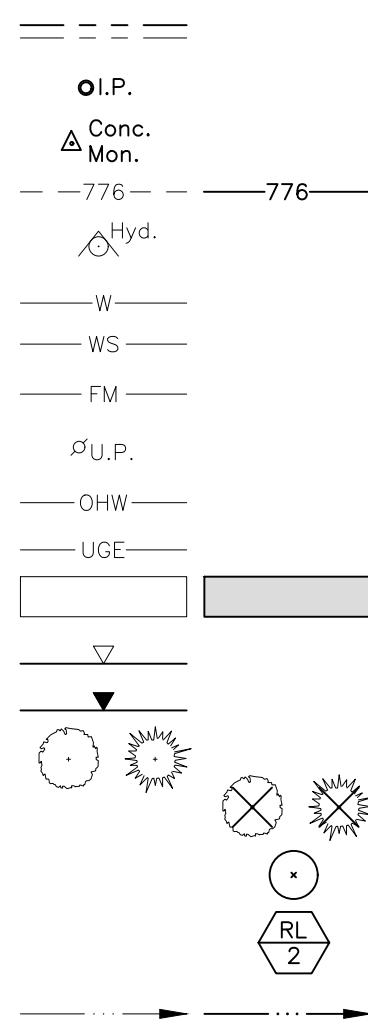


Existing	Proposed
----------	----------



General Information

Owner/Developer:	Kevin Degraw Frontenac Holding, LLC 21 Basin Street Union Springs, NY 13160																		
Property Address:	2121 State Route 332																		
Property T.A.N.:	56.00-1-57.00																		
Property Size:	2.879 acres																		
<u>Zoning Information</u>																			
District:	CC Community Commercial Residential																		
Permitted Use:	Vehicle Sales																		
Existing Use:	Boat Sales in 2,400 s.f. building																		
Zoning Regulations:	<table><thead><tr><th></th><th><u>Required</u></th><th><u>Existing</u></th></tr></thead><tbody><tr><td>Min. Front Setback:</td><td>150'</td><td>150.00'</td></tr><tr><td>Min. Rear Setback:</td><td>40'</td><td>255.48'</td></tr><tr><td>Min. Side Setback:</td><td>20' to 100'</td><td>28.07'</td></tr><tr><td>Max. Building Height:</td><td>35'</td><td>28'</td></tr><tr><td>Max. Building Coverage:</td><td>50%</td><td>1.9%</td></tr></tbody></table>		<u>Required</u>	<u>Existing</u>	Min. Front Setback:	150'	150.00'	Min. Rear Setback:	40'	255.48'	Min. Side Setback:	20' to 100'	28.07'	Max. Building Height:	35'	28'	Max. Building Coverage:	50%	1.9%
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Min. Side Setback:	20' to 100'	28.07'																	
Max. Building Height:	35'	28'																	
Max. Building Coverage:	50%	1.9%																	
Parking Calculation:	1 space per 300 s.f. of gross floor area with a minimum of 10 spaces																		
Provided:	10 spaces																		

This property may be near a farm, as defined in the New York State Agriculture and Markets Law, § 301, Subsection 11. Sound farming practices may generate dust, odor, smoke, noise, and vibration.

1. The plans show subsurface structures, above ground structures and/or utilities from field location and record mapping exact location of which may vary from the locations indicated. In particular, the Contractor is warned that the exact or even approximate location of such pipelines, subsurface structures and/or utilities in the area may be different from that shown or may not be shown and it is his responsibility to proceed with great care in executing any work. Call Dig Safely New York, telephone 811, 48 hours before you dig, drill or blast.
2. This property is not located within a 100-year floodplain (Flood Zone X per FEMA Community Panel No. 360598 0005 C, effective date March 3, 1997).
3. This property does not contain federal or state wetland areas or the 100' buffer to wetland areas.
4. The Contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction.
5. This property is located within 500 feet of Agricultural District #1.
6. This property is located within the Canandaigua City School District, the Canandaigua Fire Protection District, and the Canandaigua-Farmington Water District.
7. The property lines and right-of-way lines shown on the plans are for information only, and no warranty is made as to their correctness.
8. The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
9. Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
10. Traffic shall be maintained throughout construction. Ingress and egress to driveways, parking lots, and service roads shall be continuously maintained throughout the period of construction.
11. The Contractor shall take care to prevent damage to existing utilities. Damaged utilities shall be immediately repaired by the Contractor at the Contractor's expense.
12. All proposed utilities and appurtenances shall be constructed in compliance with the local municipalities' codes and regulations governing the installation of such utilities.
13. The Contractor shall be responsible for obtaining and incurring the cost of all required permits, inspections, certificates, etc. and shall comply with all required permits.
14. All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
15. Miscellaneous work not specifically shown on the contract drawings such as patching, blocking, trimming, etc. shall be performed as required to make the work complete.
16. It is the Contractor's responsibility to examine all plan sheets and coordinate work with all other contracts for the site.
17. The Engineer shall be notified in writing of any conditions that vary from those shown on the plans. The Contractor's work shall not vary from the plans without the expressed approval of the Engineer.
18. The Contractor shall restore lawns, driveways, culverts, signs, and other public or private property damaged or removed to at least as good a condition as before being disturbed as determined by the Engineer. Any damaged trees, shrubs, and/or hedges shall be replaced at the Contractor's expense.
19. Unsuitable material shall be removed from the site and properly disposed.
20. At the time of completion and acceptance of the work, all areas disturbed by the Contractor's operations shall be finished, graded, topped, and seeded per the specifications.
21. All improvements shall be in accordance with the most recent standards and specifications of the Town of Canandaigua.
22. All work within the State highway boundaries will require approval and a permit from the New York State Department of Transportation.
23. All site lighting shall be compliant with the Town Code Chapter 105, Section 805.
24. All erosion control measures shall be installed by the developer and inspected by the Town Code Enforcement Officer or his/her representative prior to any permits being issued.
25. The northern portion of this parcel is comprised of Cayuga silt loam soil. The southern portion of this parcel is comprised of Collamer silt loam soil.
26. All future expansion projects will require additional QWv and RRV mitigation and quantity controls.

- Developer shall install erosion and siltation control measures during construction to prevent off-site transport and deposition of materials.
- The temporary erosion/sedimentation control measures depicted on the site plan shall be supplemented with additional controls if found necessary during construction. Developer is responsible for establishing the controls during construction, and removing the controls following re-establishment of ground cover. Ground cover shall be established within 30 days of completion of final grading.
- Straw bale sediment traps shall be placed as shown on the plan and as needed during construction.
- All sedimentation control structures shall remain in effective operating condition.
- All disturbed areas shall be stabilized immediately following removal of sediment control structures.
- All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Roof downspouts shall direct water away from the building.
- In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days following the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.
- Temporary Seed Mix (24 lb per 1,000 s.f.)

Annual Ryegrass	40% by weight (90% purity)
Tall Fescue	50% by weight (90% purity)

Permanent Seed Mix (5 lb per 1,000 s.f.)

Kentucky Bluegrass	45% by weight (85% purity)
Red Fescue	40% by weight (95% purity)
Common Ryegrass	15% by weight (95% purity)

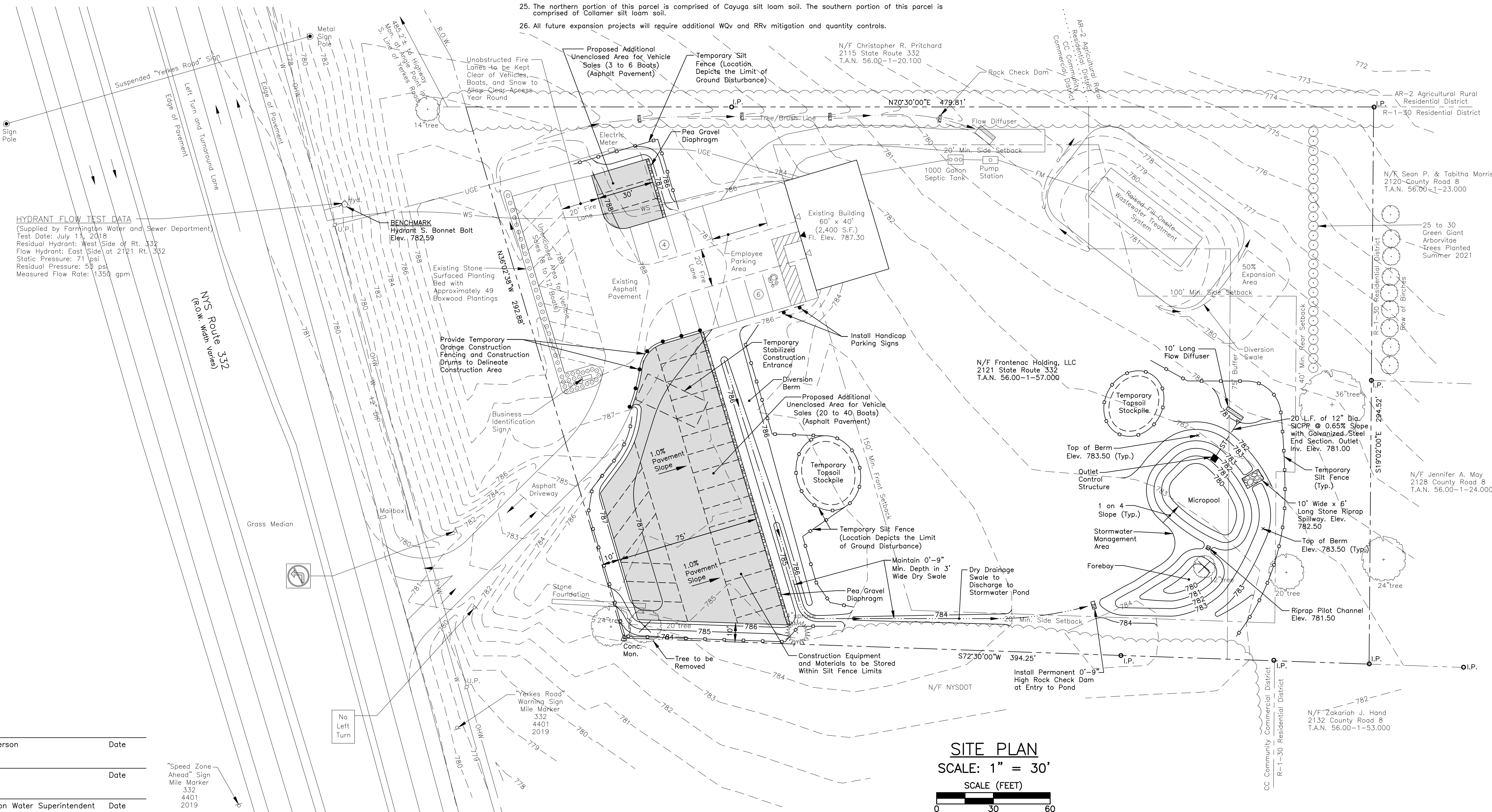
Lawn Fertilizer (5 lb per 1,000 s.f.)
Straw Mulch (75% ground cover)
- No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
- If soil tests indicate a phosphorous deficiency that will impact plant and flower establishment, phosphorous fertilizer shall be applied at the minimum recommended level prescribed in the soil test following all NYSEDC regulations.
- The dry well and rain gardens shall be constructed after all upstream areas have been fully stabilized. The locations of the dry well and rain gardens shall be delineated with orange construction fence to prevent vehicle tracking in these areas.

Step 1	Install silt fence at the locations indicated on the plan.
Step 2	Install stabilized construction entrance.
Step 3	Strip topsoil and place it within the designated storage areas or remove it from the site.
Step 4	Mass grade the development area including the pond.
Step 5	Fine grade all pavement subgrade areas and place geotextile fabric and stone base course material.
Step 6	Fine grade, topsoil, seed, and mulch all areas that will not require future disturbance.
Step 7	Construct the pond outlet control structure and flow diffuser.
Step 8	Following construction of pavements, topsoil, seed, and mulch all remaining disturbed areas.
Step 9	Following establishment of a healthy growth of turf within all disturbed areas, remove the silt fence.

- Litter and construction debris will be picked up, on a daily basis and placed within covered trash receptacles.
- Construction materials that are temporarily stored in the work area will be secured with straps or anchors, or covered to prevent wind transport.
- All points of entry into the storm drainage system will be screened to prevent entry of litter or debris.
- Construction chemicals and hazardous substances will be stored in accordance with all applicable environmental regulations. The contractor will have appropriate spill containment devices on the jobsite at all times.

1. This plan was prepared using a survey map entitled "Topographic and Boundary Survey of Lands of Michael Wagner" prepared by Freeland-Parrinello Land Surveyors dated January 10, 2014, and from field measurements obtained from Thornton Engineering in August 2021. Vertical datum is approximate North American Vertical Datum 1988 (NAVD88). Horizontal Datum is NAD-83.

Proposed Area of Ground
Disturbance = 0.60 Acres



Planning Board Chairperson	Date
Town Engineer	Date
Canandaigua-Farmington Water Superintendent	Date

NO.	DESCRIPTION	DATE	BY
△	PRC COMMENTS	09/15/21	GFT
△	TOWN ENGINEER COMMENTS	10/19/21	GFT
△	PLANNING BOARD COMMENTS	01/27/22	GFT
<div style="border: 2px solid black; padding: 10px; transform: rotate(-2deg); display: inline-block;"> NOT APPROVED FOR CONSTRUCTION </div>			

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THORNTON 
ENGINEERING LLP

30 Assembly Drive, Suite 106
Mendon, New York 14506

Tel. 585-624-4810
Consultant Engineers

Professional Engineer Seal for Glenn F. Thornton, License No. 10000, State of Florida.

STATE OF NEW YORK

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Boat Display
Expansion

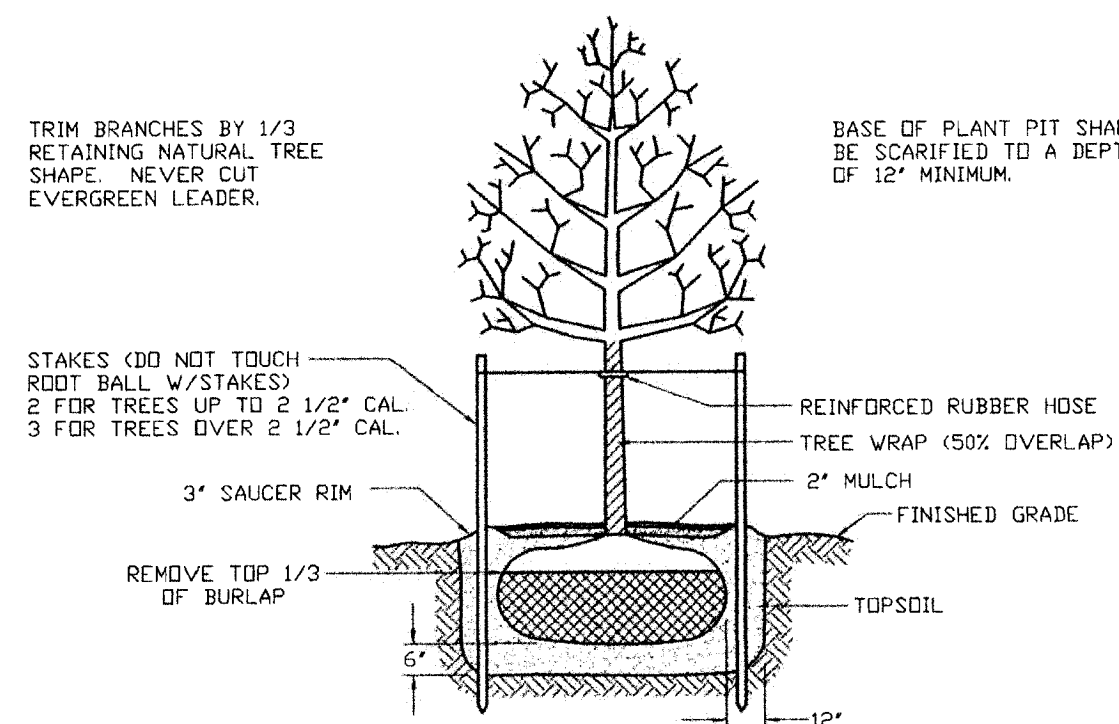
FLX Marine
2121 State Route 332
Town of Canandaigua
Ontario County, NY

<h1 style="margin: 0;">Site Plan</h1>	
FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: SEPTEMBER 2021
SCALE: 1" = 30'	PROJECT NO.: 21-850
SHEET NO.: <div style="display: flex; align-items: center; justify-content: center;"> 1 OF 3 </div>	DRAWING NO.: <div style="text-align: center; font-size: 2em; margin-top: 10px;">S-1</div>

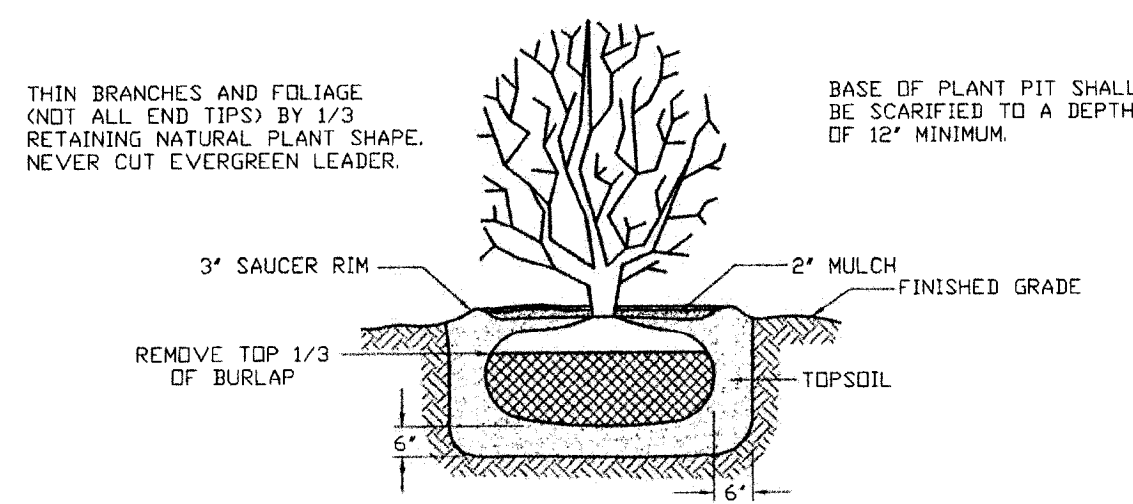
1. All plants shall meet or exceed the requirements set forth in the latest edition of the American Standard for Nursery Stock by the American Association of Nurserymen, ANSI Z60.1.
2. Upon completion and acceptance of the landscaping by the Town of Canandaigua, a two (2) year maintenance guarantee is required.
3. All planting beds to receive 3" of shredded hardwood bark mulch and weed barrier.
4. No trees are to be planted within 20' of overhead wires or within 5' of underground utilities.
5. Stake and wrap tree trunks upon planting.
6. Planting backfill mixture to consist of 4 parts of topsoil and 1 part peat moss. Provide 10 lbs. of 5-10-5 fertilizer per 1 cubic yard of planting backfill.
7. Apply lawn seed mix at a rate of 5 lbs. per 1,000 s.f. of lawn area using the following proportions by weight:

<u>Lawn Areas</u>	
<u>% by Weight</u>	<u>Species or Variety</u>
45	Kentucky Bluegrass
40	Red Fescue (commercial)
15	Common Ryegrass
- Rate of lawn fertilizer to be 25 lbs. per 1,000 s.f.
8. All seeded areas are to receive 4" of topsoil, seed, straw mulch cover, fertilizer, and water until a thick turf cover is obtained.
9. All planting bed areas shall be constructed with 12" of planting backfill mixture.
10. Topsoil must be stripped and stockpiled before construction and replaced on all landscaped and lawn areas to a minimum depth of 4" before resale or removal from site.
11. No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
12. If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.

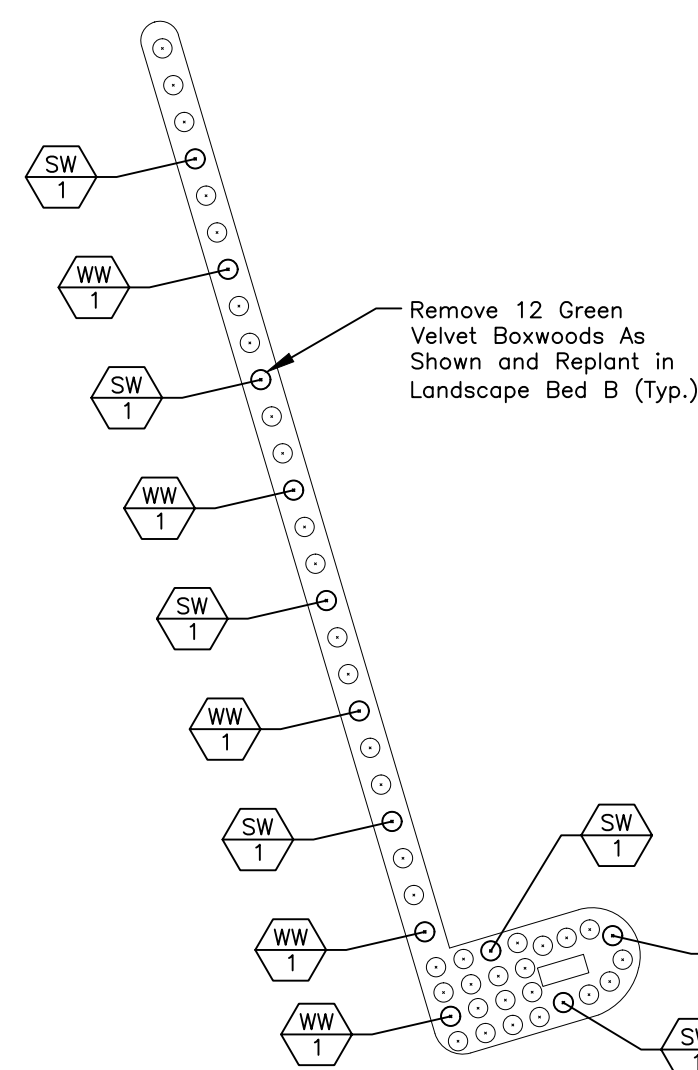
PLANTING SCHEDULE						
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
49	BG	Buxus x "Green Velvet"	Green Velvet Boxwood	18" Diameter	Container	4' O.C.
6	RL	Syringa x "Royalty"	Royalty Lilac	24" Height	Container	4' O.C.
9	WW	Weigela florida "Alexandra"	Wine and Roses Weigela	# 2	Container	4' O.C.
9	SW	Spirea x burmaida "Anthony Waterer"	Anthony Waterer Spirea	# 3	Container	4' O.C.



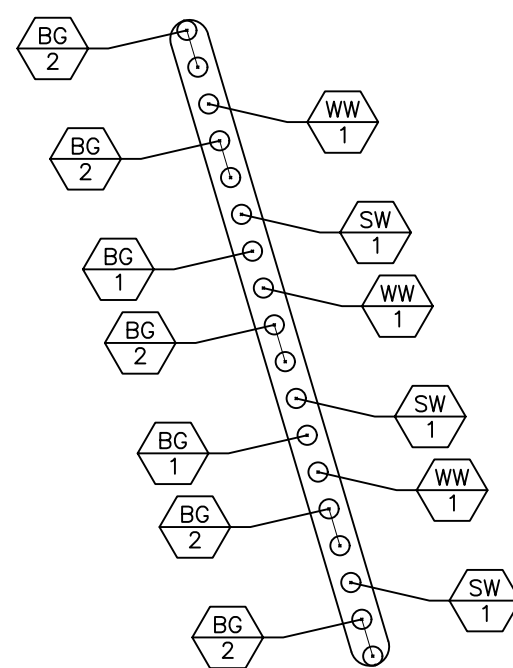
TYPICAL TREE PLANTING
NOT TO SCALE



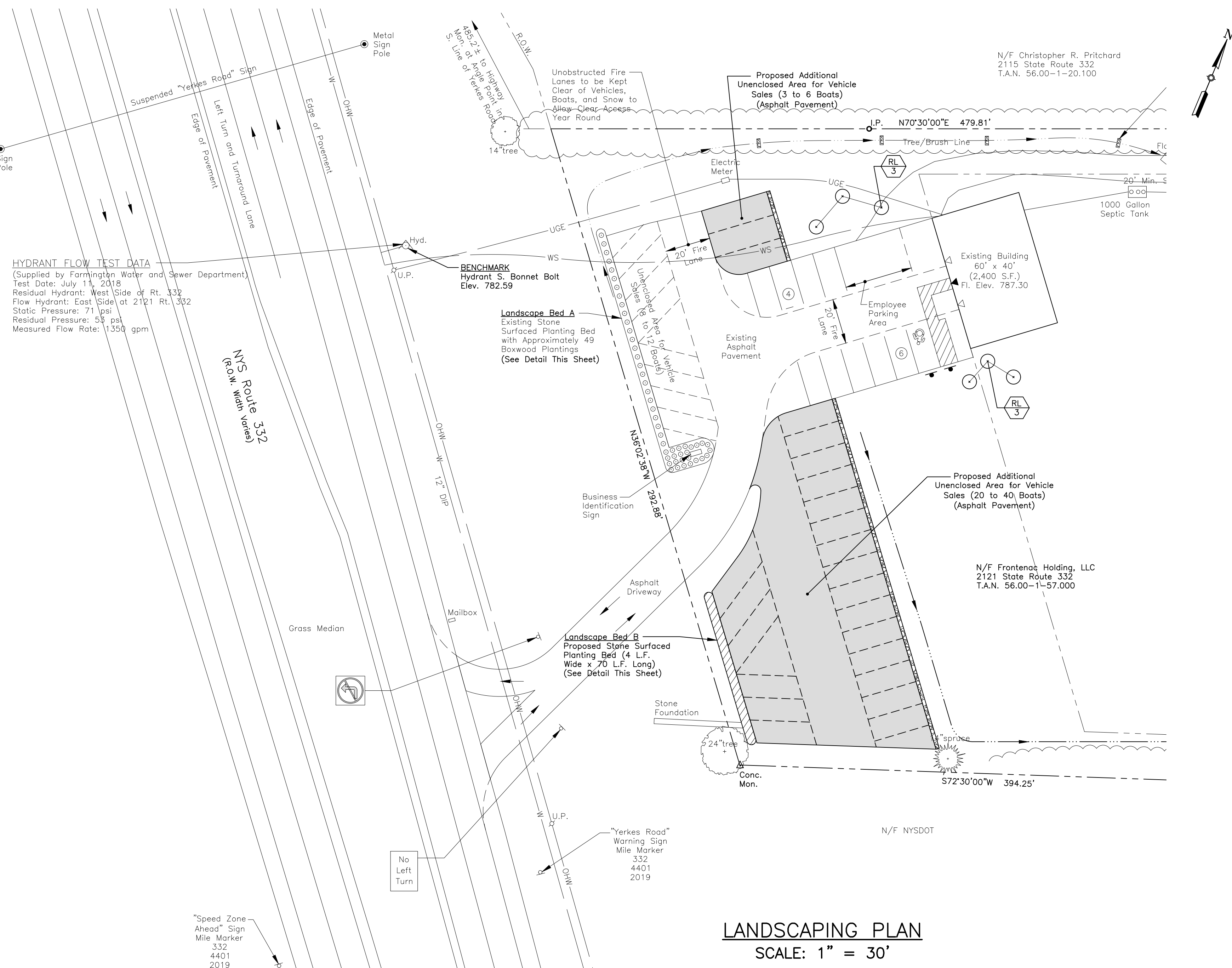
TYPICAL SHRUB PLANTING
NOT TO SCALE



LANDSCAPE BED A
SCALE: 1" = 20'



LANDSCAPE BED B
SCALE: 1" = 20'



LANDSCAPING PLAN

SCALE: 1" = 30'

SCALE (FEET)



REVISIONS			
NO.	DESCRIPTION	DATE	BY
△	PRC COMMENTS	09/15/21	GFT
△	TOWN ENGINEER COMMENTS	10/19/21	GFT
△	PLANNING BOARD COMMENTS	01/27/22	GFT
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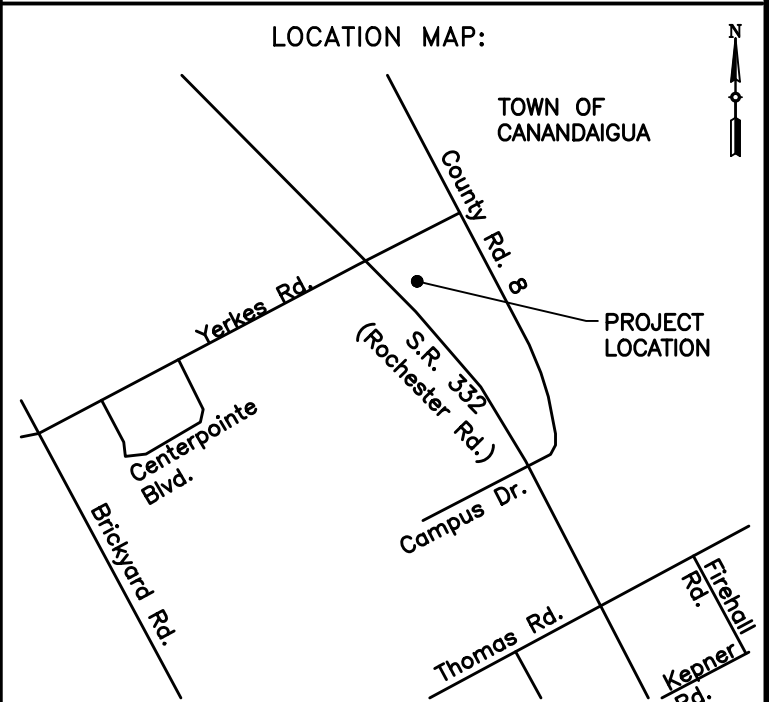
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ENGINEERING LLP

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Mendon, New York 14506
Tel. 585-624-4810
Consultant Engineers



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PROJECT NAME:

Boat Display Expansion

FLX Marine
2121 State Route 332
Town of Canandaigua
Ontario County, NY

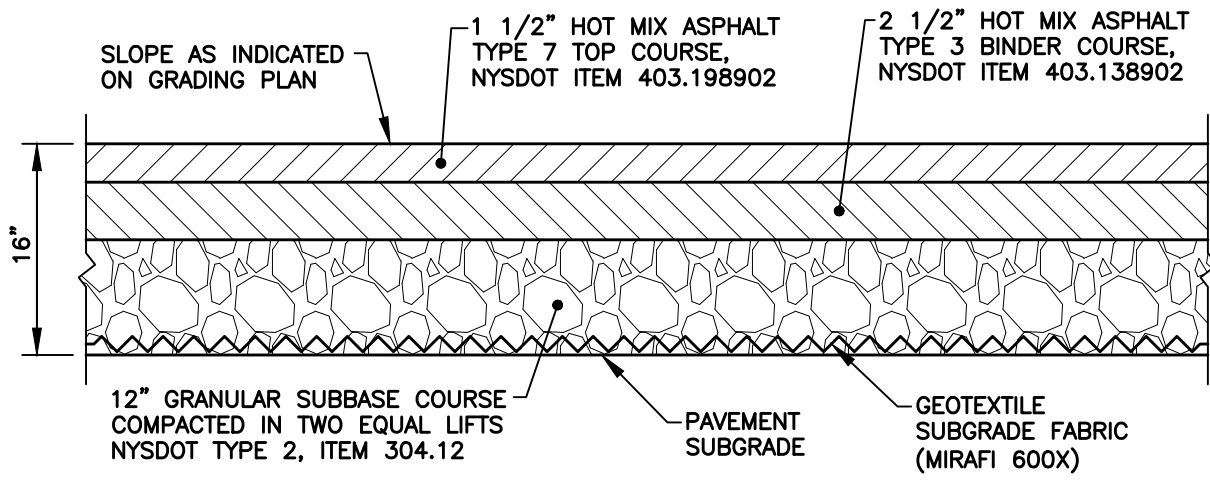
DRAWING TITLE:

Landscaping Plan

FILE NAME: LANDSCAPEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: SEPTEMBER 2021
SCALE: AS NOTED	PROJECT NO.: 21-850
SHEET NO.: 2 OF 3	DRAWING NO.: S-2

APPROVALS

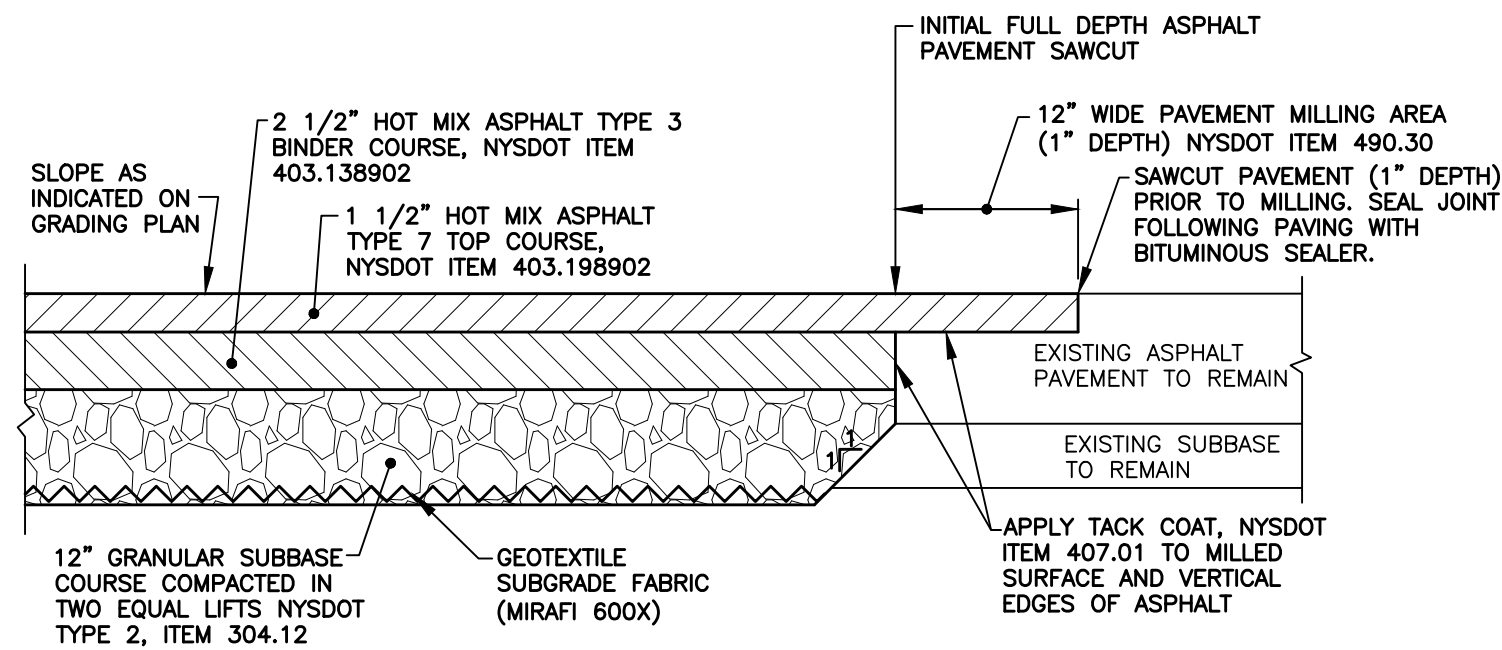
Planning Board Chairperson	Date
Town Engineer	Date
Canandaigua–Farmington Water Superintendent	Date



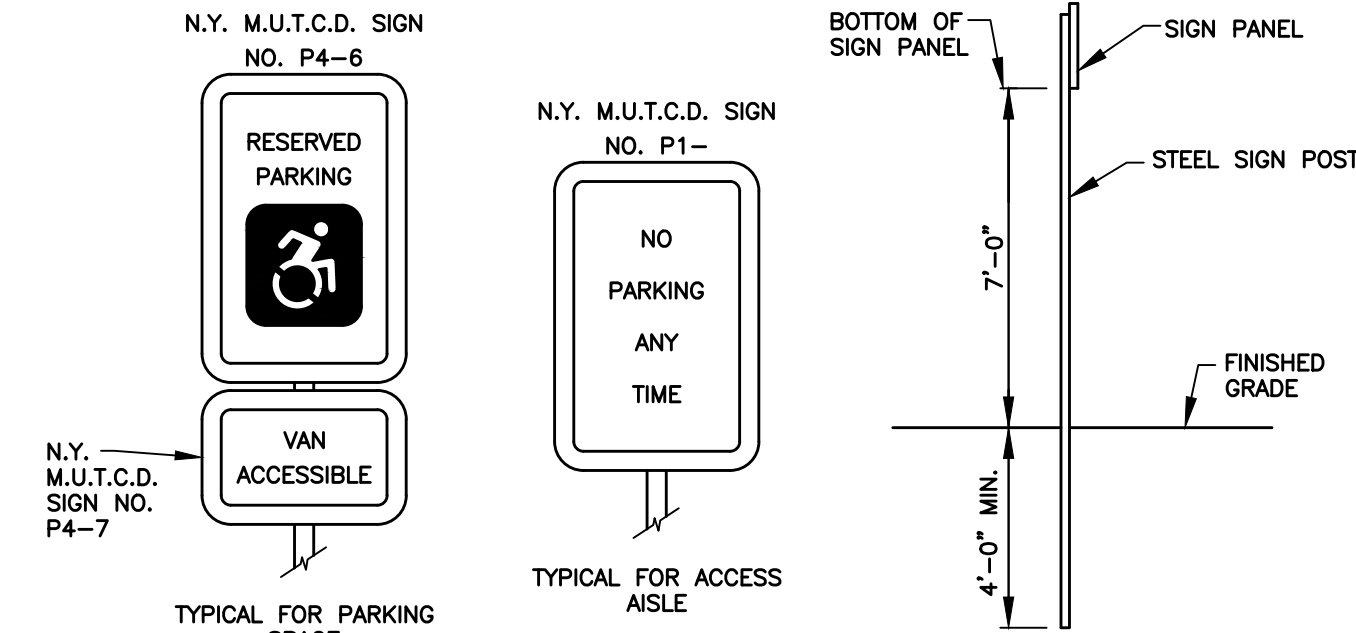
NOTES

- PAVEMENT SUBGRADE AREAS SHALL BE COMPACTED TO A DEPTH OF SIX INCHES AND TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
- EXISTING TOPSOIL (6" MINIMUM THICKNESS) SHALL BE REMOVED FROM ALL PROPOSED PAVEMENT AREAS. AREAS BELOW THE PAVEMENT SUBGRADE SHALL BE FILLED WITH COMPACTED GRANULAR SUBBASE COURSE.

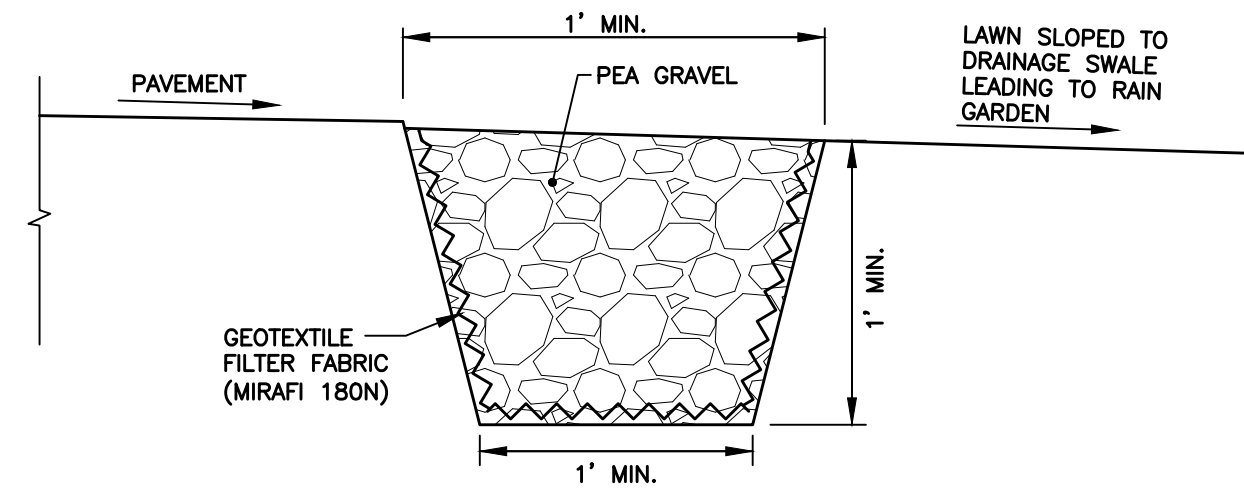
ASPHALT PAVEMENT
NOT TO SCALE



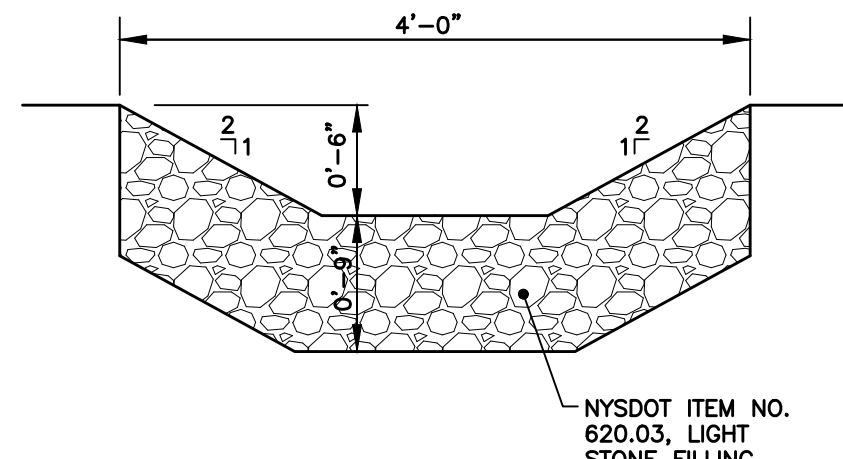
PAVEMENT TRANSITION
NOT TO SCALE



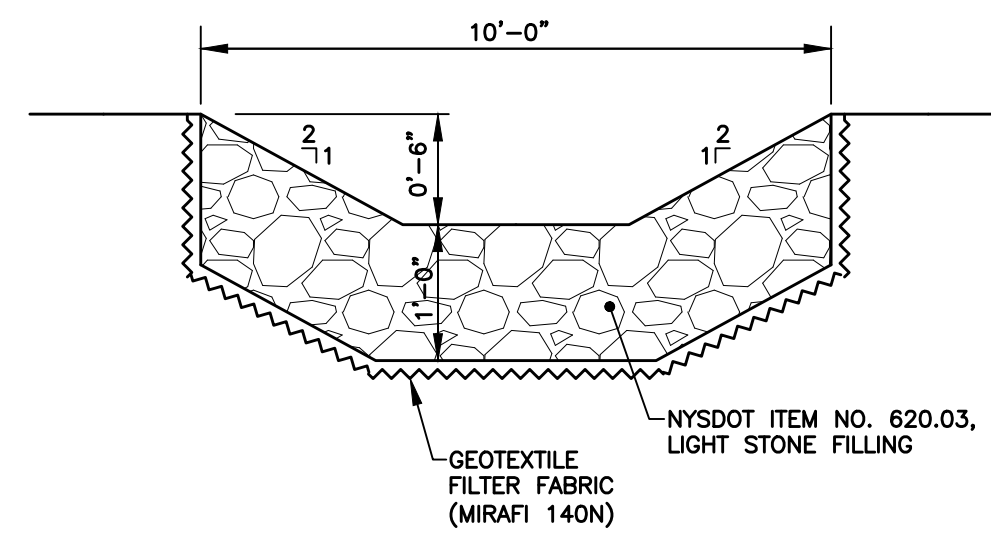
HANDICAP PARKING SIGNS
NOT TO SCALE



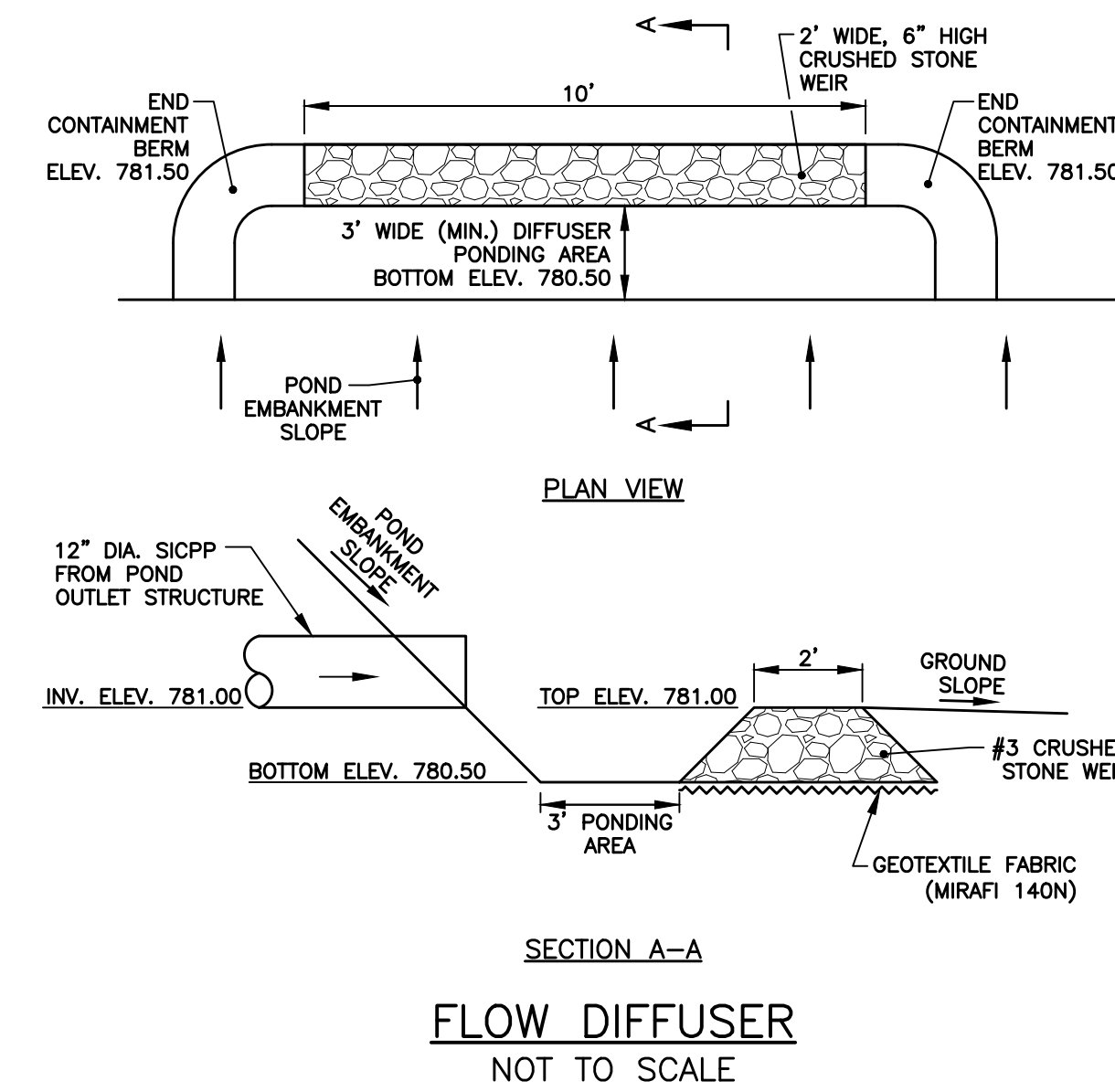
PEA GRAVEL DIAPHRAGM
NOT TO SCALE



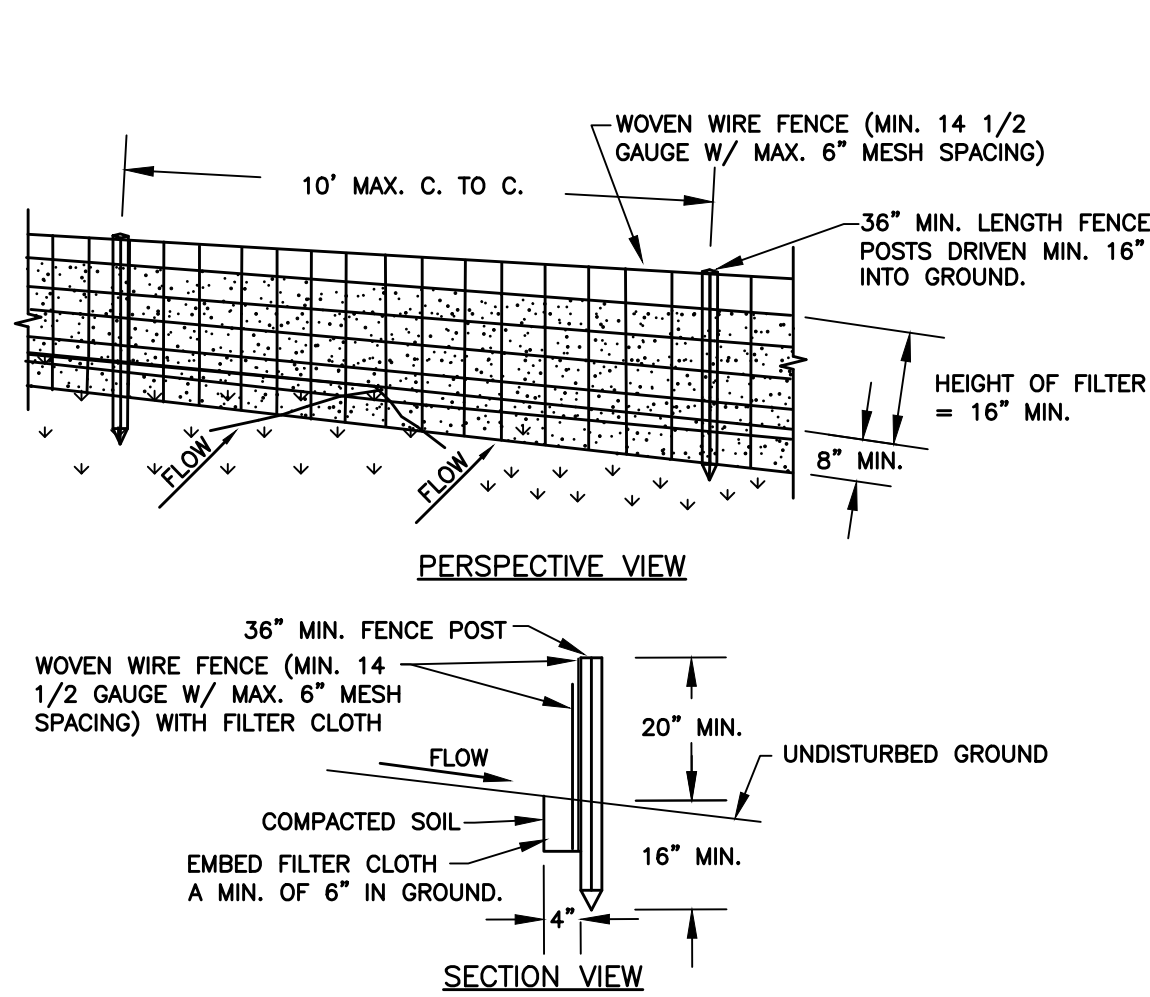
RIPRAP PILOT CHANNEL
NOT TO SCALE



STONE RIPRAP SPILLWAY
NOT TO SCALE



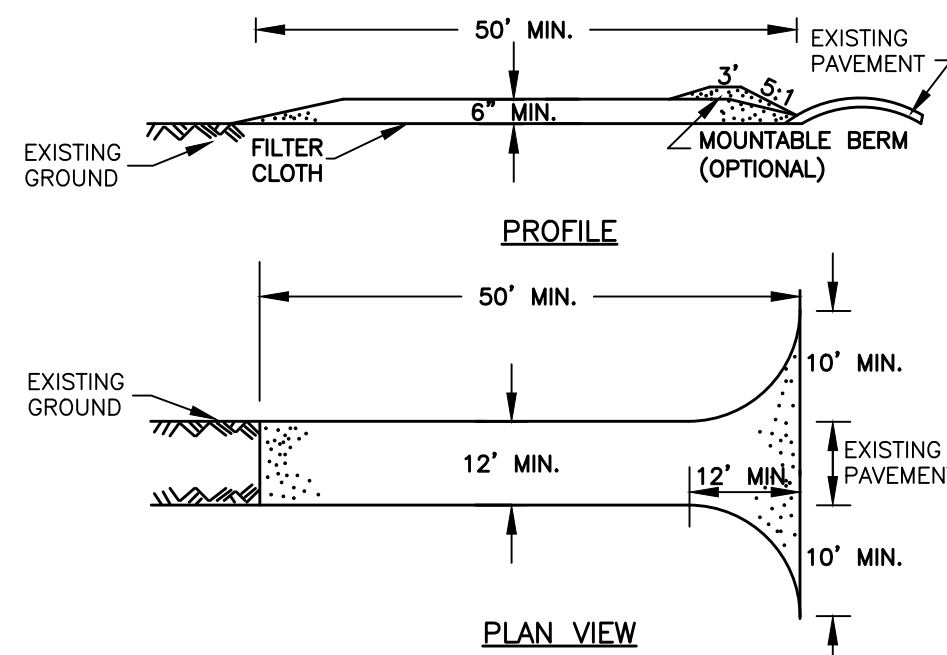
FLOW DIFFUSER
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

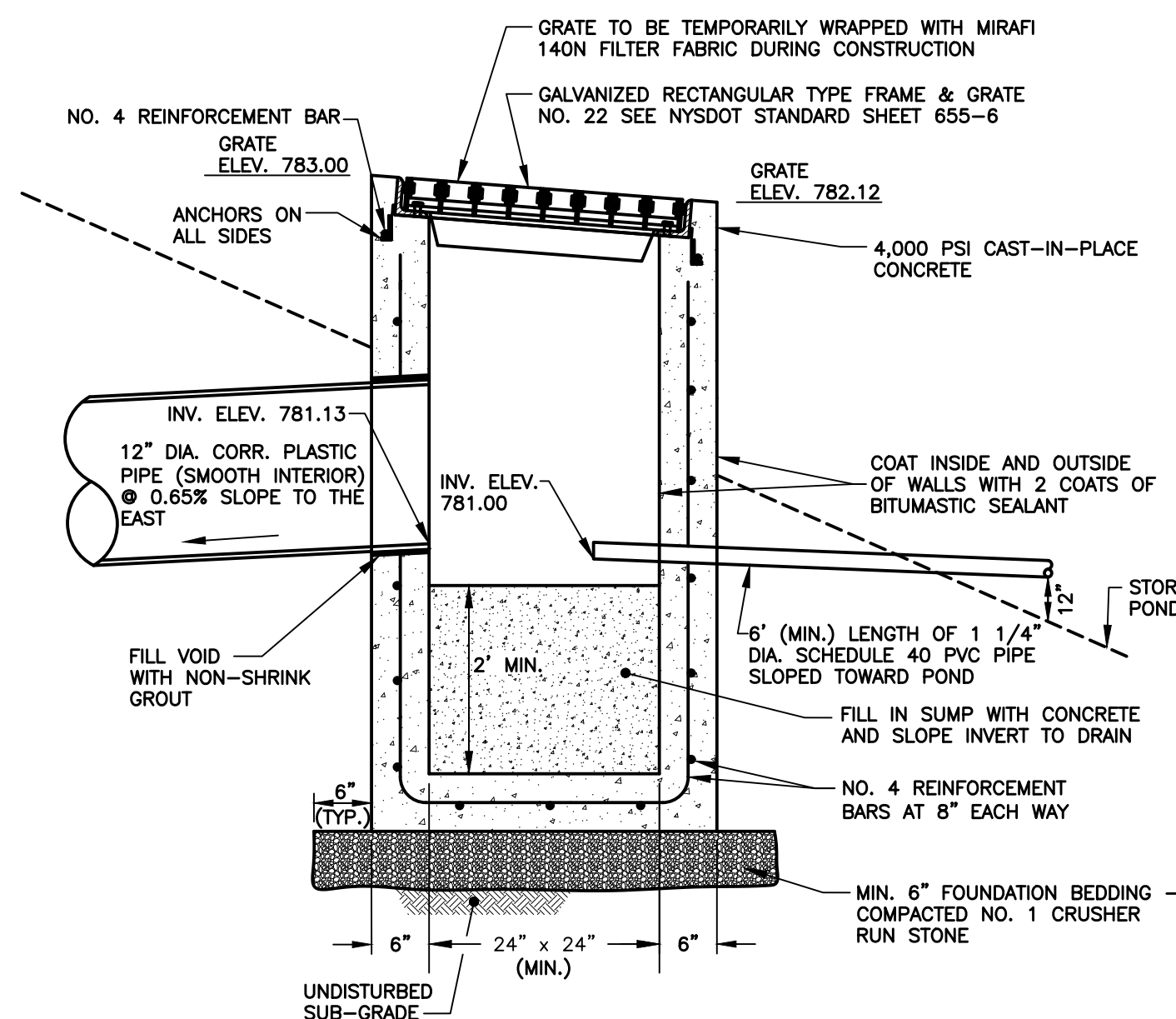
SILT FENCE
NOT TO SCALE



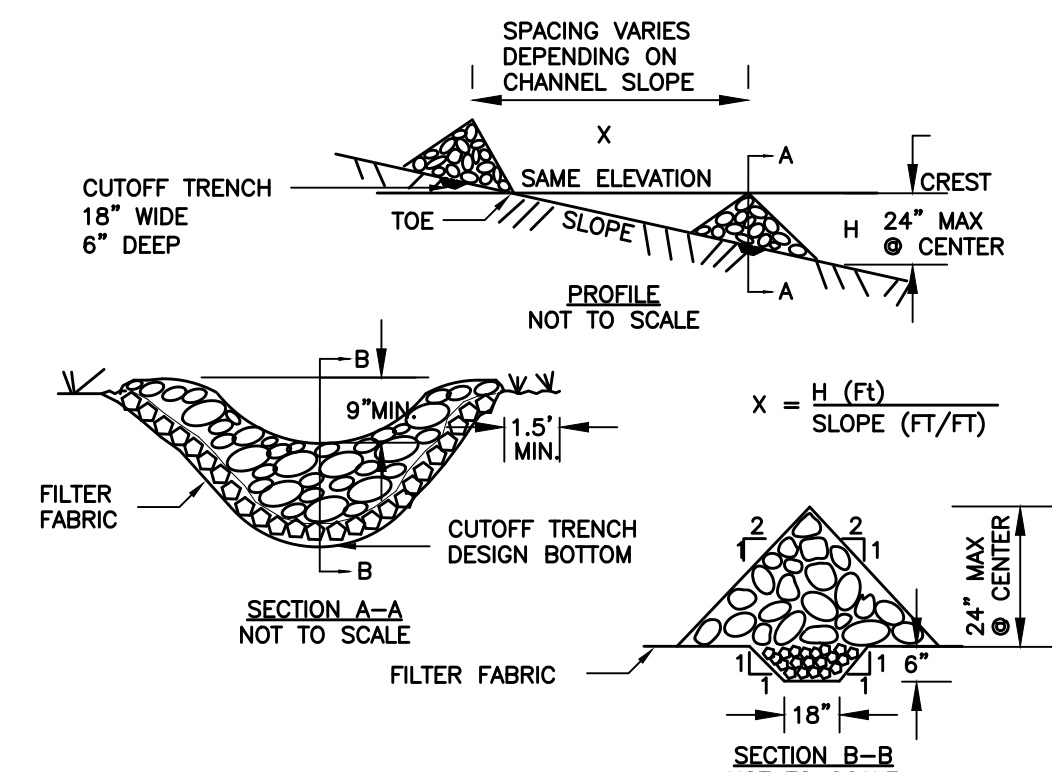
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6".
- WIDTH - 12' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24" IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



OUTLET CONTROL STRUCTURE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

ROCK CHECK DAM
NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PRC COMMENTS	09/15/21	GFT
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3	PLANNING BOARD COMMENTS	01/27/22	GFT
NOT APPROVED FOR CONSTRUCTION			
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<p>THORNTON ENGINEERING LLP</p> <p>30 Assembly Drive, Suite 106 Mendon, New York 14506 Tel. 585-624-4810 Consultant Engineers</p>			
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<p>LOCATION MAP:</p> <p>TOWN OF CANANDAIGUA</p> <p>County Rd. 6</p> <p>Yates Rd.</p> <p>Canandaigua Bld.</p> <p>Campos Dr.</p> <p>Thomas Rd.</p> <p>Knappa Rd.</p> <p>PROJECT LOCATION</p>			
PROJECT NAME:			
<p>Boat Display Expansion</p> <p>FLX Marine 2121 State Route 332 Town of Canandaigua Ontario County, NY</p>			
DRAWING TITLE:			
<p>Miscellaneous Details</p>			
FILE NAME:	DESIGNED BY:		
DETAILS.DWG	GFT		
DRAWN BY:	CHECKED BY:		
HKT	GFT		
APPROVED BY:	DATE:		
GFT	SEPTEMBER 2021		
SCALE:	PROJECT NO.:		
NOT TO SCALE	21-850		
SHEET NO.:	DRAWING NO.:		
3 OF 3	D-1		