

June 17, 2021

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

**Re: 2536 Rochester Road  
Response to PRC Comments**

**2759**

Dear Planning Board Members:

On behalf of the applicant, Apogee Development LLC, we have reviewed your Meeting Notes of the June 14, 2021 PRC Meeting and the Initial PRC Review of the Site Plan Checklist for the above-referenced project, and we offer the following responses for consideration.

- 1.) Provide an Existing Conditions Plan.

**An existing conditions plan was added to the drawing set as requested.**

- 2.) Location of all other proposed utility lines and related facilities including gas, electric and telephone: Not Shown.

**The approximate locations of the proposed gas, electric, and telephone lines have been added the drawing set as requested. Final locations of these utilities will be determined by the applicable utility providers.**

- 3.) Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping, and stormwater and erosion control measures. Sureties shall comply with Town Code § 174-32 "Surety".

**A cost estimate for the for the proposed landscaping, erosion control measures, and storm sewers necessary to bypass existing runoff from offsite areas around the project site has been enclosed with this letter as requested.**

- 4.) Provide architectural rendering elevations.

**Updated building renderings haave been included with this letter.**

- 5.) Consider the spirit of the Form Based Code for the design of the façade and for the design of the two-story buildings.

**The proposed building façade considered the Form Base Code as part of the updated design. The proposed building height is less than the maximum 45 feet and greater than**

the minimum 15'. The second story of the building has large glass windows and an open patio area, which meets the intent to have 60% transparency along the primary street. The exterior building materials are proposed with a variety of materials to create an attractive building with many visual breaks, including permanent non-fabric awning features. The updated building design now includes a second story patio feature, which has been added based upon input received during Sketch Plan review to help promote pedestrian interaction within this area of the Town.

- 6.) Provide pedestrian access to the building from the sidewalk.

A pedestrian walkway has been added to the plans at the northern entrance to the site as requested.

- 7.) Provide geotechnical information on the amount of topsoil to be stored on the site. Coordinate with MRB Group regarding the erosion control permit. Possibly consider an alternate location on the site for the topsoil stockpile.

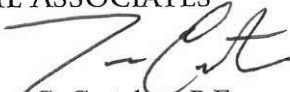
Preliminary geotechnical investigations for the project have been scheduled and information regarding the topsoil depth will be provided to MRB for coordination once obtained. The proposed topsoil stockpile location has been shifted as requested and is now located further away from NYS RT332. The locations of the topsoil stockpile are limited since portions of the storm sewer system to bypass offsite runoff around the project site must be completed within the initial stages of the development.

- 8.) The applicant shall provide 1 complete hard copy of the plan. The applicant shall also submit a PDF File of the plans via e-mail to the Development Office at:  
[devclerk@townofcanandaigua.org](mailto:devclerk@townofcanandaigua.org)

One hard copy of the revised plans has been included with this letter, and a PDF version was emailed to [devclerk@townofcanandaigua.org](mailto:devclerk@townofcanandaigua.org).

We look forward to presenting the project at the July 27<sup>th</sup> 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