

Eric Cooper

From: Eric Cooper <zoninginspector@townofcanandaigua.org>
Sent: Friday, January 24, 2020 10:23 AM
To: 'dfinch@townofcanandaigua.org'; 'Chuck Oyler'
Cc: 'ecooper@townofcanandaigua.org'; 'CNADLER@cnadlerlaw.com'; 'Kyle Ritts'; 'Brabant, Lance'; 'cjensen@townofcanandaigua.org'
Subject: RE: Landrigan
Attachments: Wyffels Road 4991 2020-01-24 parcel photo5.jpg; Wyffels Road 4991 2020-01-24 parcel photo4.jpg; Wyffels Road 4991 2020-01-24 parcel photo3.jpg

Responses to your concerns in **RED**. Hope this helps explain these various items.

Eric A. Cooper

Planner

Town of Canandaigua

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585-394-1120 x2254

From: dfinch@townofcanandaigua.org <dfinch@townofcanandaigua.org>
Sent: Thursday, January 23, 2020 5:39 PM
To: 'Chuck Oyler' <chucko@rochester.rr.com>
Cc: ecooper@townofcanandaigua.org; CNADLER@cnadlerlaw.com
Subject: Landrigan

Gentlemen:

Wanted to make you aware I received a phone call from Mr. Paul Peterson concerned about the SUP application for Landrigan. Mr. Peterson had questions relating to increased traffic, use of major home occupation, and the amount of space being used for the office vs. the home.

In reading the application I did notice a couple areas of concern (my part):

- 1) Waiver was requested of professional site plan; however, operations statement referenced as many as 15 cars per day. How are the 4 parking spaces in the mock sketch going to handle that on a one vehicle width driveway? **While total cars may be 15, our understanding is that there will not be 15 at the site at one time. The applicant expects there to be at most 2 or 3 at one time due to the nature of the business. When one patient is being helped, the next may be waiting for their appointment.**
- 2) Application references no sign, but how will people know relative to location? Is this intentionally omitted? **The applicant told us they did not want a sign. Noted in the response to PRC Minutes.**
- 3) Application generally seems less than complete with a lot of generalizations.
- 4) Seqr notes no increase in traffic; however, operations statement says differently **SEQR notes no "substantial" increase in traffic. We can discuss at the Planning Board meeting.**
- 5) Not sure if the individual is applying or the corporation being the chiropractic office? **The individual and prospective purchaser of the property is the applicant on behalf of the current property owner.**
- 6) Why has no ZLD been posted to the board portal page, sketch received 12/30/19. **Sketch was received early but PRC was last week and revised materials received last week. ZLD is being finalized now for posting.**
- 7) Have the public notices gone out to our traditional 500 foot buffer? Nothing in file. **Not yet, they will go out on the 3rd before the meeting on the 11th.**

- 8) Where did the development office's estimate of 429 cars per day come from for Wyffels Road? **Ontario County traffic count data in 2011. When the information was relayed to him, we let him know the year and that it was the most recent we had.**
http://oncorng.co.ontario.ny.us/arcgis/rest/services/DPW/DPW_Highway/MapServer/5/260/attachments/572
- 9) A question about the basement being 180 sq ft vs. they are citing a 285 sq ft basement office? **Assessor information shows a finished basement of 180, but photos from listing clearly show greater space. See attached. https://www.realtor.com/realestateandhomes-detail/4991-Wyffels-Rd_Canandaigua_NY_14424_M45591-48558#photo32 Necessary permits will be handled with CEO. Based on comments from CEO sent to applicant on 1/22, they are to provide a sketch of the basement with dimensions.**
- 10) Does basement meet code enforcement for habitable? **In the past for major home occupations, the Planning Board conditioned the approval on inspections and approval of the CEO. As of now, it has not been inspected but will be conditioned on that.**
- 11) Is the applicant requesting a waiver of the 15%/25% rule re: town code? File is very unclear **We'll make clear in the determination but it does not appear they need a waiver. 25% would be 456 sq. ft. when 285 requested. Checked with Jensen, the 15% rule is a state requirement and can't be waived.**
- 12) Believe this is scheduled for 2/11 ? have all notices been provided? **All necessary referrals have been sent, but public hearing notice and 500 ft. notices will be sent on 2/3.**

Doug Finch, Town Manager

Town of Canandaigua

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**** If you need immediate assistance and are not able to reach me please contact Sarah Reynolds sreynolds@townofcanandaigua.org or by phone (585)394-1120 ext. 2232**