler addition off the south-east side of the building while rerouting the existing sidewalk along the back side of the cooler addition. Resurfaced pavement, parking striping, crosswalks throughout the site, new concrete pads at the drive thru order point and pickup window, and other miscellaneous appurtenances are proposed as depicted on a Site Plan prepared by Bohler Engineering dated January 14, 2019, revised thru May 9, 2019. ADA accessible parking, signage, ramps and sidewalks are proposed to be updated to meet state and federal requirements. A new connection to the public sidewalk along N.Y.S. Route 5 will allow pedestrians safe and accessible access to and from the site to the public sidewalk. Directional signage within the site is proposed to be removed and replaced in kind with the existing site directional signage. Removal and replacement of three (3) existing onsite trees are also proposed. The applicant is not proposing any changes to the existing layout or configuration of the access drive aisle or widths that serve the rest of the plaza.

During construction, all disturbed lawn area shall be seeded and maintained to 80% germination. Temporary siltation fence has been proposed on the Site Plan prepared by Bohler Engineering, dated January 14, 2019 revised thru May 9, 2019 to stop the travel of sediment from disturbed lawn areas during construction. Tree protection for the proposed-on site trees has been added to protect them during construction. A construction sequence has also been added to the plans for the contractor as a base timeline for onsite construction. Existing tributary flows will be maintained during and after construction.



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