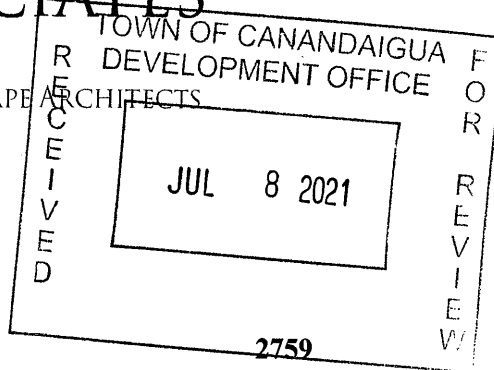




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July 8, 2021

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

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

Dear Planning Board Members:

On behalf of the applicant, Apogee Development LLC, we submit updated Site Plans for the above- referenced project scheduled to appear at the July 27, 2021 Planning Board Meeting. We enclose the following updated application materials for your review:

- Preliminary/Final Site Plans (BME dwgs. #2759-03 – 2759-15, Revised 7/02/21)

The updated Site Plans are being provided per modifications to the building footprint and layout. Apogee Development LLC is now proposing a new 2-story (6,400 footprint) commercial building, which includes approximately 1,737 sf of commercial space, 3,974 sf of retail space, and 2,100 sf for a restaurant/tasting room. The building footprint was modified to help it integrate better into the existing property, provide additional architectural features, and incorporate conceptual plan review comments received. The Site Plans were modified per the updated building footprint and access points, but are consistent with the plans, reports, and other materials previously submitted to the Planning Board for review.

An updated application is being made to the Zoning Board of Appeals to revise the requested 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 proposed parking layout still 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 detrimental to the current or future use of the adjoining lands. The project is proposing 67 parking spaces to support the proposed uses within the building, and we request the Planning Board to modify the number of required parking spaces per section 220-73.I(1) of the Town Code.

We look forward to presenting the project at the July 27th Planning Board meeting. If you require any additional information, or have any questions, please contact our office.

Sincerely,
BME ASSOCIATES


James G. Cretokos, P.E.

Enclosure

c: Bill Dowell; Apogee Development