March 8th, 2017

Mr. Richard E. Brown, AICP
Director of Development and Planning
City of Canandaigua
2 North Main Street
Canandaigua, New York 14424

Re: Application for Sketch Plan Approval
Rezone of 243-299 Gorham Street

Dear Mr. Brown:

Capstone Real Estate Development LLC, with principal offices at 100 Savannah Street, Rochester, NY, recently acquired the former Lisk Manufacturing Company facility at 243-299 Gorham Street under a limited liability company, 243 Gorham Street LLC. This company was established solely for the redevelopment of this 12.38 acre property. Capstone Real Estate Development LLC owns and manages numerous properties in the Greater Rochester area and we are extremely excited to add the Lisk property to our portfolio. The truly unique character of the property offers us many challenges and opportunities which we are convinced will result in the preservation of an important component of the City of Canandaigua. Our goals are to restore the architectural beauty of the primary buildings and to energize the property by introducing a variety of compatible uses.

The Lisk Manufacturing Company commenced manufacturing activities within the property over 120 years ago in a newly built facility that still stands today. Over the years a number of smaller accessory buildings were erected, with the last of these believed to have been constructed in about 1950. The Lisk Manufacturing Company ceased operations at this location in the 1960's and the property has cycled through several owners in the years since. While much of the available floor space has been unused for an extended period, the previous owner, Commodore Plastics, had used substantial space for warehousing of plastic foam products. Although many of the former buildings have been demolished, several of the remaining structures are feasible for redevelopment for a variety of uses. It is our intent to rehabilitate these buildings to provide apartments, offices, commercial service shops, and manufacturing space. We intend to preserve the architectural integrity of the most prominent buildings while preserving the significance of the Lisk Manufacturing name.

Since the property is currently zoned M-1 Light Manufacturing, our project goals can be achieved only if the property is rezoned to a Planned Unit Development (PUD). As a PUD, we will be able to combine these varying land uses so that beneficial use of the property is once again realized. Our immediate plan is to redevelop the western portion of the property by rehabilitating several of the former industrial buildings and converting them to one or two bedroom apartments. Projected rental

rates will cater to middle income renters, a demographic that appears to be underserved in the Canandaigua community. We also plan to preserve the small but prominent single story masonry and brick structure containing the Lisk Manufacturing name for miscellaneous community uses and the large, high ceiling building at the extreme western portion of the property for commercial use such as small offices or service type businesses. Redevelopment of the eastern portion of the property could contain a mix of residential and commercial space within two or three rehabilitated buildings, or light manufacturing within new building construction.

Our redevelopment plan is consistent with goals set forth in the City of Canandaigua Comprehensive Plan 2013 Update, and with the objectives for establishment of a Planned Unit Development listed in the City Zoning Code. The proposed PUD will accomplish the following.

1. Provide one and two bedroom apartments with lease rates that are affordable for residents at most economic levels.

2. Provide a more orderly transition from industrial land to the east to the residential neighborhood to the north and west by intermixing commercial and residential uses within the property.

3. Provide an efficient use of existing vacant buildings and existing infrastructure.

4. Provide substantial green space within an existing hard surfaced industrialized site.

5. Yield a desirable living and working environment that could not be achieved under current zoning regulations.

The buildings and grounds within the proposed PUD will be owned by 243 Gorham Street LLC and maintained by our in house property management staff. Financing is in place for Phase 1 of the redevelopment and will commence in 2017, immediately following site plan approvals and will be complete within 12-16 months. Redevelopment of the remaining portion of the property, Phase 2, is anticipated to begin within 3 years following the completion of Phase 1 construction.

We have enclosed the following materials in support of the application to rezone 243-299 Gorham Street from M1 Light Manufacturing District to PUD Planned Unit Development District.

- Proposed Redevelopment Plans consisting of the following drawings:
  - Cover Sheet
  - Dwg. EC-1 Existing Conditions Plan
  - Dwg. C-1 Proposed Planned Unit Development Sketch Plan
  - Dwg. C-2 Proposed Phase 1 Sketch Plan
  - Proposed Landscape Concept Plan
  - Dwg. A-200 Exterior Elevations Building 1
  - Dwg. A-201 Exterior Elevations Building 1
  - Dwg. A-202 Exterior Elevations Building 3
  - Dwg. A-203 Exterior Elevations Building 3
  - Dwg. A-250 Building 3 Building Sections

- Full Environmental Assessment Form

- Traffic Impact Analysis
- $5,000.00 Application Fee

We trust that this application is complete, but if you find that additional documents are needed, please contact me directly at 585-329-3330.

Very Truly Yours,

Don Lasher

Don Lasher
Capstone Real Estate Development LLC

Commercial Services Group | Canandaigua National Bank & Trust

Brendon S. Crossing
Vice President – Commercial Services
1150 Pittsford-Victor Road
Pittsford, New York 14534

Office: (585) 419-0670 ext 50638
Fax: (585) 419-0650
Cellular: (585) 732-9519
E-Mail: bcrossing@cnbank.com

March 7, 2017

Richard E. Brown, AICP
Director of Development & Planning
City of Canandaigua
2 North Main Street
Canandaigua, NY 14424

Re: 243 Gorham Street, LLC

Dear Mr. Brown:

The Canandaigua National Bank & Trust Company (the "Bank") is working with Capstone Real Estate Development, LLC and Mr. Donald Lasher on the redevelopment of the former Lisk manufacturing site located at 243 Gorham Street in the City of Canandaigua.

Capstone Real Estate Development, LLC and Mr. Lasher are valued commercial clients of the Bank. The Bank views Capstone Real Estate Development, LLC and Mr. Lasher as a well-qualified developer and we are willing to favorably consider a financing request for the project.

If you need any additional information, please don't hesitate to contact me at (585) 419-0670 ext. 50638.

Sincerely,

Brendon S. Crossing, VP
Commercial Services

FORMER LISK MANUFACTURING PROPERTY REDEVELOPMENT

243-299 GORHAM STREET
CITY OF CANANDAIGUA
ONTARIO COUNTY, NY

MARCH 2017

LEGEND

Existing	Proposed	
		Property Line/R.O.W.
O I.P.		Iron Pin
— —735— —		Ground Contour
U.P.		Utility Pole
——OHW——		Overhead Wire
Hyd.		Hydrant
		Water Valve
——W——		Watermain
ST DI		Drainage Inlet
ST MH		Storm Manhole
— — ST — —	— — ST — —	Storm Sewer
SAN MH		Sanitary Manhole
—— SAN ——		Sanitary Sewer
——G——		Gas Main
		Tree
		Concrete Sidewalk
		Asphalt Pavement
		Scored Concrete Pavement
		Parking Delineation

PROJECT INFORMATION

General Information

Owner/Developer:	243 Gorham Street LLC 100 Savannah Street Rochester, NY 14607
Parcel Address:	243 Gorham Street 299 Gorham Street
Parcel Tax Account Number:	T.A.N. 84.06-2-46.11 (#243) T.A.N. 84.06-2-47.1 (#299)
Parcel Size:	12.382 acres

Current Zoning Information

Current District:	M-1 Light Manufacturing District

Current Zoning Requirements:	Light Industrial Uses	Wholesale/Storage/Distribution Uses
Min. Lot Area:	20,000 S.F.	1 acre
Min. Lot Width:	100 L.F.	150 L.F.
Min. Lot Depth:	175 L.F.	200 L.F.
Min. Front Yard:	40 L.F.	40 L.F.
Min. Rear Yard:	30 L.F.	30 L.F.
Min. Side Yard:	15 L.F.	15 L.F.
Max. Coverage:	50%	50%
Max. Building Height:	40 L.F.	40 L.F.
Max. Number of Stories:	3 stories	3 stories

Parking Requirements:	
Apartment:	1.5 spaces per dwelling unit
Office:	1 space per 250 S.F. net floor area
Retail:	1 space per 250 S.F. net floor area
Manufacturing:	25% of building area

Proposed Zoning Information

Proposed District:	PUD Planned Unit Development District
Proposed Uses:	Residential, Commercial, Manufacturing

Phase 1 PUD Parking Calc.:	50 apartment units x 1.5 spaces =	75 spaces
	9,000 S.F. office x 1 space/250 S.F. =	36 spaces
	8,000 S.F. retail x 1 space/250 S.F. =	32 spaces
	Total Spaces Required:	143 spaces
	Total Proposed Spaces:	152 spaces
Phase 1 PUD Bldg. Coverage:	31% Existing, 19% Proposed (within Phase 1 work area)	

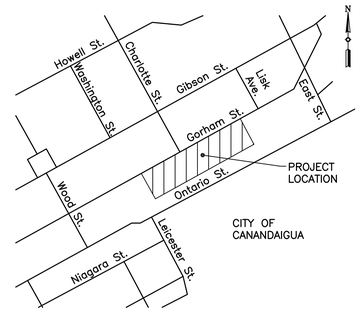
MAP AND SURVEY NOTES

1. These plans were developed using a map prepared by Magde Land Surveying, P.C. entitled Topographic Survey Map Prepared for 243 & 299 Gorham Street dated March 28, 2016.

GENERAL NOTES

1. All building construction is to be in compliance with the New York State Building Code.
2. The Contractor shall locate, mark, safeguard and preserve all survey control monuments and right-of-way monuments in the areas of construction.
3. The plans show subsurface structures, aboveground structures and/or utilities from field location and record mapping, exact location of which may vary from locations indicated. In particular, the contractor is warned that the exact or even approximate location of such pipelines, subsurface structures and/or utilities in this area may be different from that shown, or not shown, and it is his responsibility to proceed with great care in executing any work. Call Dig Safely New York, telephone no. 811, 48 hours before you dig, drill or blast.
4. The parcel does not contain New York State Department of Environmental Conservation Freshwater Wetlands or the 100 foot buffer to a wetland, or United States Army Corps of Engineers Jurisdictional Wetlands.
5. The parcel is not located within the 100 year floodplain (Flood Zone C per FEMA Flood Insurance Rate Map Community Panel No. 360597 0001 C, revised September 24, 1982).
6. All improvements shall be in accordance with the most recent standards and specifications of the City of Canandaigua.
7. Any cost related to the relocation of any utilities necessitated by this project shall be the responsibility of the owner or those requesting the relocation of the utility.
8. All proposed utility services (electrical, etc.) shall be installed underground from the source to the proposed building.
9. No improvements, fences, plantings, etc. shall be erected within the right of way limits of the highway.
10. All driveways and aisles are to be installed to NFPA Standards for ingress and egress by emergency vehicles.
11. 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.
12. The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
13. Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
14. 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.
15. All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
16. 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.
17. Unsuitable material shall be removed from the site and properly disposed.
18. All site lighting shall be in accordance with the most recent standards and specifications of the City of Canandaigua.
19. A record site plan must be provided to the Town Engineering Department upon completion of the project. Swing tie diagrams will be indicated for the existing and proposed water curb boxes, valves and all lateral cleanouts. The record site plan will also include all improvements, such as gutters, curbs, etc. All structures will be shown with ties to the property lines on all sides.
20. All HVAC units will be located on the roof and shall be properly screened.

LOCATION MAP

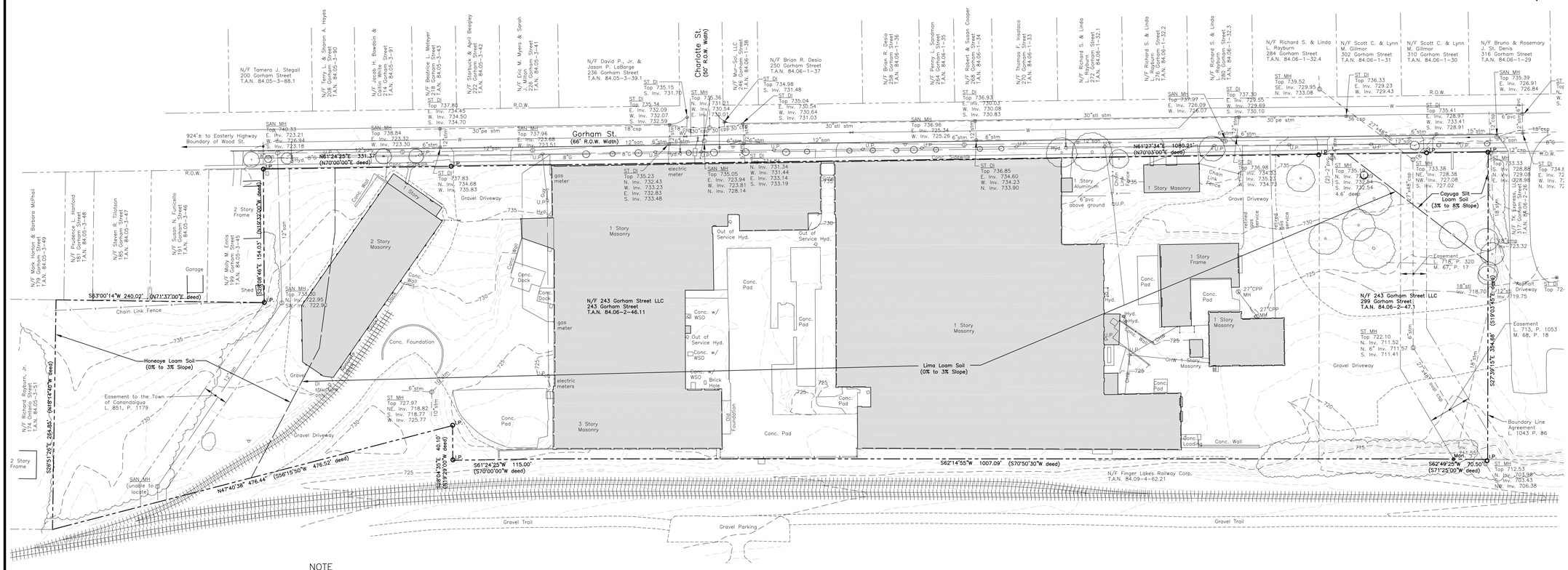


INDEX OF DRAWINGS

SHEET NUMBER	DRAWING NUMBER	TITLE
1		COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	C-1	PROPOSED PLANNED UNIT DEVELOPMENT SKETCH PLAN
4	C-2	PROPOSED PHASE 1 SKETCH PLAN

THORNTON
ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506

Consultant Engineers



NOTE

1. None of the soil types within the property boundaries that have been depicted on this plan are susceptible to erosion or flooding.

EXISTING CONDITIONS PLAN

SCALE: 1" = 60'

SCALE (FEET)

0 60 120

REVISIONS

NO.	DESCRIPTION	DATE	BY

NOT APPROVED FOR CONSTRUCTION

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209

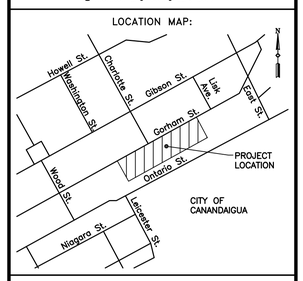
THORNTON ENGINEERING LLP

30 Assembly Drive, Suite 106
Mendon, New York 14506

Consultant Engineers

LICENSED PROFESSIONAL ENGINEER GLENN F. THORNTON No. 055288 STATE OF NEW YORK

LOCATION MAP:



PROJECT NAME:

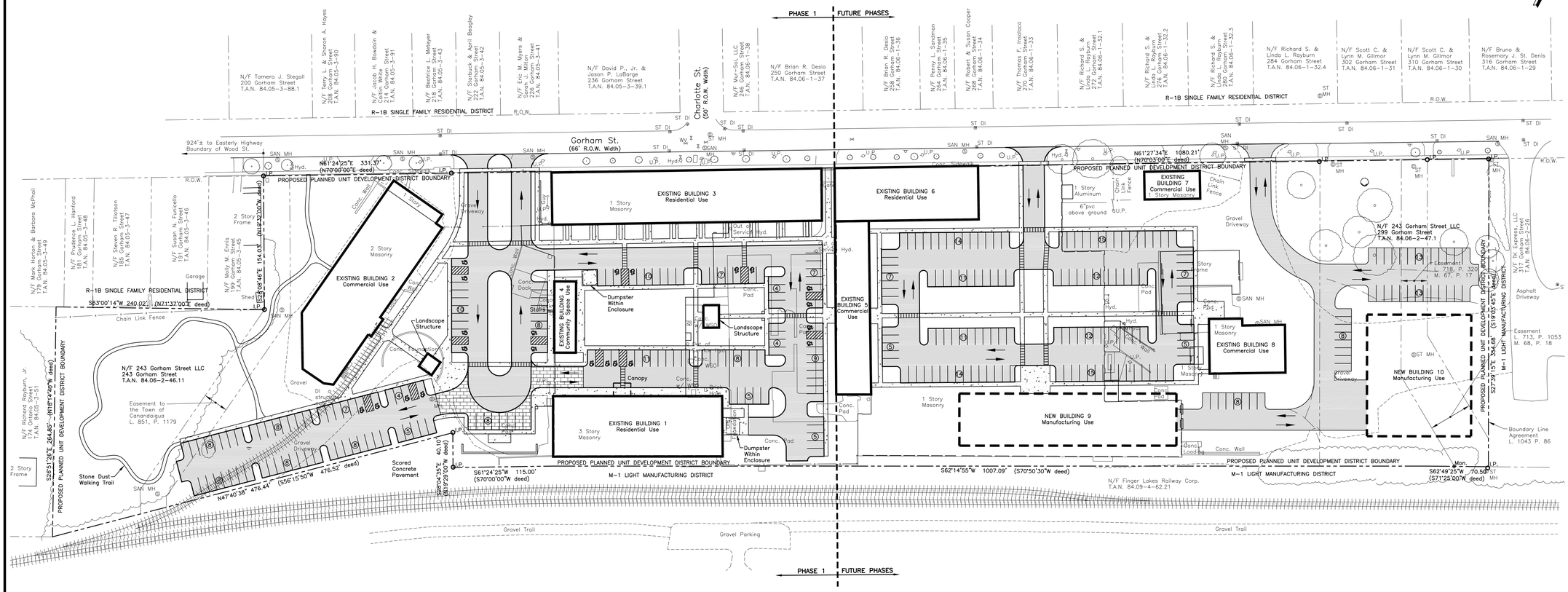
Former Lisk Manufacturing Property Redevelopment

243-299 Gorham Street
City of Canandaigua
Ontario County, NY

DRAWING TITLE:

Existing Conditions Plan

FILE NAME:	DESIGNED BY:
EXCONDITIONS.DWG	GFT
DRAWN BY:	CHECKED BY:
HKT	GFT
APPROVED BY:	DATE:
GFT	MARCH 2017
SCALE:	PROJECT NO.:
1" = 60'	16-581
SHEET NO.:	DRAWING NO.:
2 OF 4	EC-1



PROPOSED PLANNED UNIT DEVELOPMENT SKETCH PLAN

SCALE: 1" = 60'

SCALE (FEET)

0 60 120

REVISIONS

NO.	DESCRIPTION	DATE	BY

NOT APPROVED FOR CONSTRUCTION

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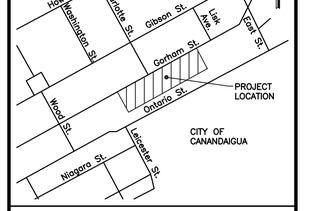
LICENSED PROFESSIONAL ENGINEER GLENN F. THORNTON No. 055288 STATE OF NEW YORK

LOCATION MAP:



PROJECT NAME:

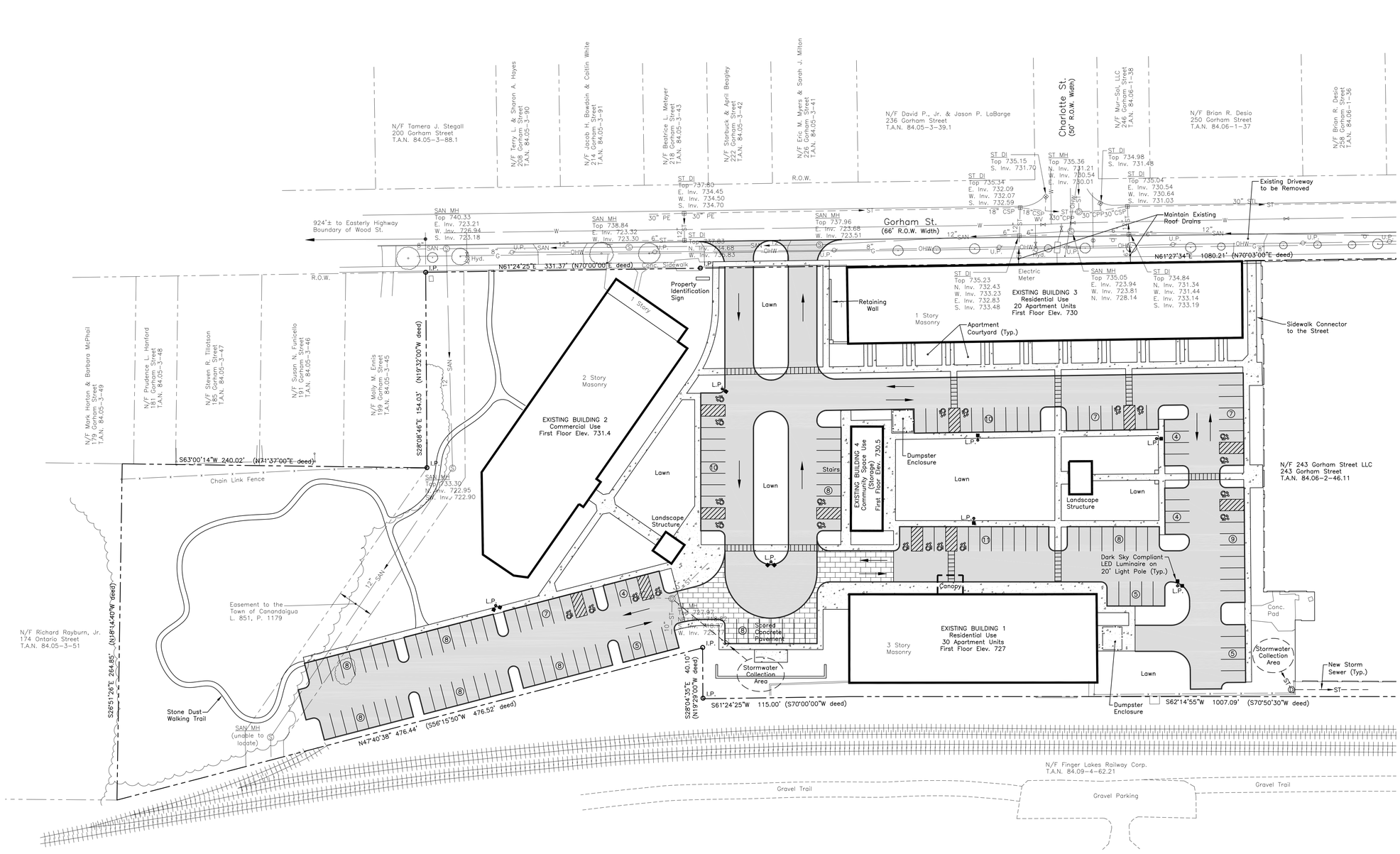
Former Lisk Manufacturing Property Redevelopment

243-299 Gorham Street
City of Canandaigua
Ontario County, NY

DRAWING TITLE:

Proposed Planned Unit Development Sketch Plan

FILE NAME:	DESIGNED BY:
PUDPLAN.DWG	GFT
DRAWN BY:	CHECKED BY:
HKT	GFT
APPROVED BY:	DATE:
GFT	MARCH 2017
SCALE:	PROJECT NO.:
1" = 60'	16-581
SHEET NO.:	DRAWING NO.:
3 OF 4	C-1



PROPOSED PHASE 1 SKETCH PLAN

SCALE: 1" = 40'

SCALE (FEET)

0 40 80

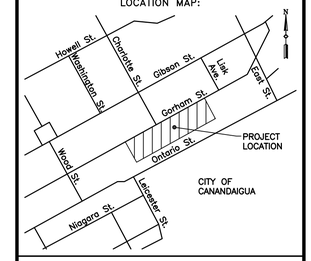
REVISIONS			
NO.	DESCRIPTION	DATE	BY

NOT APPROVED FOR CONSTRUCTION

THORNTON ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506
Consultant Engineers

LICENSED PROFESSIONAL ENGINEER
GLENN F. THORNTON
No. 055288
STATE OF NEW YORK

LOCATION MAP:



PROJECT NAME:

Former Lisk Manufacturing Property Redevelopment

243-299 Gorham Street
City of Canandaigua
Ontario County, NY

DRAWING TITLE:

Proposed Phase 1 Sketch Plan

FILE NAME: PHASE1PLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: MARCH 2017
SCALE: 1" = 40'	PROJECT NO.: 16-581
SHEET NO.: 4 OF 4	DRAWING NO.: C-2

LISK

CAPSTONE REAL ESTATE DEVELOPMENT LLC

243 GORHAM ST
CANANDAIGUA, NY 14424
10/28/16
PERMIT SET
PROJECT #1623

SHEET NUMBER	SHEET NAME
GENERAL	
T-001	SYMBOLS ABBREVIATIONS PARTITION SCHEDULE
CODE REVIEW	
CR-100	CODE REVIEW BLDG 1
CR-101	CODE REVIEW BLDG 3
ARCHITECTURAL	
A-101	BLDG 1 FIRST FLOOR PLAN
A-102	BLDG 1 SECOND FLOOR PLAN
A-103	BLDG 1 THIRD FLOOR PLAN
A-104	NOT USED
A-105	BLDG 3 FLOOR PLANS
A-106	BLDG 3 FLOOR PLANS
A-107	BLDG 3 EXPANDED FLOOR PLANS
A-200	BLDG 1 EXTERIOR ELEVATIONS
A-201	BLDG 1 EXTERIOR ELEVATIONS
A-202	BLDG 3 EXTERIOR ELEVATIONS
A-203	BLDG 3 EXTERIOR ELEVATIONS
A-250	BUILDING 3 SECTION AND DETAILS
A-600	BUILDING 1 WALL SECTION
A-700	BLDG 3 PLAN AND CANOPY DETAILS
A-801	DOOR SCHEDULE
A-901	BLDG 1 FIRST FLOOR FINISH PLAN
A-902	BLDG 1 SECOND FLOOR FINISH PLAN
A-903	BLDG 1 THIRD FLOOR FINISH PLAN
A-904	BLDG 3 FLOOR FINISH PLAN

OWNER

CAPSTONE DEV.

100 Savannah St
Rochester, NY 14607

585.546.6459 tel

www.capstonered.com/

ARCHITECT

CJS ARCHITECTS

54 SOUTH UNION STREET
ROCHESTER, NY 14607

585.244.3780 tel

www.cjsarchitects.com

DEVELOPER

CAPSTONE DEV.

100 Savannah St
Rochester, NY 14607

585.546.6459 tel

www.capstonered.com/

GENERAL EXTERIOR NOTES:

1. REMOVE ALL MISC. ANCHORS, FASTENERS, ABANDONED CONDUITS, ABANDONED FIXTURES & ABANDONED DEVICES COMPLETE. PATCH & REPAIR MASONRY AS REQ'D TO MATCH EXIST. ADJ. CONDITIONS AT ALL REMOVALS.
2. REPLACE DETERIORATED STEEL LINTELS AT WINDOW OPENINGS FOUND TO BE INSUFFICIENTLY SUPPORTED. AT EXIST. STL. LINTELS TO REMAIN; WIRE BRUSH & PAINT WITH HIGH PERFORMANCE COATING - PAINT COLOR TO BE SELECTED BY ARCHITECT FROM MFR'S FULL COLOR RANGE.
3. PROVIDE NEW WINDOWS (& DOORS) @ ALL EXISTING OPENINGS

MASONRY RESTORATION - GENERAL NOTES:

1. ALL MASONRY RESTORATION/ RECONSTRUCTION TO MATCH EXISTING CONDITIONS/DETAILS. ALL NEW MASONRY SHALL BE TOOTHED INTO EXISTING; UNLESS NOTED OTHERWISE.
2. REPAIR/REPLACE EXISTING STONE MASONRY (LINTELS/ SILLS) AS REQUIRED.
3. ALL TERRA COTTA COPINGS @ ROOF PARAPETS TO BE REMOVED & REPLACED WITH NEW COPPER COPINGS
4. REMOVE ALL SEALANT @ STONE TO STONE / STONE TO BRICK JOINTS & RE-POINT W/ MORTAR; TYPICAL
5. CLEAN, REPAIR/REPLACE & RE-POINT EXIST. MASONRY, AS REQUIRED.
6. REMOVE ALL BROKEN/ CRACKED MASONRY UNITS CONTAINING A CRACK GREATER THAN OR EQUAL TO 1/16" WIDE AND PROVIDE NEW TO MATCH EXIST
7. PROVIDE NEW SEALANT AT PERIMETER JOINTS OF DOOR, AND LOUVER FRAMES. CUT OUT & REMOVE EXISTING SEALANT PRIOR TO DOING NEW WORK.
8. PROVIDE NEW SEALANT AT EXISTING STONE/ STONE AND STONE/ MASONRY JOINTS TYPICAL AT ENTIRE BUILDING. CUT OUT AND REMOVE EXISTING SEALANT AT JOINTS PRIOR TO DOING NEW WORK. INSTALL NEW MORTAR, BACKER ROD, AND SEALANT, TYPICAL AT JOINTS, SEE DETAILS.
9. INSTALL NEW MORTAR, BACKER ROD, & SEALANT AT EXISTING BUILDING EXPANSION JOINTS. CUT OUT & REMOVE EXISTING SEALANT AT JOINTS PRIOR TO DOING NEW WORK. SEE DETAILS.
10. REMOVE & REBUILD EXISTING DAMAGED FACE BRICK WITH NEW BRICK & MORTAR TO MATCH EXISTING. TOOTH-IN NEW BRICK. PROVIDE CORRUGATED METAL TIES AT 16" O.C. VERTICAL & 24" O.C. HORIZONTAL.
11. RE-POINT EXISTING FACE BRICK WITH NEW MORTAR TO MATCH EXISTING.
12. BUILD-IN EXPANSION JOINTS AT REPLACED/ REBUILT LOCATIONS WITH NEW BACKER ROD, MORTAR, & SEALANT.
13. REPAIR OR PATCH DAMAGED OR DETERIORATED AREAS OF STONE TRIM, CORNICES, BELT COURSES, HEADER COURSES, WATER TABLES, & SILLS.
14. CLEAN CARBON STAINS, DIRT, & DISCOLORATION FROM STONE TRIM, CORNICES, BELT COURSES, HEADER COURSES, WATER TABLES, & SILLS.
15. PROPERLY RE-SECURE & RE-ANCHOR EXISTING METAL FLASHING OR COPINGS WHERE INDICATED OR REQUIRED. CUT OUT EXISTING SEALANT & RESEAL ALL JOINTS AT BUILDING WALL & OVERLAPPING FLASHING PIECES WITH NEW SEALANT.
16. AT EXISTING LINTELS WHERE INDICATED, REMOVE SUFFICIENT BRICK TO EXPOSE LINTEL. CUT OUT EXISTING SEALANT, WIRE BRUSH AND PAINT WITH RUST INHIBITIVE. REPLACE BRICK & PROVIDE WEEPS AT 24" O.C.
17. RAKE JOINT AT JUNCTURE BETWEEN TOP OF PILASTER STONE CAPS & MASONRY, & RESEAL; MAKE WATERTIGHT.
18. PATCH & REPAIR CONCRETE AT SPALLED, CRACKED OR ABRADED LOCATIONS. REBUILD ANY SECTIONS THAT CANNOT BE RESTORED TO ORIGINAL FORM, PROFILE, OR DIMENSIONS BY PATCHING OR REPAIR.

CONCRETE:

1. ALL CONCRETE EXPOSED TO VIEW: FOUNDATION WALLS, AREA WAYS, COLUMNS/BEAMS, ETC.:
   - A) REMOVE ANY ABANDONED PIPE PENETRATIONS, CONDUIT, ETC. DISPOSE.
   - B) CRACKS- ROUT CRACKS TO SUFFICIENT DEPTH TO RECEIVE PATCH MATERIAL. WHERE REINFORCING STEEL IS EXPOSED, CLEAN & EPOXY COAT. WHERE STEEL IS CLOSER THAN 3/4" TO FACE OF STONE, REMOVE, CLEAN ROUTED CRACKS & PREPARE BY INSTALLING BOND AGENT OR MECHANICAL MEANS TO HOLD PATCHING MATERIAL IN PLACE. INSTALL PATCHING MATERIAL AS SPECIFIED TO A PLANE FLUSH WITH FACE OF CONCRETE, FEATHER EDGES AS REQUIRED.
   - C) SPAWLED (CHIPPED) AREAS- ENLARGE CHIPPED AREAS TO SUFFICIENTLY ACCEPT PATCHING MATERIAL. CLEAN & PREPARE AREA BY USE OF BONDING AGENT OR MECHANICAL MEANS (PINS) TO RECEIVE PATCHING MATERIAL. BRING PATCH MATERIAL TO A SMOOTH, TRUE PLANE WITH THE FACE OF CONCRETE, FEATHER EDGES AS REQUIRED. ANY HOLES OR BLEMISHES NOT COVERED BY ABOVE ARE TO BE PATCHED USING METHOD & MATERIALS AS ABOVE.
   - D) COATING- WHEN CONCRETE PATCHING IS COMPLETED & SUFFICIENTLY CURED, APPLY COATING MATERIAL AS SPECIFIED & AS RECOMMENDED BY MANUFACTURER

FACE BRICK:

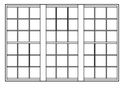
- A) LOOSE FACE BRICK UNITS TO BE REMOVED & CLEANED FOR REINSTALLATION. CLEAN CAVITY WHERE BRICK HAS BEEN REMOVED. INVESTIGATE CONDITIONS OF BACK UP MATERIAL & IF NOT IN A SOUND CONDITION, REPLACE. INVESTIGATE CONDITION OF STONE SILL AT WINDOW LOCATIONS, REPAIR OR REPLACE AS REQUIRED. PARGE SOLID, BACK UP MATERIAL & LAY REUSED BRICK UNITS WITH FULL BED & HEAD JOINTS. TOOL NEW JOINTS TO MATCH EXISTING ADJACENT SOUND JOINTS. IF EXISTING BRICK CANNOT BE USED, USE NEW FACE BRICK UNITS TO MATCH EXISTING IN SIZE, COLOR, & TEXTURE. TOOTH REPLACED BRICK WORK INTO EXISTING ADJACENT.
- B) FACE BRICK TO BE RE-POINTED, ROUT OUT HORIZONTAL & VERTICAL JOINTS AS REQUIRED FOR RE-POINTING. POINT JOINTS WITH MORTAR TO MATCH EXISTING ADJACENT SOUND BRICK WORK. TOOL NEW JOINTS TO MATCH ADJACENT. CLEAN BRICKWORK AS RE-POINTING PROGRESSES. WHERE CRACKS OCCUR THAT ARE TOO WIDE FOR RE-POINTING, USE BACKER ROD & SEALANT.

CUT STONE

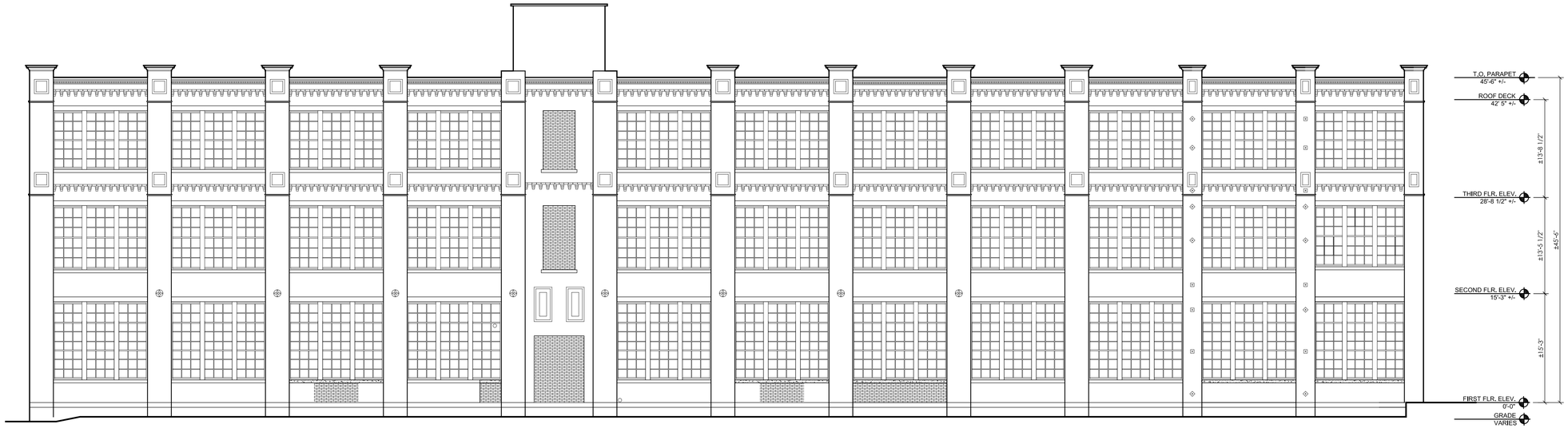
- A) JOINTS- ALL JOINTS IN CUT STONE WORK, ROUT OUT JOINTS TO A DEPTH TO RE-POINT WITH MORTAR TO POINT BACK FROM THE FACE OF STONE TO ALLOW FOR THE DEPTH/ WIDTH RATIO FOR SEALANT APPLICATION. INSTALL SEALANTS AS SPECIFIED & PER MANUFACTURER'S REQUIREMENTS. TOOL ALL SEALANT JOINTS.
- B) CRACKS- ROUT OUT CRACKS, RE-POINT & INSTALL SEALANT AS PER STONE JOINTS ABOVE.
- C) CHIPS- PATCH CHIPS WITH MATERIAL AS SPECIFIED. USE BONDING AGENT OR MECHANICAL MEANS (PINS) TO HOLD CHIP PATCHES IN PLACE. BRING PATCH MATERIAL TO A TRUE PLANE WITH FACE OF STONE. BLEND PATCH WITH COLOR & TEXTURE TO MATCH EXISTING STONE.

LEGEND

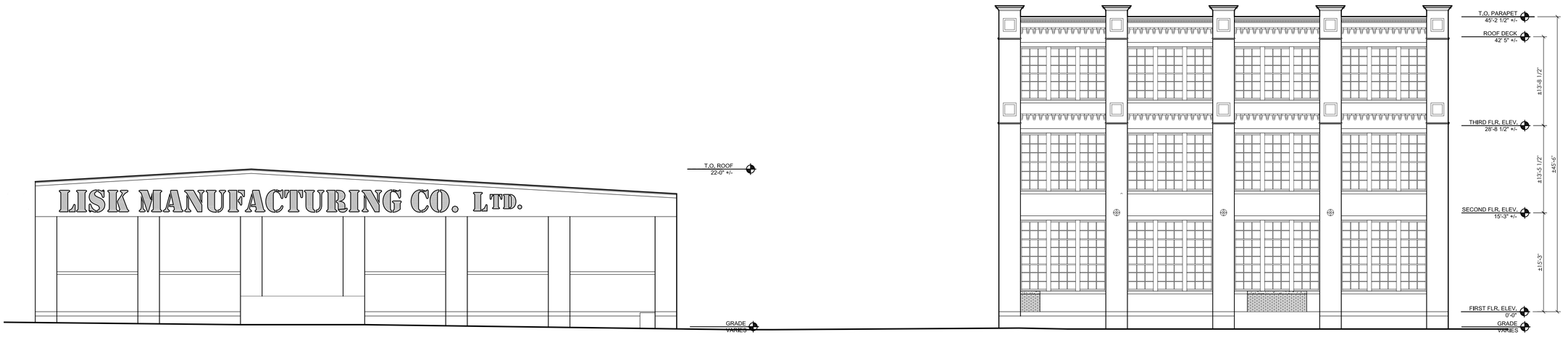
PRECAST CONCRETE SILL
MASONRY INFILL



WINDOW REPLACEMENT



2 A200 SOUTH ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



1 A200 WEST ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"

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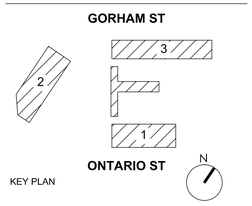

KEY PLAN

Capstone Real Estate Development LLC.

CAPSTONE

Mixed Use Development
Lisk Manufacturing Site

243 Gorham Street
Canadaigua, NY, 14424

REV. #	DESCRIPTION	DATE
		00/00/00

JOB NO.	1623
SCALE	AS NOTED
ISSUE DATE	10/28/16
DRAWN BY	SS
CHECKED BY	CJ

EXTERIOR ELEVATIONS
BLDG 1

A-200

PERMIT SET

GENERAL EXTERIOR NOTES:

1. REMOVE ALL MISC. ANCHORS, FASTENERS, ABANDONED CONDUITS, ABANDONED FIXTURES & ABANDONED DEVICES COMPLETE. PATCH & REPAIR MASONRY AS REQ'D TO MATCH EXIST. ADJ. CONDITIONS AT ALL REMOVALS.
2. REPLACE DETERIORATED STEEL LINTELS AT WINDOW OPENINGS FOUND TO BE INSUFFICIENTLY SUPPORTED. AT EXIST. STL. LINTELS TO REMAIN; WIRE BRUSH & PAINT WITH HIGH PERFORMANCE COATING - PAINT COLOR TO BE SELECTED BY ARCHITECT FROM MFR'S FULL COLOR RANGE.
3. PROVIDE NEW WINDOWS (& DOORS) @ ALL EXISTING OPENINGS
6. REMOVE ALL BROKEN/ CRACKED MASONRY UNITS CONTAINING A CRACK GREATER THAN OR EQUAL TO 1/16" WIDE AND PROVIDE NEW TO MATCH EXIST
7. PROVIDE NEW SEALANT AT PERIMETER JOINTS OF DOOR, AND LOUVER FRAMES. CUT OUT & REMOVE EXISTING SEALANT PRIOR TO DOING NEW WORK.
8. PROVIDE NEW SEALANT AT EXISTING STONE/ STONE AND STONE/ MASONRY JOINTS TYPICAL AT ENTIRE BUILDING. CUT OUT AND REMOVE EXISTING SEALANT AT JOINTS PRIOR TO DOING NEW WORK. INSTALL NEW MORTAR, BACKER ROD, AND SEALANT, TYPICAL AT JOINTS, SEE DETAILS.
9. INSTALL NEW MORTAR, BACKER ROD, & SEALANT AT EXISTING BUILDING EXPANSION JOINTS. CUT OUT & REMOVE EXISTING SEALANT AT JOINTS PRIOR TO DOING NEW WORK. SEE DETAILS.
10. REMOVE & REBUILD EXISTING DAMAGED FACE BRICK WITH NEW BRICK & MORTAR TO MATCH EXISTING. TOOTH-IN NEW BRICK. PROVIDE CORRUGATED METAL TIES AT 16" O.C. VERTICAL & 24" O.C. HORIZONTAL.
11. REPOINT EXISTING FACE BRICK WITH NEW MORTAR TO MATCH EXISTING.
12. BUILD-IN EXPANSION JOINTS AT REPLACED/ REBUILT LOCATIONS WITH NEW BACKER ROD, MORTAR, & SEALANT.
13. REPAIR OR PATCH DAMAGED OR DETERIORATED AREAS OF STONE TRIM, CORNICES, BELT COURSES, HEADER COURSES, WATER TABLES, & SILLS.
14. CLEAN CARBON STAINS, DIRT, & DISCOLORATION FROM STONE TRIM, CORNICES, BELT COURSES, HEADER COURSES, WATER TABLES, & SILLS.
15. PROPERLY RE-SECURE & RE-ANCHOR EXISTING METAL FLASHING OR COPINGS WHERE INDICATED OR REQUIRED. CUT OUT EXISTING SEALANT & RESEAL ALL JOINTS AT BUILDING WALL & OVERLAPPING FLASHING PIECES WITH NEW SEALANT.
16. AT EXISTING LINTELS WHERE INDICATED, REMOVE SUFFICIENT BRICK TO EXPOSE LINTEL. CUT OUT EXISTING SEALANT, WIRE BRUSH AND PAINT WITH RUST INHIBITIVE. REPLACE BRICK & PROVIDE WEEPS AT 24" O.C.
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18. PATCH & REPAIR CONCRETE AT SPALLED, CRACKED OR ABRADED LOCATIONS. REBUILD ANY SECTIONS THAT CANNOT BE RESTORED TO ORIGINAL FORM, PROFILE, OR DIMENSIONS BY PATCHING OR REPAIR.

MASONRY RESTORATION - GENERAL NOTES:

1. ALL MASONRY RESTORATION/ RECONSTRUCTION TO MATCH EXISTING CONDITIONS/DETAILS. ALL NEW MASONRY SHALL BE TOOTHED INTO EXISTING; UNLESS NOTED OTHERWISE.
2. REPAIR/REPLACE EXISTING STONE MASONRY (LINTELS/ SILLS) AS REQUIRED.
3. ALL TERRA COTTA COPINGS @ ROOF PARAPETS TO BE REMOVED & REPLACED WITH NEW COPPER COPINGS
4. REMOVE ALL SEALANT @ STONE TO STONE / STONE TO BRICK JOINTS & RE-POINT W/ MORTAR: TYPICAL
5. CLEAN, REPAIR/REPLACE & RE-POINT EXIST. MASONRY, AS REQUIRED.

CONCRETE:

1. ALL CONCRETE EXPOSED TO VIEW: FOUNDATION WALLS, AREA WAYS, COLUMNS/BEAMS, ETC.:
   - A) REMOVE ANY ABANDONED PIPE PENETRATIONS, CONDUIT, ETC. DISPOSE.
   - B) CRACKS- ROUT CRACKS TO SUFFICIENT DEPTH TO RECEIVE PATCH MATERIAL. WHERE REINFORCING STEEL IS EXPOSED, CLEAN & EPOXY COAT. WHERE STEEL IS CLOSER THAN ¾" TO FACE OF STONE, REMOVE. CLEAN ROUTED CRACKS & PREPARE BY INSTALLING BOND AGENT OR MECHANICAL MEANS TO HOLD PATCHING MATERIAL IN PLACE. INSTALL PATCHING MATERIAL AS SPECIFIED TO A PLANE FLUSH WITH FACE OF CONCRETE, FEATHER EDGES AS REQUIRED.
   - C) SPAWLED (CHIPPED) AREAS- ENLARGE CHIPPED AREAS TO SUFFICIENTLY ACCEPT PATCHING MATERIAL. CLEAN & PREPARE AREA BY USE OF BONDING AGENT OR MECHANICAL MEANS (PINS) TO RECEIVE PATCHING MATERIAL. BRING PATCH MATERIAL TO A SMOOTH, TRUE PLANE WITH THE FACE OF CONCRETE. FEATHER EDGES AS REQUIRED. ANY HOLES OR BLEMISHES NOT COVERED BY ABOVE ARE TO BE PATCHED USING METHOD & MATERIALS AS ABOVE.
   - D) COATING- WHEN CONCRETE PATCHING IS COMPLETED & SUFFICIENTLY CURED, APPLY COATING MATERIAL AS SPECIFIED & AS RECOMMENDED BY MANUFACTURER

FACE BRICK:

- A) LOOSE FACE BRICK UNITS TO BE REMOVED & CLEANED FOR REINSTALLATION. CLEAN CAVITY WHERE BRICK HAS BEEN REMOVED. INVESTIGATE CONDITIONS OF BACK UP MATERIAL & IF NOT IN A SOUND CONDITION, REPLACE. INVESTIGATE CONDITION OF STONE SILL AT WINDOW LOCATIONS, REPAIR OR REPLACE AS REQUIRED. PARGE SOLID, BACK UP MATERIAL & LAY REUSED BRICK UNITS WITH FULL BED & HEAD JOINTS. TOOL NEW JOINTS TO MATCH EXISTING ADJACENT SOUND JOINTS. IF EXISTING BRICK CANNOT BE USED, USE NEW FACE BRICK UNITS TO MATCH EXISTING IN SIZE, COLOR, & TEXTURE. TOOTH REPLACED BRICK WORK INTO EXISTING ADJACENT.
- B) FACE BRICK TO BE RE-POINTED, ROUT OUT HORIZONTAL & VERTICAL JOINTS AS REQUIRED FOR RE-POINTING. POINT JOINTS WITH MORTAR TO MATCH EXISTING ADJACENT SOUND BRICK WORK. TOOL NEW JOINTS TO MATCH ADJACENT. CLEAN BRICKWORK AS RE-POINTING PROGRESSES. WHERE CRACKS OCCUR THAT ARE TOO WIDE FOR RE-POINTING, USE BACKER ROD & SEALANT.

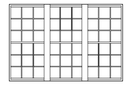
CUT STONE

- A) JOINTS- ALL JOINTS IN CUT STONE WORK, ROUT OUT JOINTS TO A DEPTH TO RE-POINT WITH MORTAR TO POINT BACK FROM THE FACE OF STONE TO ALLOW FOR THE DEPTH/ WIDTH RATIO FOR SEALANT APPLICATION. INSTALL SEALANTS AS SPECIFIED & PER MANUFACTURER'S REQUIREMENTS. TOOL ALL SEALANT JOINTS.
- B) CRACKS- ROUT OUT CRACKS, RE-POINT & INSTALL SEALANT AS PER STONE JOINTS ABOVE.
- C) CHIPS- PATCH CHIPS WITH MATERIAL AS SPECIFIED. USE BONDING AGENT OR MECHANICAL MEANS (PINS) TO HOLD CHIP PATCHES IN PLACE. BRING PATCH MATERIAL TO A TRUE PLANE WITH FACE OF STONE, BLEND PATCH WITH COLOR & TEXTURE TO MATCH EXISTING STONE.

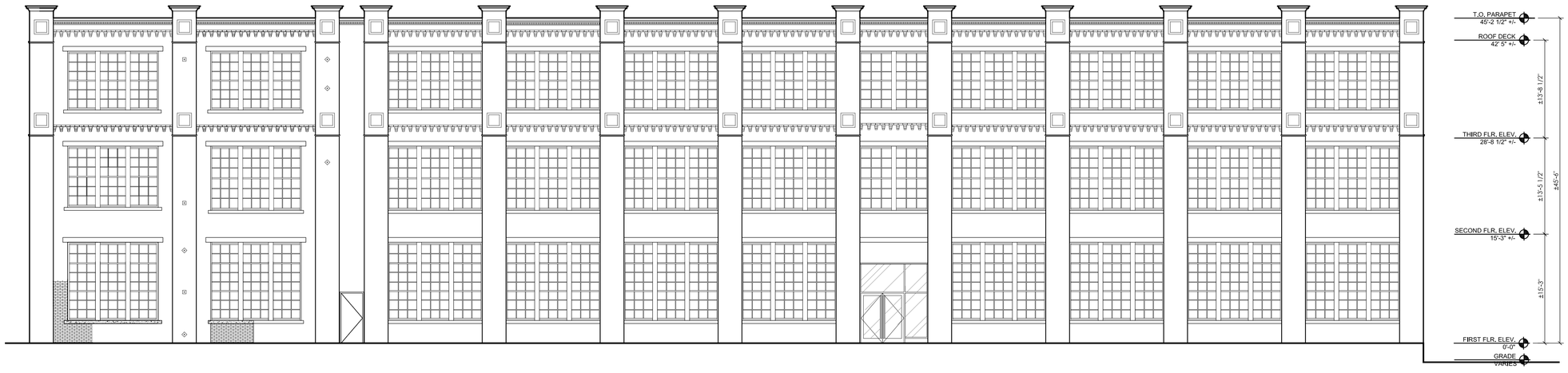
LEGEND

PRECAST CONCRETE SILL

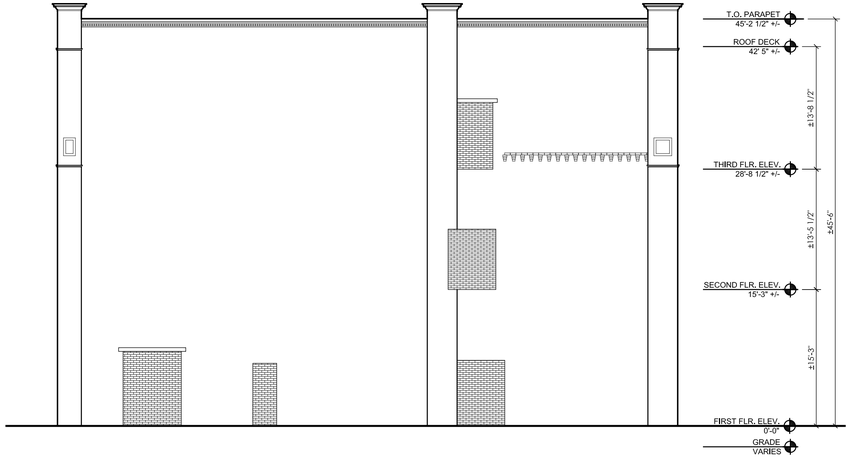
MASONRY INFILL



WINDOW REPLACEMENT



2 A201 NORTH ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



1 A201 WEST ELEVATION - BUILDING 1
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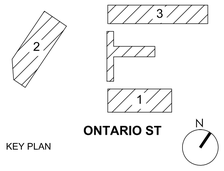
GORHAM ST



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EXTERIOR ELEVATIONS
BLDG 1

A-201

PERMIT SET

LEGEND:

1. MATERIAL CLADDING SYSTEM OVER INSULATED STUD BACKUP ASSEMBLY -

   PARKLEX HIGH DENSITY STRATIFIED WOOD BOARD, CONCEALED FASTENER SYSTEM (STAINLESS STEEL) COLOR- ANTRA

2. MATERIAL CLADDING SYSTEM OVER INSULATED STUD WALL BACKUP ASSEMBLY -

   FIBER CEMENT BOARD PANELS ON FURRING SUPPORTS, SMOOTH FINISH, EXPOSED FASTENERS, VARIED SIZES AND SHADES, COLOR-FLINT

3. WEATHERING STEEL (CORTEN) ENTRANCE CANOPY

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5. PREP AND PAINT EXISTING STEEL CHANNEL

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   - C) SPAWLED (CHIPPED) AREAS- ENLARGE CHIPPED AREAS TO SUFFICIENTLY ACCEPT PATCHING MATERIAL. CLEAN & PREPARE AREA BY USE OF BONDING AGENT OR MECHANICAL MEANS (PINS) TO RECEIVE PATCHING MATERIAL. BRING PATCH MATERIAL TO A SMOOTH, TRUE PLANE WITH THE FACE OF CONCRETE. FEATHER EDGES AS REQUIRED. ANY HOLES OR BLEMISHES NOT COVERED BY ABOVE ARE TO BE PATCHED USING METHOD & MATERIALS AS ABOVE.
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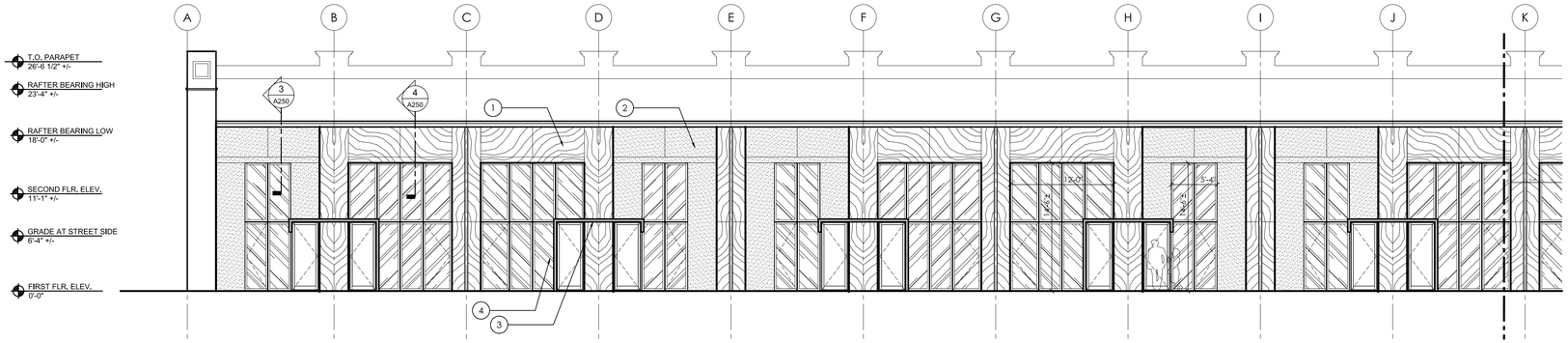
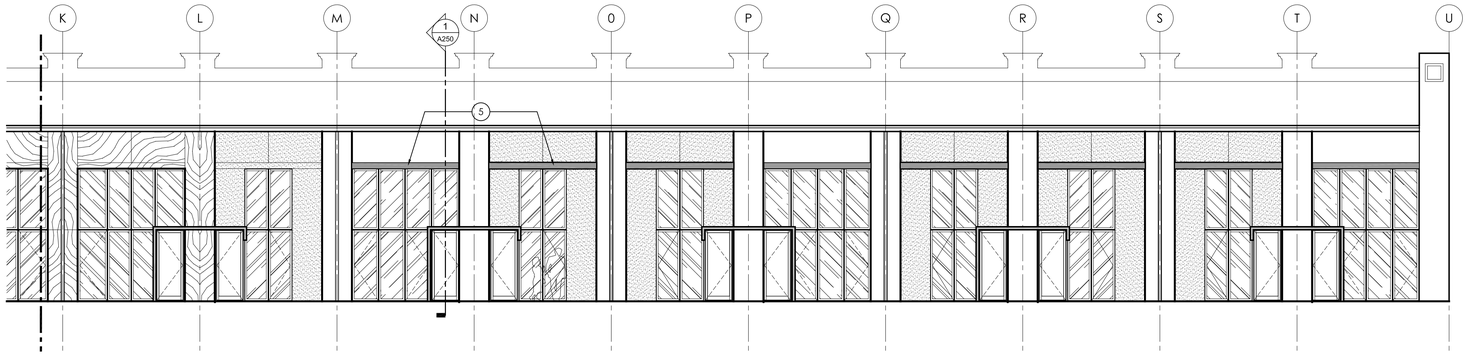


2 A202 SOUTH ELEVATION - BUILDING 3
SCALE: 1/8" = 1'-0"



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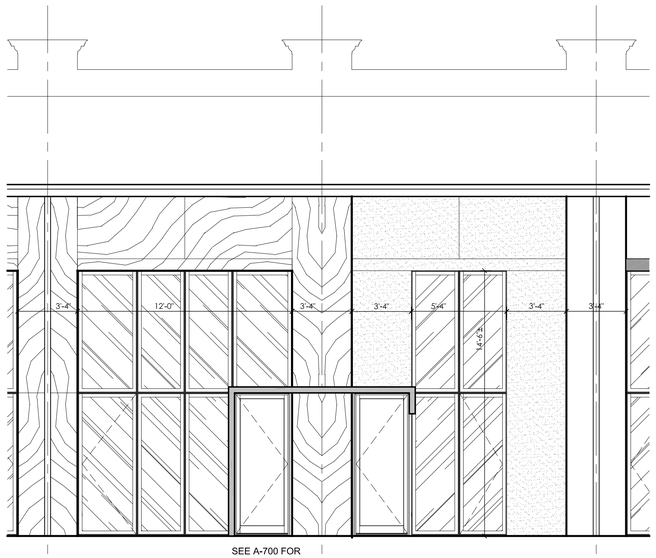
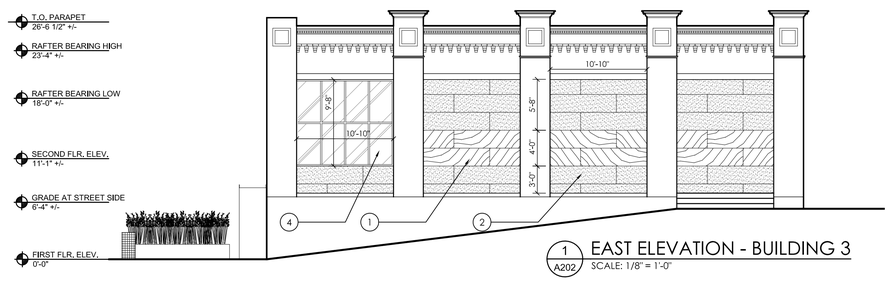


3 A202 EXPANDED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A202 EAST ELEVATION - BUILDING 3
SCALE: 1/8" = 1'-0"

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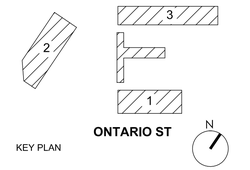

KEY PLAN

Capstone Real Estate Development LLC.

CAPSTONE

Mixed Use Development
Lisk Manufacturing Site
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EXTERIOR ELEVATIONS

A-202

PERMIT SET

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18. PATCH & REPAIR CONCRETE AT SPALLED, CRACKED OR ABRADED LOCATIONS. REBUILD ANY SECTIONS THAT CANNOT BE RESTORED TO ORIGINAL FORM, PROFILE, OR DIMENSIONS BY PATCHING OR REPAIR.

CONCRETE:

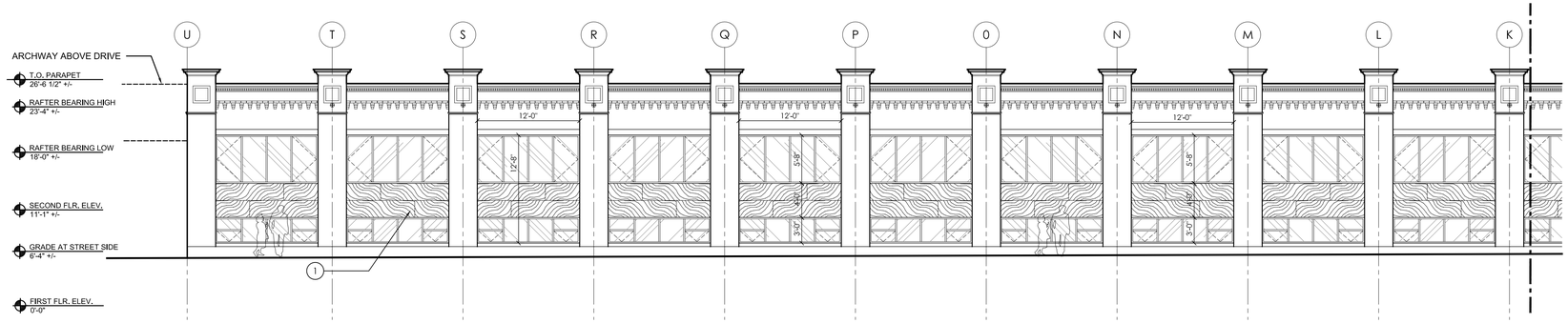
1. ALL CONCRETE EXPOSED TO VIEW: FOUNDATION WALLS, AREA WAYS, COLUMNS/BEAMS, ETC.:
   - A) REMOVE ANY ABANDONED PIPE PENETRATIONS, CONDUIT, ETC. DISPOSE.
   - B) CRACKS- ROUT CRACKS TO SUFFICIENT DEPTH TO RECEIVE PATCH MATERIAL. WHERE REINFORCING STEEL IS EXPOSED, CLEAN & EPOXY COAT. WHERE STEEL IS CLOSER THAN 3/4" TO FACE OF STONE, REMOVE, CLEAN ROUTED CRACKS & PREPARE BY INSTALLING BOND AGENT OR MECHANICAL MEANS TO HOLD PATCHING MATERIAL IN PLACE. INSTALL PATCHING MATERIAL AS SPECIFIED TO A PLANE FLUSH WITH FACE OF CONCRETE. FEATHER EDGES AS REQUIRED.
   - C) SPAWLED (CHIPPED) AREAS- ENLARGE CHIPPED AREAS TO SUFFICIENTLY ACCEPT PATCHING MATERIAL. CLEAN & PREPARE AREA BY USE OF BONDING AGENT OR MECHANICAL MEANS (PINS) TO RECEIVE PATCHING MATERIAL. BRING PATCH MATERIAL TO A SMOOTH, TRUE PLANE WITH THE FACE OF CONCRETE. FEATHER EDGES AS REQUIRED. ANY HOLES OR BLEMISHES NOT COVERED BY ABOVE ARE TO BE PATCHED USING METHOD & MATERIALS AS ABOVE.
   - D) COATING- WHEN CONCRETE PATCHING IS COMPLETED & SUFFICIENTLY CURED, APPLY COATING MATERIAL AS SPECIFIED & AS RECOMMENDED BY MANUFACTURER

FACE BRICK:

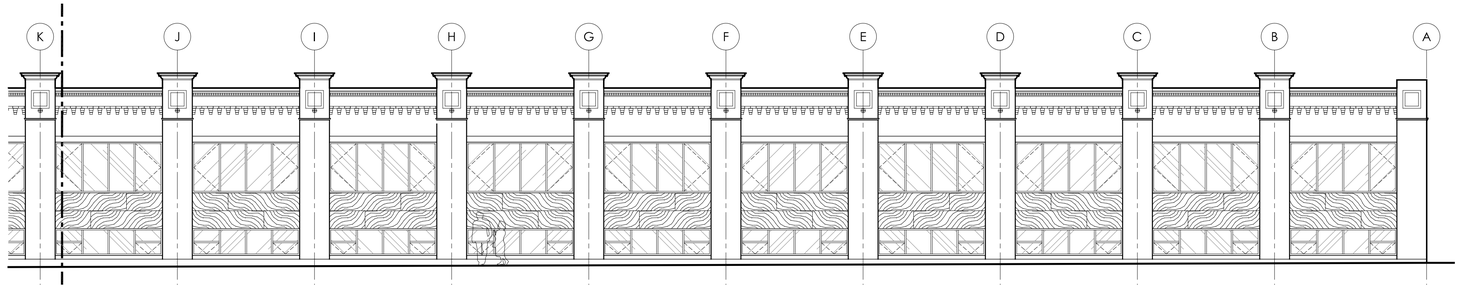
- A) LOOSE FACE BRICK UNITS TO BE REMOVED & CLEANED FOR REINSTALLATION. CLEAN CAVITY WHERE BRICK HAS BEEN REMOVED. INVESTIGATE CONDITIONS OF BACK UP MATERIAL & IF NOT IN A SOUND CONDITION, REPLACE. INVESTIGATE CONDITION OF STONE SILL AT WINDOW LOCATIONS, REPAIR OR REPLACE AS REQUIRED. PARGE SOLID, BACK UP MATERIAL & LAY REUSED BRICK UNITS WITH FULL BED & HEAD JOINTS. TOOL NEW JOINTS TO MATCH EXISTING ADJACENT SOUND JOINTS. IF EXISTING BRICK CANNOT BE USED, USE NEW FACE BRICK UNITS TO MATCH EXISTING IN SIZE, COLOR, & TEXTURE. TOOTH REPLACED BRICK WORK INTO EXISTING ADJACENT.
- B) FACE BRICK TO BE RE-POINTED. ROUT OUT HORIZONTAL & VERTICAL JOINTS AS REQUIRED FOR RE-POINTING. POINT JOINTS WITH MORTAR TO MATCH EXISTING ADJACENT SOUND BRICK WORK. TOOL NEW JOINTS TO MATCH ADJACENT. CLEAN BRICKWORK AS RE-POINTING PROGRESSES. WHERE CRACKS OCCUR THAT ARE TOO WIDE FOR RE-POINTING, USE BACKER ROD & SEALANT.

CUT STONE

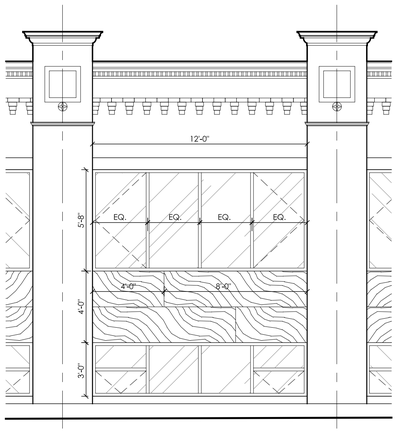
- A) JOINTS- ALL JOINTS IN CUT STONE WORK, ROUT OUT JOINTS TO A DEPTH TO RE-POINT WITH MORTAR TO POINT BACK FROM THE FACE OF STONE TO ALLOW FOR THE DEPTH/ WIDTH RATIO FOR SEALANT APPLICATION. INSTALL SEALANTS AS SPECIFIED & PER MANUFACTURER'S REQUIREMENTS. TOOL ALL SEALANT JOINTS.
- B) CRACKS- ROUT OUT CRACKS, RE-POINT & INSTALL SEALANT AS PER STONE JOINTS ABOVE.
- C) CHIPS- PATCH CHIPS WITH MATERIAL AS SPECIFIED. USE BONDING AGENT OR MECHANICAL MEANS (PINS) TO HOLD CHIP PATCHES IN PLACE. BRING PATCH MATERIAL TO A TRUE PLANE WITH FACE OF STONE. BLEND PATCH WITH COLOR & TEXTURE TO MATCH EXISTING STONE.



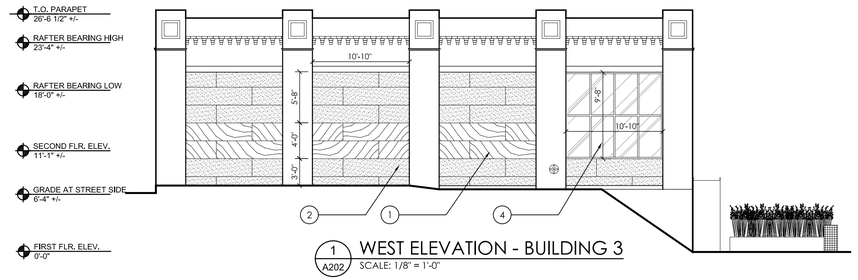
2 A202 NORTH ELEVATION - BUILDING 3
SCALE: 1/8" = 1'-0"



2 A202 NORTH ELEVATION - BUILDING 3
SCALE: 1/8" = 1'-0"

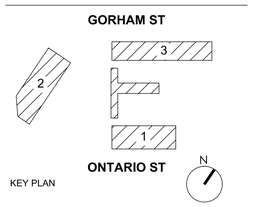


3 A202 ELEVATION DETAIL- BUILDING 3
SCALE: 1/8" = 1'-0"



1 A202 WEST ELEVATION - BUILDING 3
SCALE: 1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com



KEY PLAN

Capstone Real Estate Development LLC.

CAPSTONE

Mixed Use Development
Lisk Manufacturing Site

243 Gorham Street
Canadaigua, NY, 14424

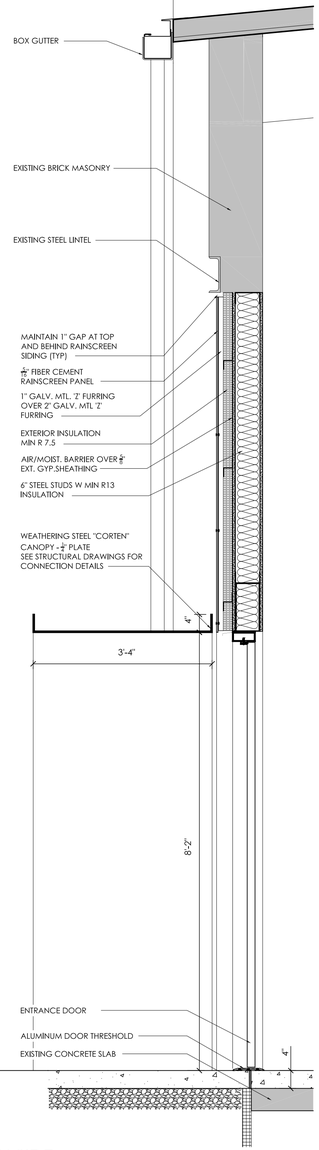
REV. #	DESCRIPTION	DATE
		00/00/00

JOB NO.	1623
SCALE	AS NOTED
ISSUE DATE	10/28/16
DRAWN BY	SS
CHECKED BY	CJ

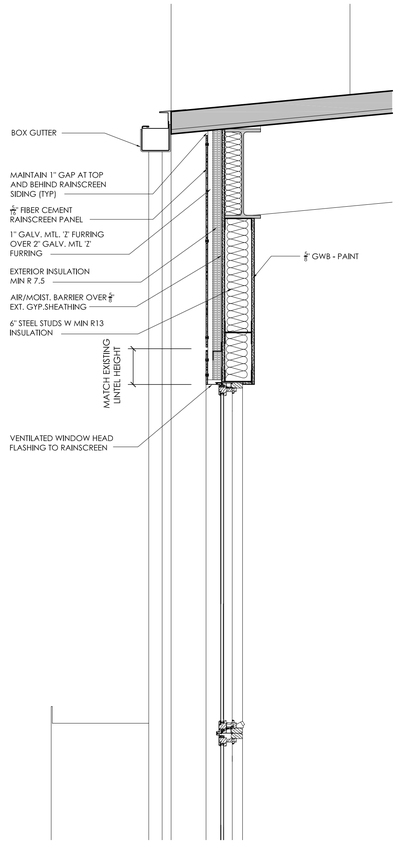
EXTERIOR ELEVATIONS

A-203

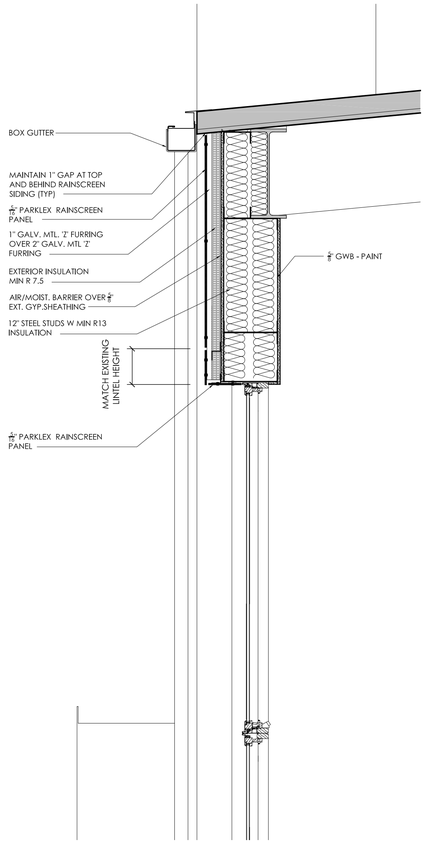
PERMIT SET



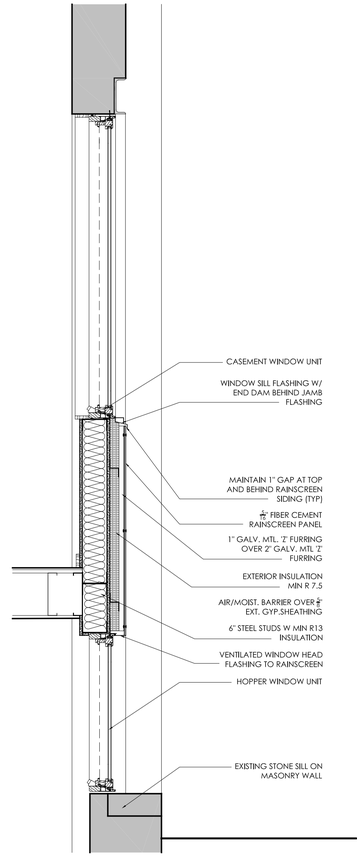
SOUTH SIDE
PARTIAL WALL SECTION- BLDG 3
2 / A250 SCALE: 3/4" = 1'-0"



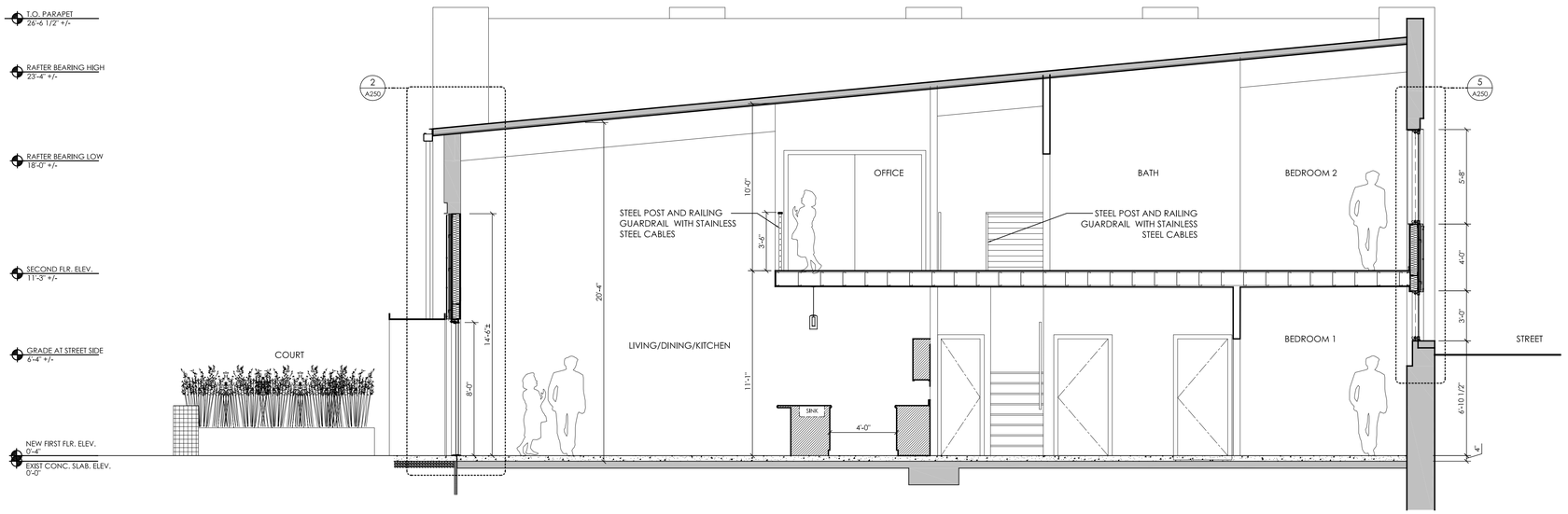
SOUTH SIDE-FIBER CEMENT
PARTIAL WALL SECTION- BLDG 3
3 / A250 SCALE: 3/4" = 1'-0"



SOUTH SIDE-PARKLEX
PARTIAL WALL SECTION- BLDG 3
4 / A250 SCALE: 3/4" = 1'-0"



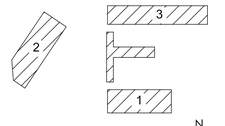
NORTH SIDE
PARTIAL WALL SECTION- BLDG 3
5 / A250 SCALE: 3/4" = 1'-0"



BUILDING SECTION - BLDG 3
1 / A250 SCALE: 1/4" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

GORHAM ST



KEY PLAN

Capstone Real Estate Development LLC.

CAPSTONE

Mixed Use Development
Lisk Manufacturing Site
243 Gorham Street
Canadaigua, NY, 14424

REV. #	DESCRIPTION	DATE
		00/00/00

JOB NO.	1623
SCALE	AS NOTED
ISSUE DATE	10/28/16
DRAWN BY	SS
CHECKED BY	CJ

BUILDING 3
BUILDING SECTION

A-250

PERMIT SET

PARKING ORIGINAL - (87)	PARKING ORIGINAL - (78)	PARKING ORIGINAL - (135)	PARKING ORIGINAL - (58)
PARKING CURRENT - (87)	PARKING CURRENT - (78)	PARKING CURRENT - (128) + FUTURE PARKING (32) = (160)	NO ALTERATIONS - (58)

CONCEPT DESIGN

SCALE 1" = 60'-0"

FISHER ASSOCIATES

G.W. Lisk Manufacturing Property Redevelopment

243-299 Gorham Street
City of Canandaigua, NY

12 . 13 . 2016

SK-1

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Former Lisk Manufacturing Property Redevelopment		
Project Location (describe, and attach a general location map): 243-299 Gorham Street, City of Canandaigua, NY		
Brief Description of Proposed Action (include purpose or need): Rezone of the former Lisk Manufacturing property from M-1 Light Manufacturing District to PUD Planned Unit Development District to support mixed use redevelopment. The rezoning action is necessary since the proposed residential and commercial uses are not allowed under existing M-1 zoning regulations.		
Name of Applicant/Sponsor: Don Lasher (243 Gorham Street LLC)	Telephone: 585-546-6459 E-Mail: don@capstonered.com	
Address: 100 Savannah Street		
City/PO: Rochester	State: NY	Zip Code: 14607
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Rezone Approval	3/2017
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval	6/2017
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	City of Canandaigua DPW - Water and Sewer Connections, Driveway Permit	6/2017
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC Stormwater Permit	8/2017
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
M-1 Light Manufacturing District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? PUD Planned Unit Development District

C.4. Existing community services.

a. In what school district is the project site located? Canandaigua City School District

b. What police or other public protection forces serve the project site?
City of Canandaigua Police, Ontario County Sheriff, NYS Troopers

c. Which fire protection and emergency medical services serve the project site?
Canandaigua Fire Rescue

d. What parks serve the project site?
Gibson State Park, Jefferson Park, Sonnenberg Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Commercial, Manufacturing

b. a. Total acreage of the site of the proposed action? 12.382 acres
b. Total acreage to be physically disturbed? 8.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.382 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 8 month 2017 year
- Anticipated completion date of final phase 12 month 2022 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Since major components in Phase 2 involve new building construction, this work will be deferred until tenants are identified.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	50 units			
At completion of all phases	65 units			

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 7

ii. Dimensions (in feet) of largest proposed structure: 25 height; 60 width; and 250 length

iii. Approximate extent of building space to be heated or cooled: 66,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 20,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: City of Canandaigua Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 20,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Canandaigua Wastewater Treatment Facility
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0 acres (impervious surface)

_____ Square feet or 12.36 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

onsite stormwater treatment unit

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: 4

iii. Parking spaces: Existing 200 Est. Proposed 304 Net increase/decrease 104

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

The existing center driveway will be closed and a new center driveway will be created 300 feet to the east.

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

750,000 kwh per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

NYSEG (gas), RG&E (electric)

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am to 7:00 pm
- Saturday: 7:00 am to 7:00 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7:00 am to 7:00 pm
- Saturday: 7:00 am to 7:00 pm
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Normal site and building construction equipment during construction.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Dark sky compliant LED fixtures mounted on 15' to 25' poles. Lights will be located at least 100' from the nearest occupied structures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Lawn care products

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2 tons per month (unit of time)
- Operation : 1 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling bins to be placed adjacent to dumpsters
- Operation: Recycling bins to be placed adjacent to dumpsters

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Landfill
- Operation: Landfill

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): recreation trail, railroad

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	8.1	4.9	-3.2
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.3	7.5	+3.2
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? over 6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Lima Loam	85 %
Honeoye Loam	13 %
Cayuga Silt Loam	2 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
- ☑ Well Drained: 13 % of site
- ☑ Moderately Well Drained: 87 % of site
- ☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 100 % of site
- ☐ 10-15%: _____% of site
- ☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
squirrels, chipmonks, rabbits, birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Kershaw Park, City Pier

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): local parks

iii. Distance between project and resource: 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Don Lasher Date _____

Signature _____ Title _____

PRINT FORM

Traffic Impact Analysis

for the

Former Lisk Manufacturing Property Redevelopment

243-299 Gorham Street
City of Canandaigua, NY

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March 2017

I. Introduction

Project Description

Capstone Real Estate Development LLC has recently acquired the 12.382 acre former Lisk Manufacturing Company property at 243-299 Gorham Street in the City of Canandaigua. The property contains numerous buildings, formerly constructed for manufacturing, that are currently used for warehousing of raw materials and manufactured foam plastic products.

The owner does not intend to renew the warehousing lease agreement with his current tenant and instead plans to utilize the 12.382 acre parcel for multiple alternate uses such as residential, commercial, and manufacturing. An application to Canandaigua City Council to rezone the property from its current zoning classification of M-1 Light Manufacturing District, to PUD Planned Unit Development District, will be submitted to allow the proposed uses.

Purpose and Scope of Study

This Traffic Impact Analysis will evaluate traffic impacts to be expected should the property be rezoned from M-1 Light Manufacturing to PUD Planned Unit Development. The study will document existing baseline traffic conditions with the property being partially utilized, and it will analyze projected traffic conditions should the property by fully utilized in compliance with current Light Manufacturing zoning regulations or be rezoned to allow multiple uses within a Planned Unit Development.

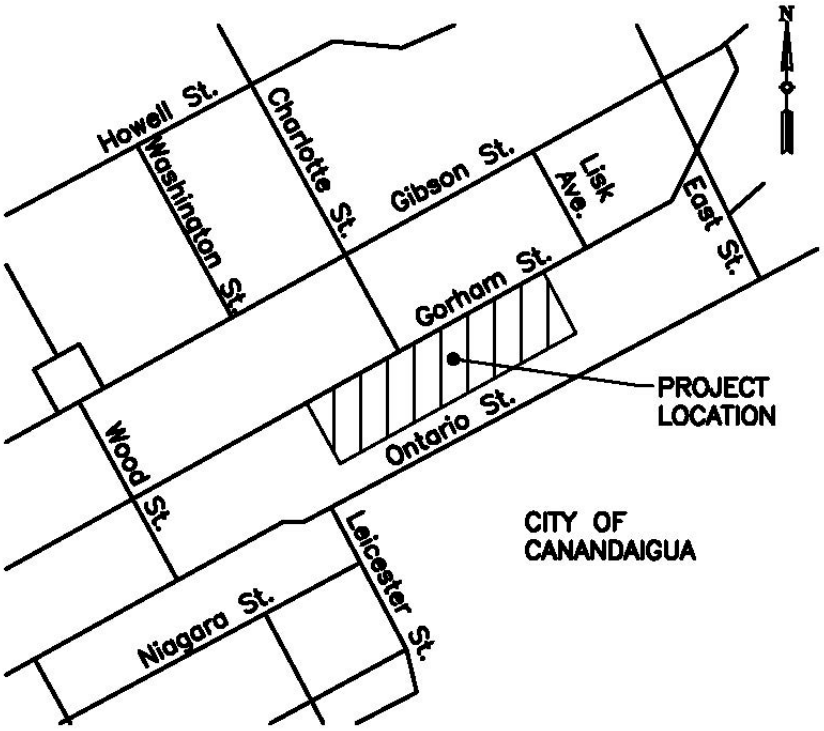
The analysis will:

- document existing traffic volumes within the project area and determine the morning and afternoon peak hour traffic periods on Gorham Street
- evaluate existing traffic conditions at the Gorham Street and Charlotte Street intersection and at each driveway into the subject property
- predict traffic to be generated should the property be fully utilized under current zoning regulations or under proposed rezoning regulations
- evaluate future traffic conditions resulting from either development alternative
- provide recommendations to improve traffic operations resulting from the proposed rezoning (if warranted)

II. Existing Conditions

Site Characteristics

The property is situated along the south side of Gorham Street between Wood Street on the west and Lisk Avenue on the east as depicted on the following Project Location Map.



Project Location Map

Although the 12.382 acre Lisk parcel and the parcel to the east are zoned for light manufacturing, the surrounding neighborhood is zoned residential and consists mostly of single and multiple family residences.

Gorham Street, which runs along the north side of the property, is a two lane urban street with curbs along each side. The primary intersection in the project area is the Gorham Street and Charlotte Street intersection immediately north of the Lisk property. Gorham Street has a flat gradient within the project area, while Charlotte Street is sloped downward towards Gorham Street at about a 3% grade.

The property currently is served with two ingress/egress driveways from Gorham Street. While the western driveway provides access to only the western portion of the property, the eastern driveway provides access to the eastern portion of the property and the adjacent parcel to the east which contains a warehousing facility. It is also noted that access to the Lisk property is

provided by an internal driveway connection to the adjacent parcel. All driveways are of sufficient width to accommodate tractor trailer traffic while providing a safe access point onto Gorham Street that offers adequate driver sight distance to view approaching traffic.

Although numerous buildings have recently been demolished, the 12.382 acre property still contains approximately 201,000 s.f. of building floor area.

Traffic Characteristics

Gorham Street is a two lane, two way, east-west urban residential street linking North Main Street to the west and NYS Route 21 to the east. Vehicular traffic counts on Gorham Street and Charlotte Street, and at each of the driveways were obtained on November 2 and 3, 2016. Morning traffic counts conducted between 6:45 am to 9:00 am and afternoon traffic counts conducted between 4:00 pm and 6:00 pm have been evaluated and it has been determined that the peak traffic volumes on Gorham Street occur between 6:45 am and 7:45 am in the morning and between 4:30 pm and 5:30 pm in the afternoon. Measured peak hour traffic movements along Gorham Street within the immediate project area are presented in Figure 1, Existing Traffic AM Peak Hour, and Figure 2, Existing Traffic PM Peak Hour. It is noted that there were no traffic movements into or out of the Lisk property observed during the peak hour traffic measurement periods.

Other traffic observations are noted below:

- Morning peak hour traffic consists of 80 vehicles per hour and afternoon peak hour traffic consists of 126 vehicles per hour.

- Approximately 4% of recorded vehicles using Gorham Street or Charlotte Street during the morning and afternoon peak hours are classified as heavy vehicles (truck, bus).

- Existing traffic patterns indicate a 56% westbound and 44% eastbound traffic split on Gorham Street during the morning peak hour, and a 43% westbound and 57% eastbound split during the afternoon peak hour.

- Traffic movement through the project area is free flowing without noticeable driver delay.

- Vehicular speeds generally are in excess of the posted 30 mph speed limit with a prevailing speed of about 35 mph recorded.

- Traffic is generally well dispersed without evidence of platooning.

Traffic Operations

The recorded traffic movements at the Charlotte Street intersection with Gorham Street and at each of the three driveway intersections with Gorham Street were analyzed in accordance with the Highway Capacity Manual published by the Transportation Research Board to determine weekday morning and afternoon peak hour traffic operations. This method of analysis determines intersection capacities and level of service ratings based upon intersection

geometry, traffic volumes, and vehicular speeds on the major roadway. The level of service (LOS) rating is a method of measuring the operational characteristics of each vehicular traffic movement that must negotiate conflicting traffic. The LOS ratings are related to general ranges of vehicular delay experienced by vehicles attempting one of these conflicting movements, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Determination of a LOS is based upon the reserve, or unused, capacity of the lane (traffic movement) in question. The following criteria included in the Highway Capacity Manual have been established for LOS determination at an unsignalized intersection.

Level of Service Criteria for Unsignalized Intersections

LOS	Delay Range
A	≤ 10 seconds
B	> 10 seconds and ≤ 15 seconds
C	> 15 seconds and ≤ 25 seconds
D	> 25 seconds and ≤ 35 seconds
E	> 35 seconds and ≤ 50 seconds
F	> 50 seconds

Average vehicle delays as great as those associated with LOS C or LOS D are typically considered to represent an acceptable intersection operation.

Existing traffic operations at the Charlotte Street intersection and at each existing driveway are summarized in the following table.

Existing Peak Hour Traffic Operations

	AM Peak Hour		PM Peak Hour	
Traffic Movement	Average Delay	LOS	Average Delay	LOS
Charlotte St. Intersection				
Charlotte St. Left Turn onto Gorham St.	8.7 seconds	A	8.7 seconds	A
Charlotte St. Right Turn onto Gorham St.	8.7 seconds	A	8.7 seconds	A
Gorham St. Left Turn onto Charlotte St.	7.3 seconds	A	7.3 seconds	A
West Driveway				
Left Turn onto Gorham St.	No Traffic		No Traffic	
Right Turn onto Gorham St.	No Traffic		No Traffic	
Gorham St. Left Turn into Driveway	No Traffic		No Traffic	
East Driveway				
Left Turn onto Gorham St.	No Traffic		No Traffic	
Right Turn onto Gorham St.	No Traffic		No Traffic	
Gorham St. Left Turn into Driveway	No Traffic		No Traffic	

III. Future Conditions

Future Property Use

The property, as currently zoned, could be rehabilitated to manufacturing use similar to prior use of the site. Whereas, if rezoned to a Planned Unit Development District, proposed future uses will include residential, commercial, and manufacturing uses. Therefore an analysis of both future use scenarios is warranted to fairly evaluate traffic impacts to be expected from the proposed PUD rezoning proposal.

Scenario A – Reestablishment of Manufacturing Use with Full Occupation of Existing Building Areas (as allowed by current zoning)

It is envisioned that rehabilitation of existing buildings without construction of new buildings could create about 201,000 s.f. of manufacturing floor area within the 12.382 acre property. Although building demolition and new building construction would offer opportunities to create additional code compliant manufacturing space of up to 50% of the lot size (269,670 s.f.), it is unlikely that this would occur and will therefore be eliminated from further discussion. The reuse of existing building space is consequently the most feasible manufacturing use scenario. Ingress and egress to the manufacturing facility would likely utilize the two existing eastern and western driveways, each offering access to loading docks and potential manufacturing floor space.

With the property currently mostly vacant, revitalization of the property for fully occupied (201,000 s.f.) manufacturing use will naturally result in additional vehicular traffic to and from the property throughout the day. The 9th Edition of "Trip General Manual" published by the Institute of Transportation Engineers was used to estimate potential traffic volumes entering and exiting a fully utilized manufacturing facility on this property. Projected traffic volumes expected to be generated by fully utilized manufacturing floor area is summarized as follows.

Projected Traffic Generation
Scenario A – Manufacturing Use as Allowed by Current Zoning

Time Period	Vehicles	Directional Distribution
Weekday	760	50% entering, 50% exiting
Weekday AM Pk. Hour on Gorham St.	138	78% entering, 22% exiting
Weekday PM Pk. Hour on Gorham St.	141	36% entering, 64% exiting

Although the ITE Trip Generation Manual provides data from numerous studies to determine truck trip generation for various land uses, the results are so highly variable that the ITE has not yet assembled reliable statistical data suitable for accurately predicting truck trips. However, based upon data presented in these studies, it is reasonable to conclude that a manufacturing facility of this size would generate the following truck trips.

Projected Truck Trip Generation
Scenario A – Manufacturing Use as Allowed by Current Zoning

Time Period	Estimated Truck Trips (Entering and Exiting)
Weekday	80 to 120
Weekday AM Pk. Hour on Gorham St.	4 to 10
Weekday PM Pk. Hour on Gorham St.	2 to 12

Anticipating that traffic into and out of the manufacturing facility would equally utilize either eastern or western driveway, and anticipating that 40% of the generated traffic would originate from the west, 40% from the east, and 20% from the north, projected traffic movements at each driveway and at the Gorham Street/Charlotte Street intersection have been developed for the morning and afternoon peak hour periods on Gorham Street. These projected traffic movements are presented on Figures 3 and 4.

Projected traffic operations at each of these three intersections with Gorham Street were analyzed in accordance with Highway Capacity Manual procedures and the expected Level of Service of each traffic movement is presented in the following table.

Projected Peak Hour Traffic Operations
Scenario A – Manufacturing Use as Allowed by Current Zoning

	AM Peak Hour		PM Peak Hour	
Traffic Movement	Average Delay	LOS	Average Delay	LOS
Charlotte St. Intersection				
Charlotte St. Left Turn onto Gorham St.	9.0 seconds	A	9.0 seconds	A
Charlotte St. Right Turn onto Gorham St.	9.0 seconds	A	9.0 seconds	A
Gorham St. Left Turn onto Charlotte St.	7.5 seconds	A	7.5 seconds	A
West Driveway				
Left Turn onto Gorham St.	7.0 seconds	A	7.0 seconds	A
Right Turn onto Gorham St.	7.0 seconds	A	7.0 seconds	A
Gorham St. Left Turn into Driveway	7.5 seconds	A	7.5 seconds	A
East Driveway				
Left Turn onto Gorham St.	8.9 seconds	A	9.2 seconds	A
Right Turn onto Gorham St.	8.9 seconds	A	9.2 seconds	A
Gorham St. Left Turn into Driveway	7.5 seconds	A	7.6 seconds	A

Scenario B – Property to be Rezoned to a Planned Unit Development (PUD) to Allow a Mix of Residential, Commercial, and Manufacturing Use

The rezoning of the 12.382 acre parcel to a Planned Unit Development as presented on the November 2016 Former G.W. Lisk Manufacturing Property Redevelopment plans proposes a mix of residential, commercial, and manufacturing uses. The proposal includes selected demolition, rehabilitation and reuse of numerous buildings, as well as new building construction. At full build out, the 12.382 acre Planned Unit Development site could contain 65 apartments, 32,400 s.f. of commercial space, and 31,800 s.f. of manufacturing floor area.

When complete, the site will be served by three driveways onto Gorham Street. The west driveway will be positioned at the current west driveway location and will provide access to 50 apartments and 17,200 s.f. of commercial space. The east driveway will be positioned at the current east driveway location and will provide access to new manufacturing facilities with 31,800 s.f. of floor area. A new center driveway will be created to provide access to 15 apartments, 15,200 s.f. of commercial building space, and the aforementioned manufacturing space.

The ITE Trip General Manual was used to derive projected trip generation rates for each type of development within the PUD. Expected traffic generation from each individual use without regard to internal trips within multi-use development is presented in the following summary.

Projected Traffic Generation for Individual Uses
Scenario B – Rezone to Planned Unit Development

Time Period	Use	Vehicles	Directional Distribution
Weekday	Apartment	518	50% entering, 50% exiting
Weekday AM Pk. Hour on Gorham St.	Apartment	36	20% entering, 80% exiting
Weekday PM Pk. Hour on Gorham St.	Apartment	54	65% entering, 35% exiting
Weekday	Commercial(1)	301	50% entering, 50% exiting
Weekday AM Pk. Hour on Gorham St.	Commercial(1)	52	75% entering, 25% exiting(3)
Weekday PM Pk. Hour on Gorham St.	Commercial(1)	98	25% entering, 75% exiting(3)
Weekday	Manufacturing	103	50% entering, 50% exiting
Weekday AM Pk. Hour on Gorham St.	Manufacturing(2)	35	73% entering, 27% exiting
Weekday PM Pk. Hour on Gorham St.	Manufacturing(2)	40	44% entering, 56% exiting

(1) Assumed mix of office, retail, daycare, and service use.
(2) Assumed 60 employees
(3) Interpolated value

The expected traffic generated by multi use development is typically less than the sum total of traffic generated by each individual use since some of the projected trips can be accomplished by walking. Within the proposed PUD, these internal trips could be trips between residences and offices or employee trips between residences and manufacturing facilities. These trips do

not generate traffic on the external street network and can thereby be subtracted from the sum total trip generation projections.

The Trip Generation Manual provides procedures for estimating these internal trips within multi use development that are based upon a small number of surveys. Due to the lack of adequate reliable historical data, the projected trip generation volumes for the proposed PUD have not been reduced to reflect likely internal trips that would not utilize the external street system. Traffic projections therefore represent the summation of trips generated by each individual use. Morning and afternoon peak hour traffic projections at each driveway and at the Gorham Street/Charlotte Street intersection following full build out within the PUD are presented on Figures 5 and 6. These projections are based upon the following assumptions.

- Manufacturing Use – 40% of generated traffic will originate from the west, 40% from the east, and 20% from the north. 50% of traffic will use the east driveway, and 50% will use the center driveway.

- Residential Use – 60% of generated traffic will have destinations to the west, 30% to the east, and 10% to the north. 75% of traffic will use the west driveway, and 25% will use the center driveway.

- Commercial Use – 50% of generated traffic will originate from the west, 40% from the east, and 10% from the north. 50% of traffic will use the west driveway, and 50% will use the center driveway.

Projected traffic operations at the Charlotte Street intersection and at each driveway are presented in the following table.

Projected Peak Hour Traffic Operations
Scenario B – Rezone to Planned Unit Development

Traffic Movement	AM Peak Hour Average Delay	AM Peak Hour LOS	PM Peak Hour Average Delay	PM Peak Hour LOS
Charlotte St. Intersection				
Charlotte St. Left Turn onto Gorham St.	8.9 seconds	A	9.1 seconds	A
Charlotte St. Right Turn onto Gorham St.	8.9 seconds	A	9.1 seconds	A
Gorham St. Left Turn onto Charlotte St.	7.4 seconds	A	7.5 seconds	A
West Driveway				
Left Turn onto Gorham St.	6.9 seconds	A	7.0 seconds	A
Right Turn onto Gorham St.	6.9 seconds	A	7.0 seconds	A
Gorham St. Left Turn into Driveway	7.6 seconds	A	7.5 seconds	A
Center Driveway				
Left Turn onto Gorham St.	8.9 seconds	A	9.2 seconds	A
Right Turn onto Gorham St.	8.9 seconds	A	9.2 seconds	A
Gorham St. Left Turn into Driveway	7.5 seconds	A	7.5 seconds	A
East Driveway				
Left Turn onto Gorham St.	8.8 seconds	A	9.2 seconds	A
Right Turn onto Gorham St.	8.8 seconds	A	9.2 seconds	A
Gorham St. Left Turn into Driveway	7.4 seconds	A	7.5 seconds	A

III. Conclusions

The investigations and analyses conducted under this traffic impact analysis support the following conclusions.

- existing traffic volumes on Gorham Street are very low with negligible driver delay at the Charlotte Street intersection
- full utilization of the 12.382 acre Lisk property for manufacturing use as allowed by current zoning is projected to increase daily traffic volumes on Gorham Street by 760 vehicles per day
- rezoning to a Planned Unit Development supporting a mix of residential, commercial, and manufacturing uses is project to increase daily traffic volumes on Gorham Street by 932 vehicles per day, or 172 vehicles per day more than are projected to be generated by current zoning
- rezoning to a Planned Unit Development will result in approximately 11% less morning peak hour traffic and 30% less afternoon peak hour traffic than reuse of the facility for manufacturing purposes

- rezoning to a Planned Unit Development will result in little traffic delay along Gorham Street or Charlotte Street with all driveways and the Charlotte Street intersection operating at the highest level of service

IV. Recommendations

This traffic impact analysis has concluded that additional traffic generated by the proposed rezoning to a Planned Unit Development can be satisfactorily accommodated on the neighboring street network without an appreciable degradation of traffic operations. The street system will continue to operate at a Level of Service A, the highest ranked service level with minimal driver delay.

The impact analysis has also concluded that improvements to Gorham Street such as the construction of turning lanes or pavement widening is not warranted by the traffic volumes expected to be generated by the rezoning to Planned Unit Development.

Appendix A

Figures

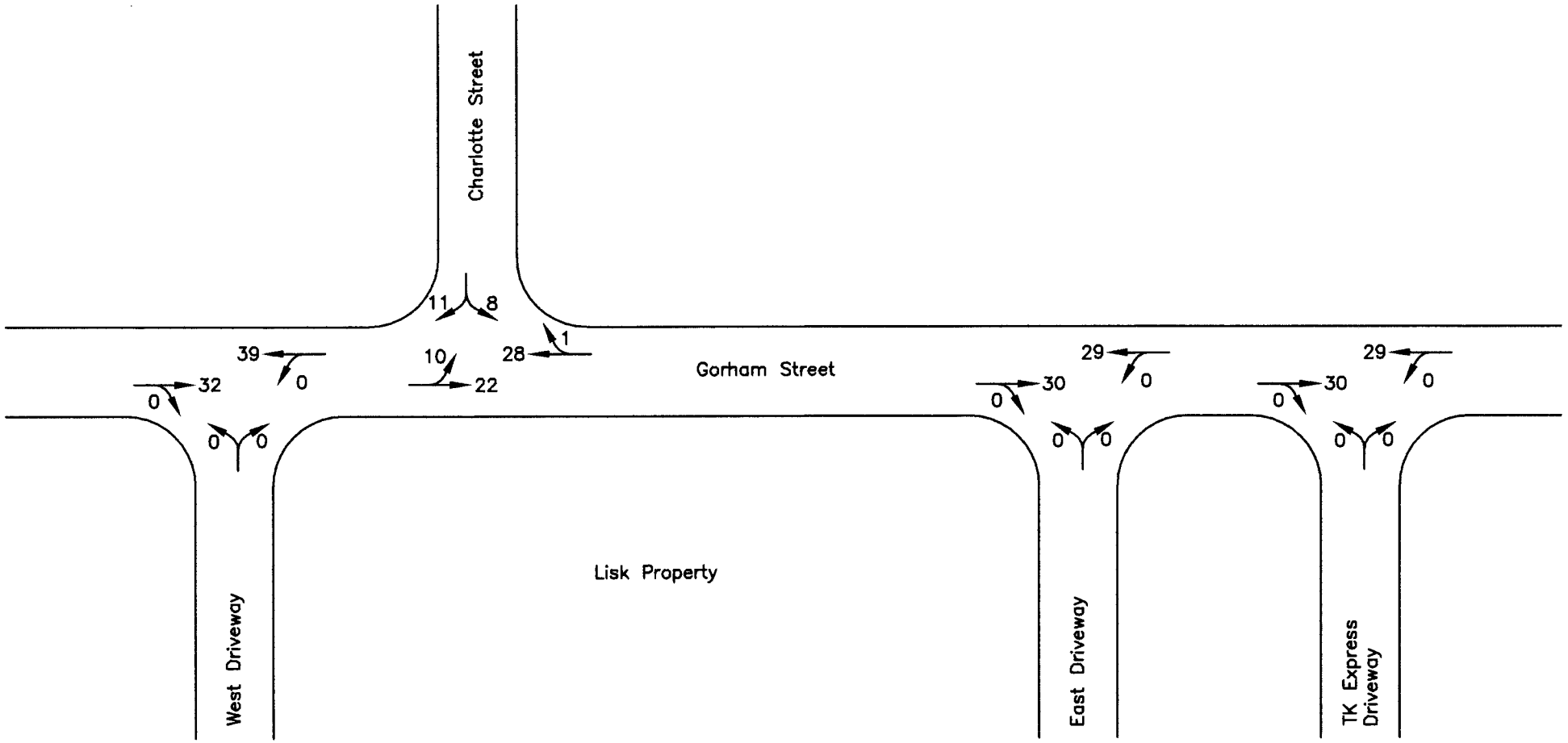


FIGURE 1

EXISTING TRAFFIC
AM PEAK HOUR
(6:45 AM to 7:45 AM)

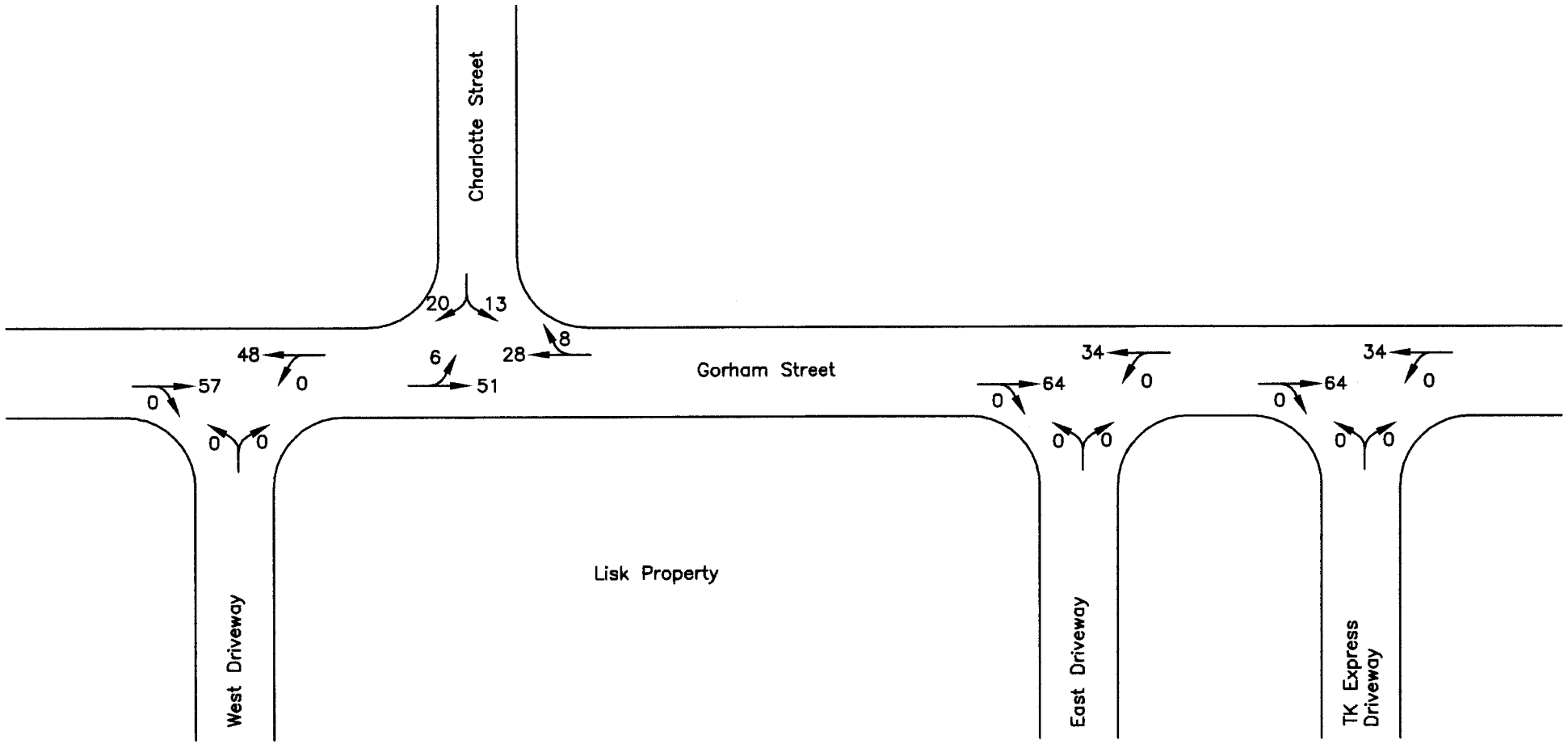


FIGURE 2

EXISTING TRAFFIC
PM PEAK HOUR
(4:30 PM to 5:30 PM)

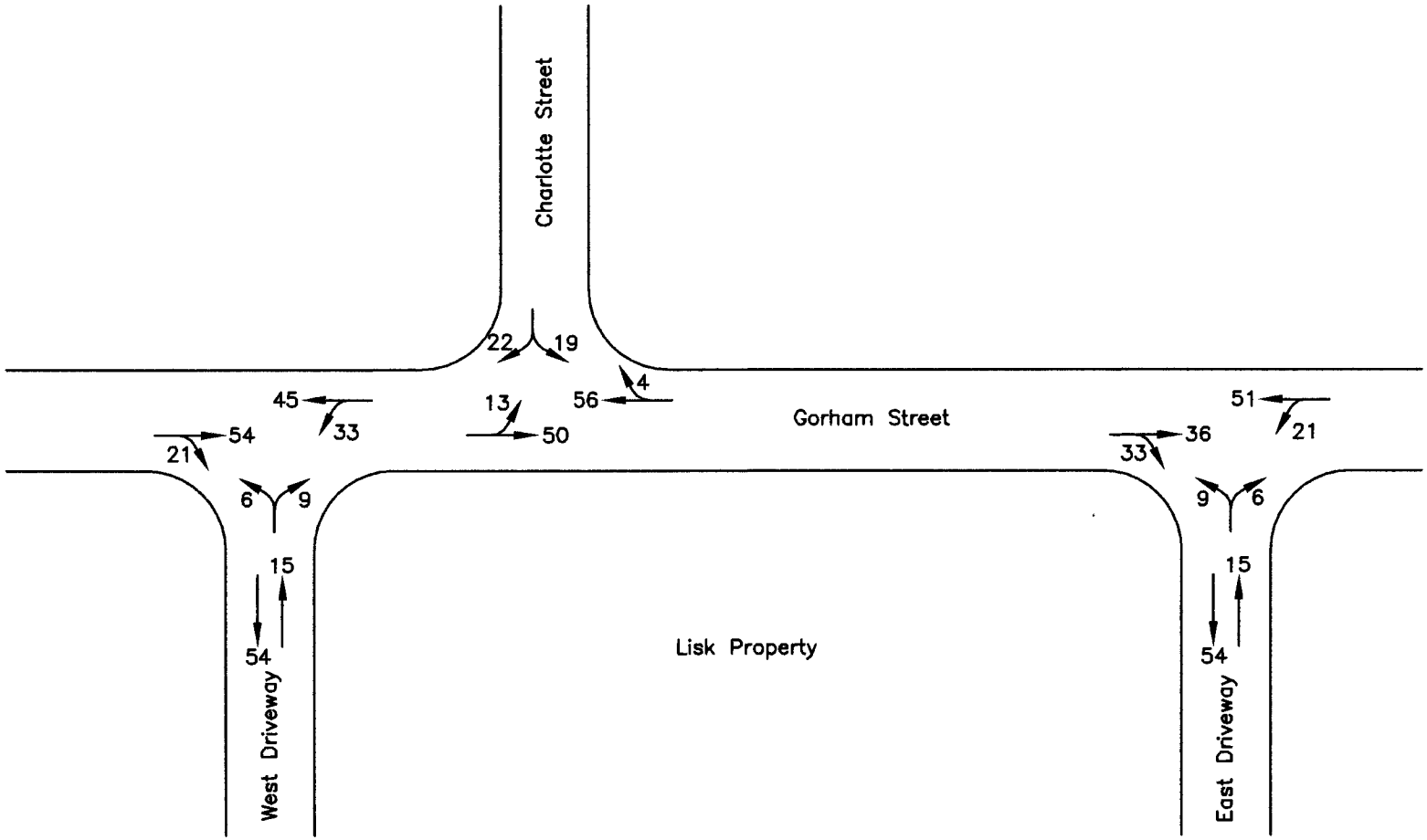


FIGURE 3

SCENARIO A – CURRENT ZONING MANUFACTURING USE
PROJECTED TRAFFIC AM PEAK HOUR
(6:45 AM to 7:45 AM)

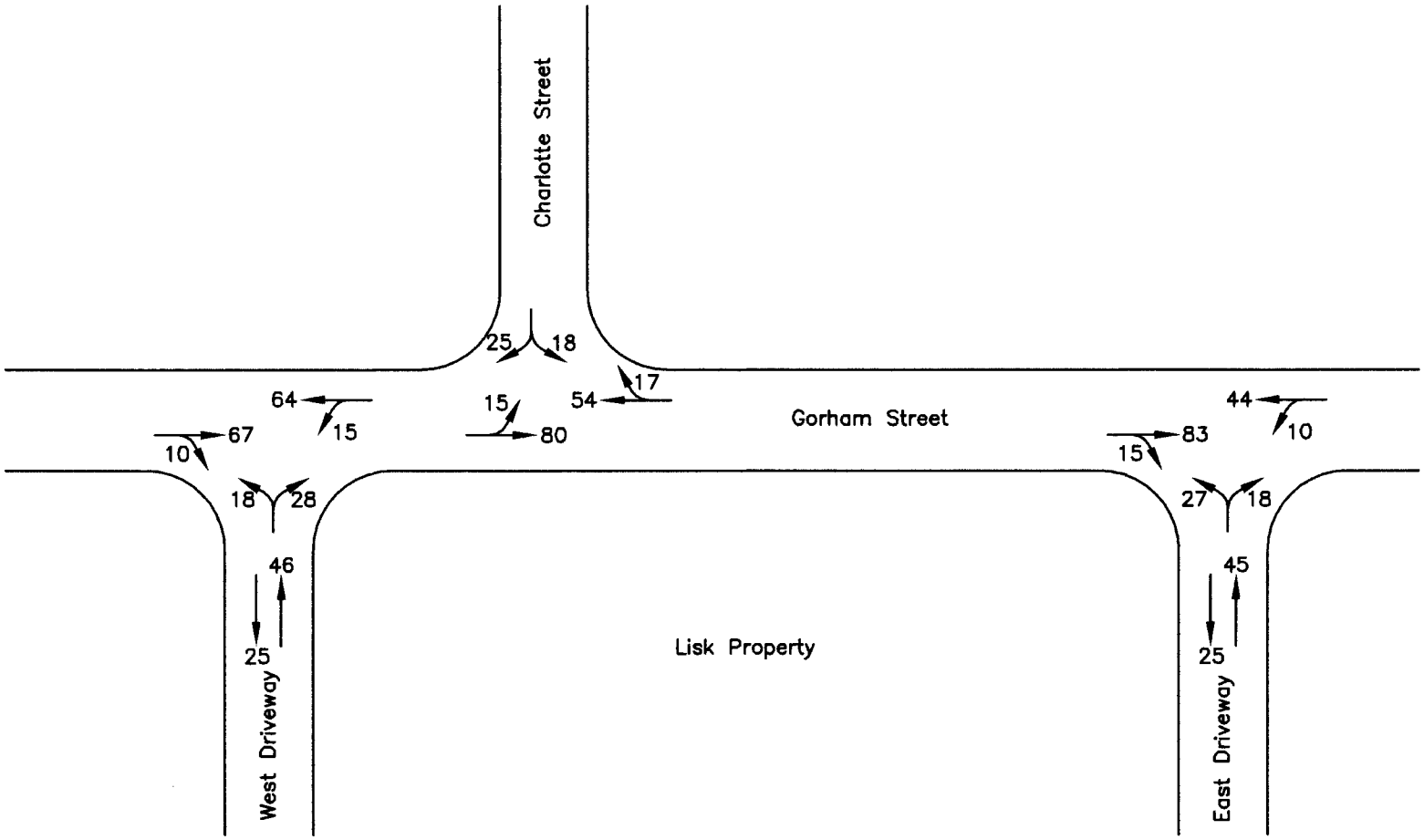


FIGURE 4

SCENARIO A – CURRENT ZONING MANUFACTURING USE
PROJECTED TRAFFIC PM PEAK HOUR
(4:30 PM to 5:30 PM)

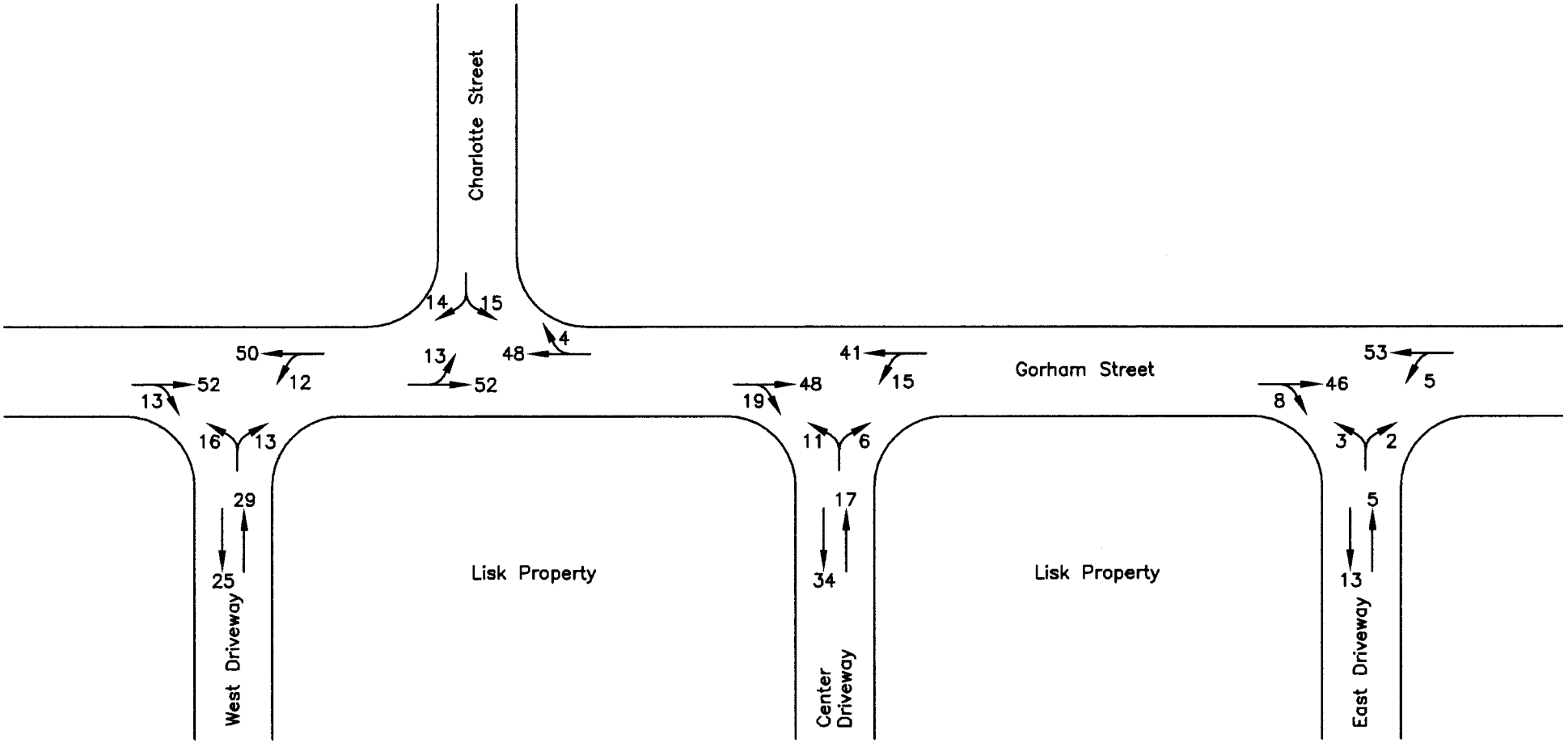


FIGURE 5

SCENARIO B – PROPERTY REZONED TO PUD
PROJECTED TRAFFIC AM PEAK HOUR
(6:45 AM to 7:45 AM)

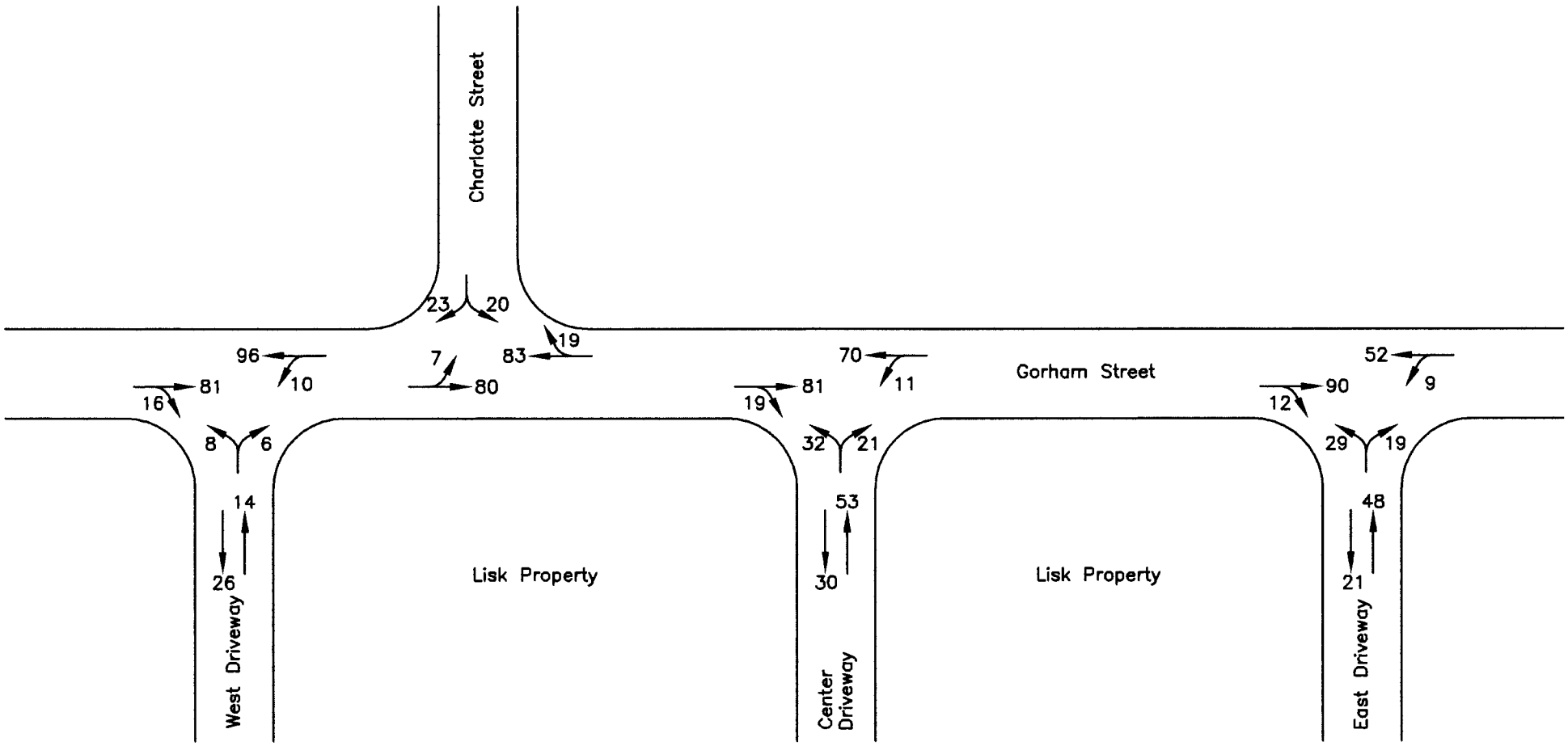


FIGURE 6

SCENARIO B – PROPERTY REZONED TO PUD
PROJECTED TRAFFIC PM PEAK HOUR
(4:30 PM to 5:30 PM)