



June 9, 2021

Planning Board
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, New York 14424

**Re: 2536 Rochester Road
Preliminary/Final Site Plans**

2759

Dear Planning Board Members:

On behalf of the applicant, Apogee Development LLC, we submit the enclosed Preliminary/Final Site Plan application for a commercial/retail development proposed for property at 2536 Rochester Road (NYS Route 332). We request to be placed on the June 14th PRC meeting and to appear at the Planning Board's July 13th meeting. We have enclosed one (1) set of the following application materials for your review:

- Letter of Intent
- Site Plan Planning Board Application Form
 - One-Stage (Preliminary & Final) Site Plan Checklist
- Soil Erosion and Sediment Control Permit Application
- Short Form EAF Part 1
- Agricultural Data Statement
- Letter of Authorization from Property Owner
- Preliminary/Final Site Plans (BME drawings 2759-03 – 2759-15)
- Engineer's Report
- Conceptual Building Rendering
- Preliminary/Final Site Plan Application Fee: \$500.00

Apogee Development LLC is proposing a new 2-story 8,000 sf (6,000 footprint) commercial building with associated site improvements to support it. The building is planned to include 1,500 sf of commercial space, 4,500 sf of retail space, and 2,000 sf for a tasting room. The project site is approximately 1.68 acres and is zoned CC-Community Commercial and within the Mixed-Use Overlay District, which allows for the proposed use.

Access to the site will be provided by an existing curb cut onto Rochester Road (NYS Route 332) in the northern portion of the site. A second access point will be provided through the existing curb cut at the Monro Muffler property (#2544 Rochester Road) located immediately to the south of the site. A shared access easement is in place between #2536 and #2554 Rochester Road to allow for access through the adjacent property.

The project is proposing 70 parking spaces to support the proposed uses within the building. An estimated parking requirement of 78 spaces has been provided per the previous requirements of the Town Code and ITE, however it should be noted the proposed uses will have different peak parking demands. We request the Planning Board to modify the number of required parking spaces per section 220-73.I(1) of the Town Code.

The proposed parking layout includes a parking setback of 5' to the rear property line. We request the Planning Board to allow the reduced buffer per section 220-76.D(15)(a)[3] of the Town Code. The reduced buffer from 10' to 5' is acceptable as the adjacent use is the abandoned Finger Lakes Railway lands and no active use is occurring on these them where the reduced buffer would be determined to the current or future use of the adjoining lands.

The proposed sanitary sewer service for the building will be provided with a connection to the existing gravity sanitary sewer main through the site. Water supply to the site will be provided with a connection to the public watermain along Rochester Road. Stormwater drainage will be managed through the installation of storm sewers, open swales, bio-retention areas, and a proposed underground stormwater chamber system. The submitted Engineer's Report contains the calculations for the design, including the comprehensive stormwater management plan. Available mapping indicates no wetlands or floodplains are present at the project site.

An application is being made to the Zoning Board of Appeals to request area variances from the 150' front and 40' rear setbacks (Town Code §220-23.D(1)), and from the Mixed-Use Overlay 40% Open Space requirement (Town Code §220-33.E(4)). These variances enable the development of the property, which would not be attainable without. The reduction of the front setbacks supports the goals of the working draft of the Uptown Canandaigua Form Based Code, which desired buildings within the State Route 332 corridor to be located closer to the road than is currently allowed by the 150' front setback within this portion of the Town.

The site plans include landscape and lighting design. LED dark sky compliant light fixtures will be placed around the parking areas and be supplemented by building mounted lighting to provide adequate lighting for the safety and security of the development. Proposed landscaping will include additional plantings located in lawn areas and specific plantings for the bio-retention areas.

A conceptual building rendering has been included with this application to illustrate the proposed buildings design intent of the architectural style. Building elevations are currently being revised in response to the Sketch Plan review, which will modify the building design to incorporate a 2-story element while reducing the building footprint. The new elevations for the building will be submitted under separate cover once completed. The result is a project that still proposes 8,000 sf, but within a 6,000-sf footprint by adding a 2,000 sf second story. The reduction in footprint allows for the addition of outdoor patio space, which was desired during sketch plan review. The 2-story portion of the building will be below the 35' maximum height requirement of the Town Code.

The project is an Unlisted Action pursuant to SEQRA Section 617.4 and 617.5, and thus Part 1 of the Short Form EAF has been prepared and submitted. We request the Planning Board to designate themselves lead agency for the SEQRA Review.

We look forward to presenting the project at the June 14th PRC and July 13th Planning Board meeting. If you require any additional information, or have any questions, please contact our office.

Sincerely,
BME ASSOCIATES



James G. Cretekos, P.E.

/jgc

Enclosure

c: Bill Dowell; Apogee Development