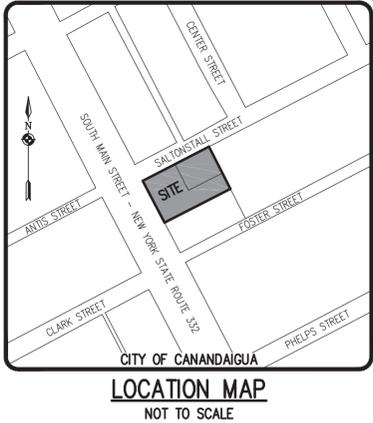
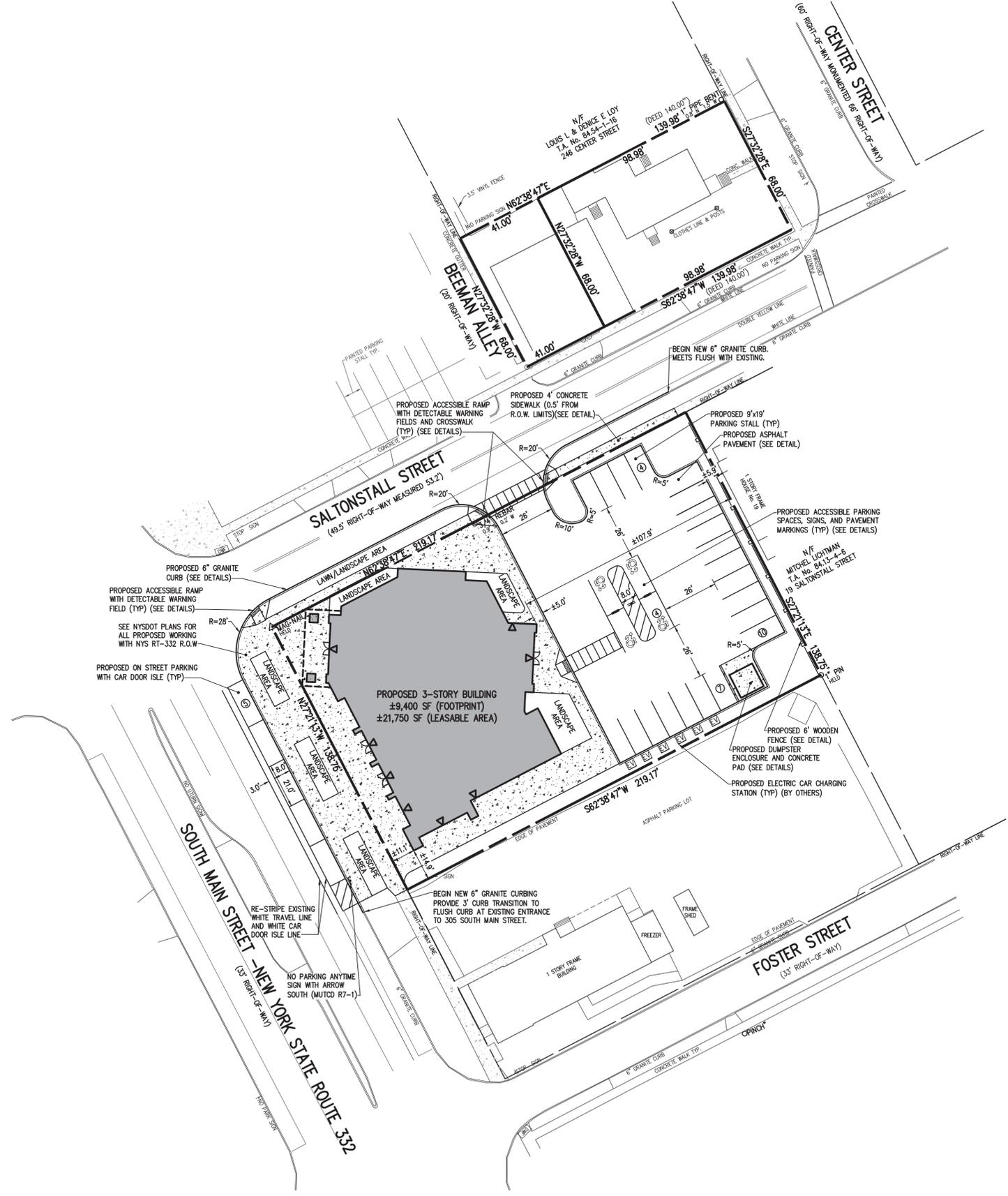


THE PROJECT SITE IS A FORMER REMEDIATION SITE (NYSDEC SPILL #0908882)  
ALL WORK COMPLETED AT THE PROJECT SITE MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE SOIL AND GROUNDWATER MANAGEMENT PLAN PREPARED BY LABELLA, DATED MAY 4, 2021.



Drawing Alteration  
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:  
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the State Office of the State Education Department a copy of the alteration, and a specific description of the alteration."



**SITE NOTES:**

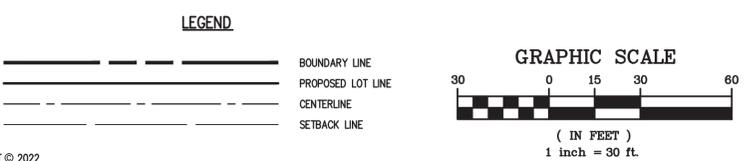
- EXISTING ZONING : MU - MIXED USE.
- PROJECT AREA INCLUDES:  
267 SOUTH MAIN STREET (TAX ID #84.13-4-2.1) ±0.475 ACRES  
11 SALTONSTALL STREET (TAX ID #84.13-4-4.1) ±0.223 ACRES  
TOTAL = ±0.698 ACRES
- PROPOSED USES: RETAIL / OFFICE / RESTAURANT\*  
\* A SPECIAL USE PERMIT WILL BE REQUESTED FROM THE PLANNING COMMISSION FOR ANY PROPOSED RESTAURANT USE.
- BUILDING TENANT SPACE:  
1ST FLOOR = ±6,100 SF  
2ND FLOOR = ±8,000 SF  
3RD FLOOR = ±7,650 SF  
TOTAL AREA = ±21,750 SF
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:  
FRONT SETBACK REQUIRED: 25' PROPOSED: 0'  
SIDE SETBACK (MIN) 10' >10'  
SIDE SETBACK (TOTAL) 25' >25'  
REAR SETBACK 25' N/A  
BUILDING HEIGHT (MIN/MAX) 20' / 60' 3-STORY (±40' TO EAVE) (±57.5' TO RIDGE)  
PARKING REQUIRED:  
OFFICE & RETAIL AREA IS ±18,850 SF @ 1 PARKING SPACE PER 250 SF = 76 REQUIRED PARKING SPACES  
RESTAURANT AREA IS ±2,900 SF @ 1 PARKING SPACE PER 75 SF MINIMUM = 39 REQUIRED PARKING SPACES  
TOTAL = 115 REQUIRED PARKING SPACES  
PARKING PROPOSED = 25 SPACES (INCLUDES 4 ADA PARKING SPACES) \*\*  
\* AN AREA VARIANCE TO ALLOW FOR A 0' FRONT SETBACK ALONG SOUTH MAIN STREET AND SALTONSTALL STREET, WHERE 25' IS REQUIRED BY CODE, WAS GRANTED BY THE CITY OF CANANDAIGUA ZONING BOARD OF APPEALS ON DECEMBER 21, 2022.  
\*\* AN AREA VARIANCE TO ALLOW FOR 25 PROPOSED PARKING SPACES, WHERE 115 PARKING SPACES IS REQUIRED BY CODE, WAS GRANTED BY THE CITY OF CANANDAIGUA ZONING BOARD OF APPEALS ON DECEMBER 21, 2022.
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CANANDAIGUA AND THE APPROPRIATE ONTARIO COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS.
- HIGHWAY DRAINAGE ALONG NYS ROUTE 332 AND SALTONSTALL STREET TO BE MAINTAINED.

| NO. | REVISIONS                              | DATE     | BY |
|-----|--|----------|----|
| 1   | REVISED PER SITE DESIGN                | 12/29/22 | GC |
| 2   | UPDATED SITE NOTES FOR ZBA APPLICATION | 12/7/22  | GC |
| 3   |  |          |    |
| 4   |  |          |    |
| 5   |  |          |    |
| 6   |  |          |    |
| 7   |  |          |    |

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
PHONE: 565-577-7360  
FAX: 565-577-7369  
10 LIFT BRIDGE LANE EAST  
CANANDAIGUA, NY 14850  
WWW.BMEPC.COM



**267 SOUTH MAIN STREET**  
CANANDAIGUA  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE  
CLIENT: 267 S. MAIN STREET ASSOCIATES, LLC  
206 ST. PAUL STREET SUITE 200  
ROCHESTER, NY 14604  
DRAWING TITLE: **FINAL SITE PLAN**



**NOT APPROVED**  
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

**APPROVALS**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF CANANDAIGUA PLANNING COMMISSION CHAIR

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF CANANDAIGUA COMMISSIONER OF PUBLIC WORKS

PROJECT: 267 SOUTH MAIN STREET  
LOCATION: CANANDAIGUA  
CLIENT: 267 S. MAIN STREET ASSOCIATES, LLC  
DRAWING TITLE: FINAL SITE PLAN

PROJECT MANAGER: J. SWEDROCK  
PROJECT ENGINEER: JG. CRETEKOS  
DRAWN BY: AN D'ANGELO  
SCALE: 1" = 30'  
DATE ISSUED: DECEMBER 2022  
PROJECT NO.: 2801  
DRAWING NO.: 03