

October 9, 2020

Planning Board Village of Fairport 31 South Main Street Fairport, NY 14450

Attn:

Mr. Thomas O'Gara

Planning Board Chair

Re:

75 North Main Street

Parking and Site Plan Review

Response to Comments

Dear Mr. O'Gara:

On behalf of the property owner, Fairport Cannery LLC, we have reviewed the October 1, 2020 comments from MRB Group for the above-referenced project, and we offer the following responses to the comments for the Village's consideration:

GENERAL COMMENTS

1. It is my understanding that an Amended Site Plan approval for the 25 Parce Ave project is required to be completed as part of this application. There are notes and parking data on the approved plan set that are incorrect and need to be corrected. Please note that we did not receive the Amended 25 Parce Ave plans.

The Cannery Parking Plan (dwg 2611-22) is enclosed to reflect the parking allocated to the Cannery building (25 Parce Avenue). The Site Notes have been updated to reflect the parking numbers, and the parking calculation table is also provided.

2. Architectural elevations of the proposed exterior and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme.

Enclosed are architectural elevations reflecting the building improvements, with materials and color scheme.

2611A

PARKING LOT COMMENTS

- 3. The following revisions should be made to the 75 N. Main/25 Parce Ave Parking Tabulation Worksheet submitted 9/24/2020:
 - a. The waiver amounts for 25 Parce Ave and 75 N. Main in 2019 should be labeled. 208 spaces were waived for 25 Parce Ave and for 75 N Main it was 20 spaces.

The enclosed parking tabulation table, dated 10-8-20, has been updated to reflect this information.

b. It was our understanding that the land banked parking spaces (4) in total, that were previously approved were going to become or have already been fully paved spots. Should the tabulation be updated to reflect that these are actual spaces now and not landbanked?

The Cannery Parking Plan (dwg 2611-22) and the 75 N. Main Street Parking and Site Plan (dwg 2611A-04) have been updated to reflect the land banked parking as installed. The tabulation table was also updated.

c. Drawing No. 04 shows (6) proposed handicap accessible spaces for 75 N Main whereas the 75 N. Main/25 Parce Ave Parking Tabulation Worksheet submitted 9/24/2020 only states that there will be 4. Please update accordingly.

The Parking Tabulation Worksheet has been updated to reflect the six accessible spaces shown on the 75 N. Main Street Parking and Site Plan (dwg. 2611A-04).

SITE PLAN COMMENTS

4. The site plan should clarify what features are existing and what improvements are being proposed. Maybe an existing conditions plans should be added for clarity. All existing utilities including drainage and stormwater management facilities, stockpiles, lighting, and parking lot striping should be shown.

We have revised the Parking and Site Plan (dwg. 2611A-04) to reflect the items already installed with the overall parking area as existing on the plan. We have also revised the Grading and Construction Erosion Control Plan (dwg. 2611A-05) to reflect the grading previously completed for the parking area as existing on the plan, along with any other items already installed. The intent is to clearly show that the items with the parking area that has been completed as existing, and the new proposed items to be installed are along the building, outside of the previously completed parking area.

5. The proposed restaurant and office areas should be delineated on the plans. It was our understanding that a floor plan was to be provided.

A floor plan has not been included, as the actual tenants and office/restaurant uses and layout within the building have not been confirmed yet. The applicant does not have signed tenants in order to provide a layout within the building. The intent is to allocate a percentage of the floor space as restaurant use in order to establish the parking needs and also establish the appropriate parking waiver request. This is in direct response to Planning Board suggestion made at the September 8th meeting. This will allow the owner to sign restaurant tenants without having to come back to the Planning Board to modify the parking waiver.

6. The size and location of the existing sanitary lateral and water service are to be added to the plans. If a restaurant is being proposed then the Greece trap locations and detail are to be added to the plans. Additionally, calculations to support that the existing sanitary sewer is adequate for the proposed mixed use of the facility and the proposed demands is to be provided.

The existing sanitary lateral location is shown on the revised plans. The grease traps for any restaurant tenants would be located indoors, similar to the 25 Parce Ave building. The size of these traps will be provided with the necessary building permit applications.

7. How is the roof runoff form the proposed building be handled? All leaders from the 75 North Main Street building should be shown on the plans and if possible tied into the closed storm sewer system.

The existing building downspouts have been located on the Grading and Construction Erosion Control Plan. The existing downspouts will remain on the building, and were previously tied-in underground, daylighting on the south side of the building. No changes are proposed to the existing downspouts.

8. An erosion and sediment control plan should be provided. This should show the location of the concrete washout, staging area, and stockpiling (if needed).

Please refer to the Grading and Construction Erosion Control Plan (dwg 2611A-05) which includes the necessary erosion control items for the grading around the building. Since the overall parking improvements are installed, along with the new curb along the building, the grading around the building is minor, in order to install the sidewalks and patio area along the building. We have revised the plan reflect the completed grading within the parking lot as existing and also show the construction/work limits, which is limited long the building, between the curb and building.

9. It is our understanding that the previously approved landscaping plan associated with 25 Parce Ave is to be used for this application? Whatever the plan is, all proposed landscaped locations are to be depicted on these plans. Also it was my understanding that the front of the 75 N. Main Street building was to be landscaped?

Enclosed with the updated 75 N. Main Plans for this application is a Landscape Plan that includes the previously proposed landscaping. The plan reflects the previously shown landscaping at the front of the building (as shown with original 75 N. Main site plan application) and the landscape plantings at the west corner of the building (as shown with the approved Parce Avenue plans). We have updated the plantings at the front of the building to reflect the new/current building improvements and patio area. Please refer to the Landscape Plan, dwg 2611A-06.

10. If there is to be any work in the New York State R.O.W. there should be coordination with the New York State Department of Transportation (NYSDOT).

No work is proposed in the Right-of-Way. The overall parking area improvements and utility connections required NYSDOT permits which were obtained, and that work has been completed.

- 11. Are there any protections for pedestrians along the North Main Street sidewalk? Consider construction fencing or other protections for that area during construction.
 - We have placed orange construction fence along the Main Street sidewalk, to protect pedestrians in the right-of-way from any of the construction in the front of the building. Please reference the Grading and Construction Erosion Control Plan, dwg 2611A-05.
- 12. Designer cut sheets for the proposed building mounted lighting is to be provided for review and approval.

The building mounted lighting installed on the 75 N. Main building was reviewed and approved as part of the improvements proposed on the 25 Parce Avenue plans. The plans included the Lighting Plan for the overall parking area, which included the new pole mounted light fixtures and the building mounted light fixtures. The fixtures have already been installed on the 75 N. Main building, since they were part of the overall parking area improvements. The locations are also shown on the Parking and Site Plan, dwg 2611A-04.

Enclosed are revised plans noted above, architectural building elevations as requested, and revised Parking Tabulation Worksheet. If you have any additional comments or require any additional information, please contact our office.

Sincerely,

BME ASSOCIATES
Mike Boyojevski/lý

Michael Bogojevski, P.E.

/MB

Encl.

c: Matt Lester; Fairport Cannery LLC
Debbie Fuller; Village of Fairport Planning Director
Lance Brabant; MRB Group



October 9, 2020

Debbie Fuller Village of Fairport 31 South Main Street Fairport, NY 14450

Re: 75 North Main Street

2611A

Dear Debbie:

On behalf of the owner/applicant, Fairport Cannery LLC, we submit the enclosed information for Planning Board consideration at their October 20, 2020 meeting. The materials were prepared to address comments raised by the Board at the September 8th meeting and the MRB comment letter dated October 1, 2020 concerning the pending application for 75 N. Main Street. We enclose the following materials for your use and review:

- · 75 N. Main Street Site Plans (Dwg. 2611A-04 2611A-06, last revised 10-9-20)
- · 25 Parce Avenue Parking Plan (Dwg. 2611-22, last revised 10-9-20)
- · Architectural Elevations
- · Parking Tabulation Worksheet, dated 10-8-20
- · February 15, 2019 Parking Waiver Documents
- · Response Letter to MRB Comments (BME letter dated 10-9-20)

The enclosed drawings provide the following information:

- a. Identifies proposed doors for the re-purposed building and provides sidewalk access to all doors.

 Also added a proposed bike rack location at the west end of the building.
- b. Identifies the outdoor patio (east end of building) and deck (west end of building).
- c. Updated parking for 75 N. Main Street, including ADA accessible spaces, previous installation of 4 land bank spaces, and the removal of two current spaces to accommodate the location of the previously approved pylon sign.
- d. Updated parking tabulation on the site plan for 75 N. Main Street and waiver request.
- e. Grading plan update for the new building access sidewalks to be constructed.
- f. Parking plan for 25 Parce Avenue (Dwg. 2611-22) that identifies the parking tabulation for the space at 25 Parce Avenue and waiver request.

- g. Identifying the existing building mounted lighting on the 75 N. Main building that was installed with The Cannery improvements.
- h. 4-side architectural elevations identifying the façade improvements including materials and colors. We also include an architectural perspective elevation that illustrates the architectural relationship between the 75 N Main building and The Cannery at 25 Parce Avenue.
- i. Addition of drawing 2611A-06 Landscape Plan that illustrates proposed landscaping to be installed around the re-purposed 75 N Main building.

All other parking lot layout, lighting, drainage, utility, and grading design remain as previously approved and constructed. The sidewalk and parking along the northside of the building will be illuminated with building mounted lighting per the approved Site Lighting Plan (Dwg. 2611A-02 and Dwg. 2611-10).

As requested, we have updated the parking tabulation. The main update, at the recommendation of the Village, is we separated the parking calculation and tabulation for 25 Parce Avenue and 75 N. Main Street. Even though a reciprocal easement exists between the two properties for parking and access, the parking allocation and subsequent waiver will be applied to the properties individually. The enclosed Parking Tabulation Worksheet summarizes the parking calculations and identifies the waiver for public parking use required for each property.

For 75 N. Main Street, the calculation was prepared for a mix of restaurant and office uses. At the request of the Village, additional future restaurant use was included to account for future parking allocation and to allow flexibility to the owner for changing tenant space. Currently there are no identified tenants for the building and thus a floor plan is not available. The calculated parking demand is 227 spaces. As noted on the Site Plan (Dwg. 2611A-04), there are 87 parking spaces allocated to 75 N. Main Street, thus requiring a waiver of 140 spaces. In support of this waiver are three factors:

- 1. The proposed uses are offset to each other for parking demand with the office use experiencing its peak demand from 8 to 5, and the restaurant uses experiencing their peak demand after 5 p.m.
- 2. The availability of an abundance of public parking within a short distance of the property as documented in the February 15, 2019 Parking Waiver Request materials, previously provided to the Planning Board for the previous applications for these properties.
- 3. The shared parking and access agreement with 25 Parce Avenue, thus allowing use of the 122 parking spaces at The Cannery.

We have prepared, at the Village's request, a Parking Plan (Dwg. 2611-22) for The Cannery at 25 Parce Avenue. This plan illustrates that 122 parking spaces are provided to this building. The updated tenant mix (as of September 2020) yields a parking demand calculation of 265 spaces, and thus a requested waiver of 143 spaces. The same three factors that support the waiver request for 75 N. Main Street are applicable to the waiver request for 25 Parce Avenue.

We also provide written responses to the Village Engineer, MRB Group, letter dated October 1, 2020. We addressed all the comments within the response letter and the enclosed plans were updated as identified in the response letter.

We will attend the October 20^{th} Planning Board meeting to present this information. If you require any additional information prior to then, please contact our office.

Sincerely,

BME Associates

Peter G. Vars, P.E.

PGV:blr

Encl.

c: Matt Lester; Fairport Cannery LLC

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

February 15, 2019

Planning Board Village of Fairport 31 South Main Street Fairport, NY 14450

Re:

25 Parce Avenue

Parking Analysis & Waiver Request

2611

Dear Board Members:

As requested at the last Planning Board meeting on February 4, 2019, and in response to the Village Engineer's comment, we are providing an updated parking analysis for your review. This analysis is provided as a basis to request a parking waiver from the Planning Board as allowed for in the Village Design Overlay District.

The current site plan for 25 Parce Avenue includes the rehabilitation and reconfiguration of the existing parking lots at 25 Parce Avenue and 75 North Main Street. As a result of this work, a total of 214 parking spaces will be provided on the property.

Previously submitted and accepted by the Board was the parking demand analysis for 75 North Main Street, based upon an indoor athletic use and a 2,200 SF restaurant use. The demand for 75 North Main Street as proposed is 112 spaces.

Enclosed is an updated analysis of parking demand based upon the current projected tenant mix of restaurants, athletic fitness and retail space at 25 Parce Avenue. The total demand for these users is 330 spaces. This is a very conservative number as it assumes that each tenant will be operating at peak demand at the same time and there will be no shared services parking where one patron will visit more than one tenant with each visit.

Thus, the total combined peak demand at 75 North Main Street and 25 Parce Avenue is 442 parking spaces. With 214 spaces being provided on site, the waiver being requested is 228 spaces.

The waiver being requested is the maximum as it does not account for a shared parking credit, a credit recognized by the Institute of Transportation Engineers (ITE) for mixed-use developments. The ITE Handbook states "...a mixed-use development is typically a single real estate project that consists of land uses corresponding to two or more ITE land use types. Because of the complementary nature of these land uses, same trips are made among the on-site uses." While it is logical to assume that a patron may visit more than one tenant with a single visit, for the purpose of this waiver request, we are not applying this credit.

In support of the waiver request and as allowed for within the Design Overlay District, we have analyzed the availability of public parking within identified radii of the property. There is parking available both on-street and in public lots.

On-street parking is available in the general area and includes parking on Park Street (west side of street only); Deland Park A (parking both sides); Deland Park B (parking on both sides); and Elm Street (parking on west side only). Additional on-street parking is also available on Main Street between the

railroad tracks and the Main Street Lift Bridge. A total of approximately 41 on-street spaces are available within a 1,000 foot distance, a four to five-minute walk, from the property.

Off-street public parking includes 61 spaces within the North Main Street parking lot immediately across the street from the subject parcel; 92 spaces within the public lot between T-Foots and Riki's Family Restaurant; 77 spaces within the Fairport Junction parking lot; and 25 spaces within the public lot in front of the FMC building on Lift Bridge Lane East.

In total there are approximately 23 additional parking spaces within 500 feet of the parcel, a walking distance of approximately two minutes. There are approximately 236 total spaces within 1,000 feet of the subject property, a 4-5 minute walk, contained within public lots and on-street parking. Within a walking distance of ten minutes, a distance of approximately 2,000 feet, there are approximately 848 spaces available within public parking lots and an additional 122 parking spaces of on-street parking available for a total of 970 spaces (based upon the findings of the Village of Fairport Circulation, Accessibility and Parking Study prepared in 2010).

An exhibit depicting the location of the parking in general proximity of the site has been included as reference (please see the attached Exhibit 01).

We anticipate that the proposed users on the site will have several different peak times of operation and demand, along with the likelihood of shared visits. This combined with the increase in parking to be provided above the current parking available on-site and the availability of public parking in proximity to the property, the waiver requested should be granted by the Planning Board in support of the site plan application for 25 Parce Avenue.

Sincerely,

BME ASSOCIATES

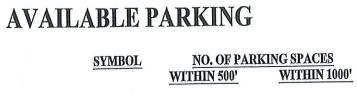
Peter G. Vars, P.E.

PGV:blr

Encl.

c: R. Altier; 25 Parce Avenue LLC





PROPERTY BOUNDARY

PUBLIC ON-STREET PARKING PUBLIC PARKING LOT

195 SP 236 SP

41 SP

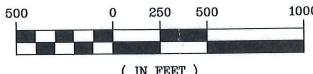
23 SP 23 SP

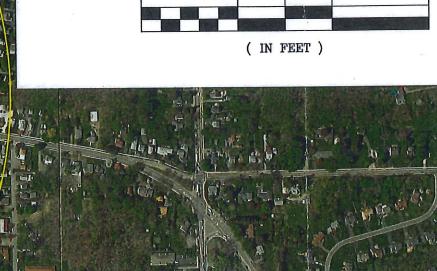
ON-SITE PARKING:

TOTALS

REQUIRED PARKING: ±233 SPACES PARKING PROVIDED: ±218 SPACES

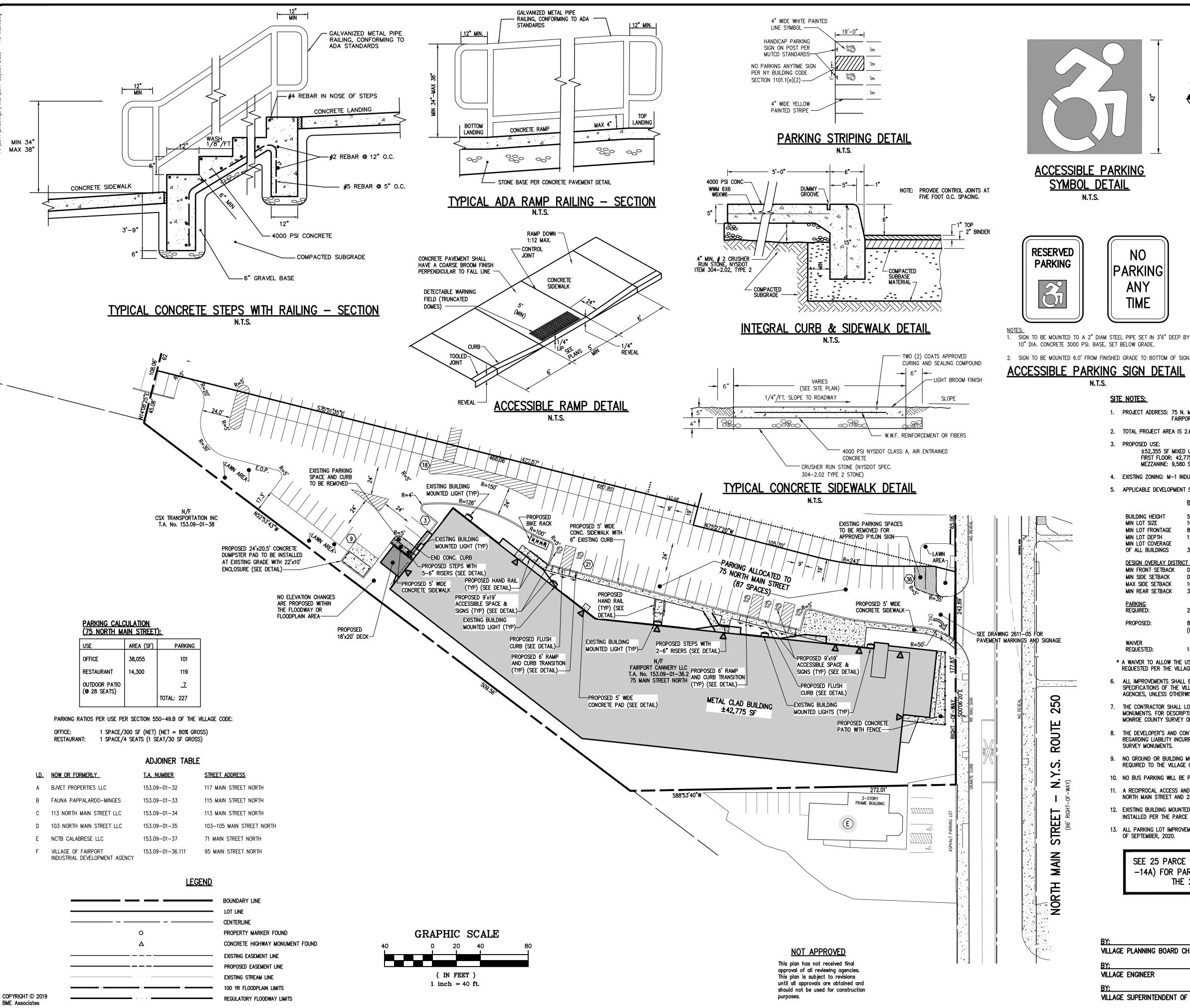
GRAPHIC SCALE





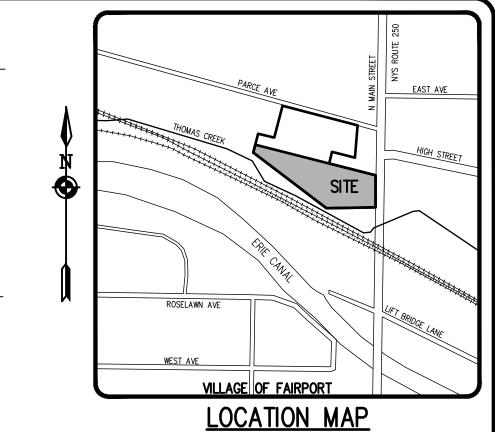


1000





ACCESSIBLE PARKING



NOT TO SCALE

PARKING TIME

1. SIGN TO BE MOUNTED TO A 2" DIAM STEEL PIPE SET IN 3'6" DEEP BY

ACCESSIBLE PARKING SIGN DETAIL

SITE NOTES:

- 1. PROJECT ADDRESS: 75 N. MAIN STREET FAIRPORT, NY 14450
- 2. TOTAL PROJECT AREA IS 2.661 ACRES.
- ±52,355 SF MIXED USE OFFICE/RESTAURANT FIRST FLOOR: 42,775 SF MEZZANINE: 9,580 SF
- 4. EXISTING ZONING: M-1 INDUSTRIAL AND DESIGN OVERLAY DISTRICT
- 5. APPLICABLE DEVELOPMENT STANDARDS ARE AS FOLLOWS:

PROVIDED (PER EXISTING BUILDING) BUILDING HEIGHT MIN LOT SIZE 10,000 SF 117,612 SF MIN LOT FRONTAGE MIN LOT DEPTH 125' MIN LOT COVERAGE OF ALL BUILDINGS DESIGN OVERLAY DISTRICT SETBACKS MIN FRONT SETBACK MIN SIDE SETBACK MAX SIDE SETBACK ±52'

<u>Parking</u> Required: PROPOSED:

227 SPACES 87 SPACES (INCLUDES 6 ACCESSIBLE SPACES)

WAIVER REQUESTED:

140 SPACES* * A WAIVER TO ALLOW THE USE OF AVAILABLE PUBLIC PARKING FROM THE PLANNING BOARD IS REQUESTED PER THE VILLAGE DESIGN OVERLAY DISTRICT

±247'

- 6. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF FAIRPORT AND MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- 7. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
- 8. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC
- 9. NO GROUND OR BUILDING MOUNTED SIGNAGE IS PROPOSED. A SEPARATE APPLICATION WILL BE REQUIRED TO THE VILLAGE OF FAIRPORT FOR ANY PROPOSED SIGNAGE.
- 10. NO BUS PARKING WILL BE PERMITTED ON THE PROPERTY.
- 11. A RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT WILL BE EXECUTED BETWEEN 75 NORTH MAIN STREET AND 25 PARCE AVENUE.
- 12. EXISTING BUILDING MOUNTED LIGHTS ARE GALLEON SERIES SINGLE LED WALL MOUNT FIXTURES INSTALLED PER THE PARCE AVENUE LIGHTING PLAN (BME DWG #2611-10).
- 13. ALL PARKING LOT IMPROVEMENTS INCLUDING STRIPING, LIGHTING, AND CURB ARE COMPLETE AS OF SEPTEMBER, 2020.

SEE 25 PARCE AVENUE PLANS (BME DWG #2611-01 TO -14A) FOR PARKING AND SITE PLAN INFORMATION FOR THE 25 PARCE AVENUE PROPERTY

<u>APPROVALS</u>

	DATE:	
LAGE PLANNING BOARD CHAIRMAN		
	DATE:	
LAGE ENGINEER		
	DATE:	
LAGE SUPERINTENDENT OF PUBLIC WORKS		

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 affix to the item his seal and the notation "altered by" followed by his signature and the date of such

alteration, and a specific description of the alteration."

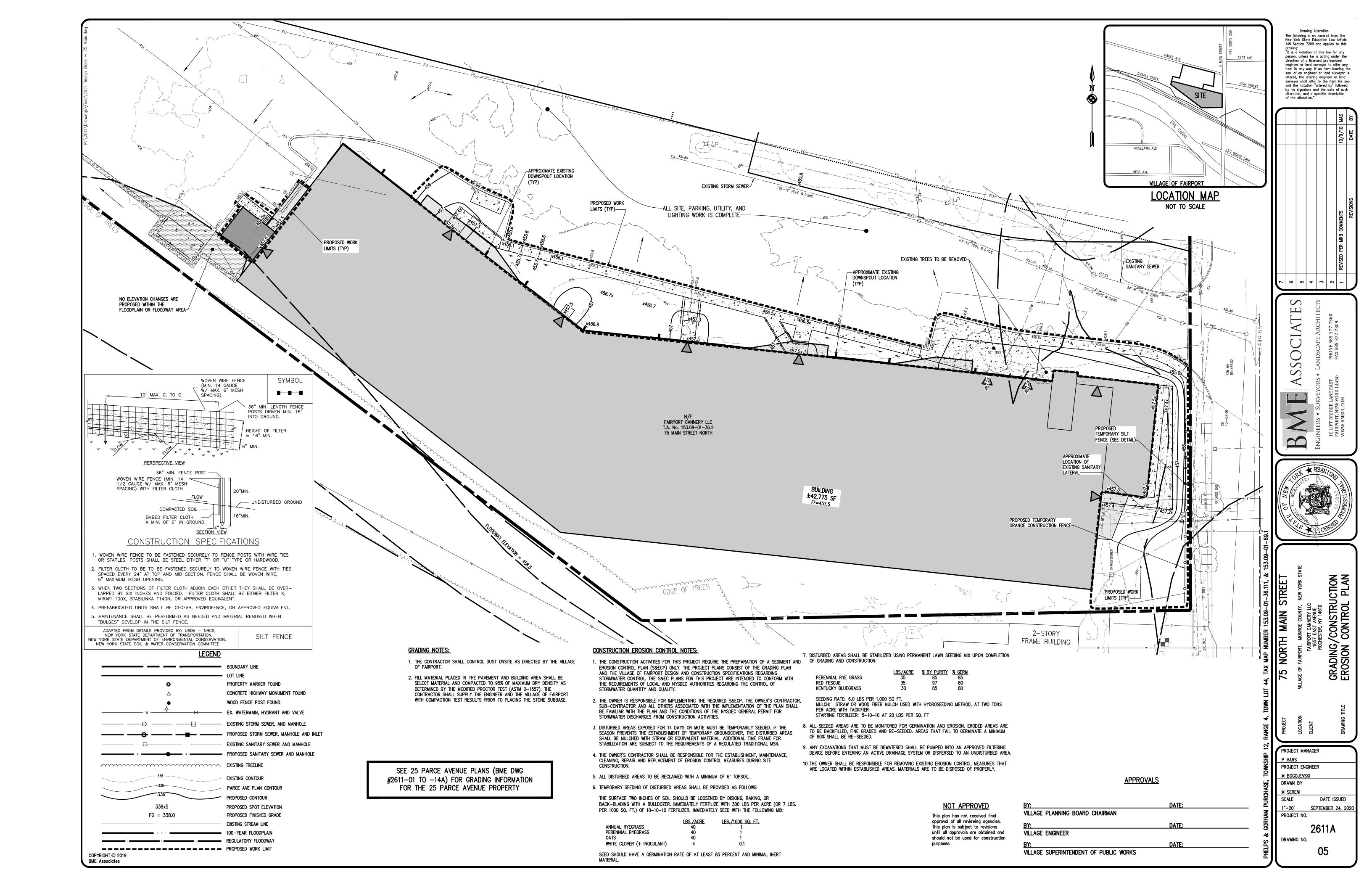
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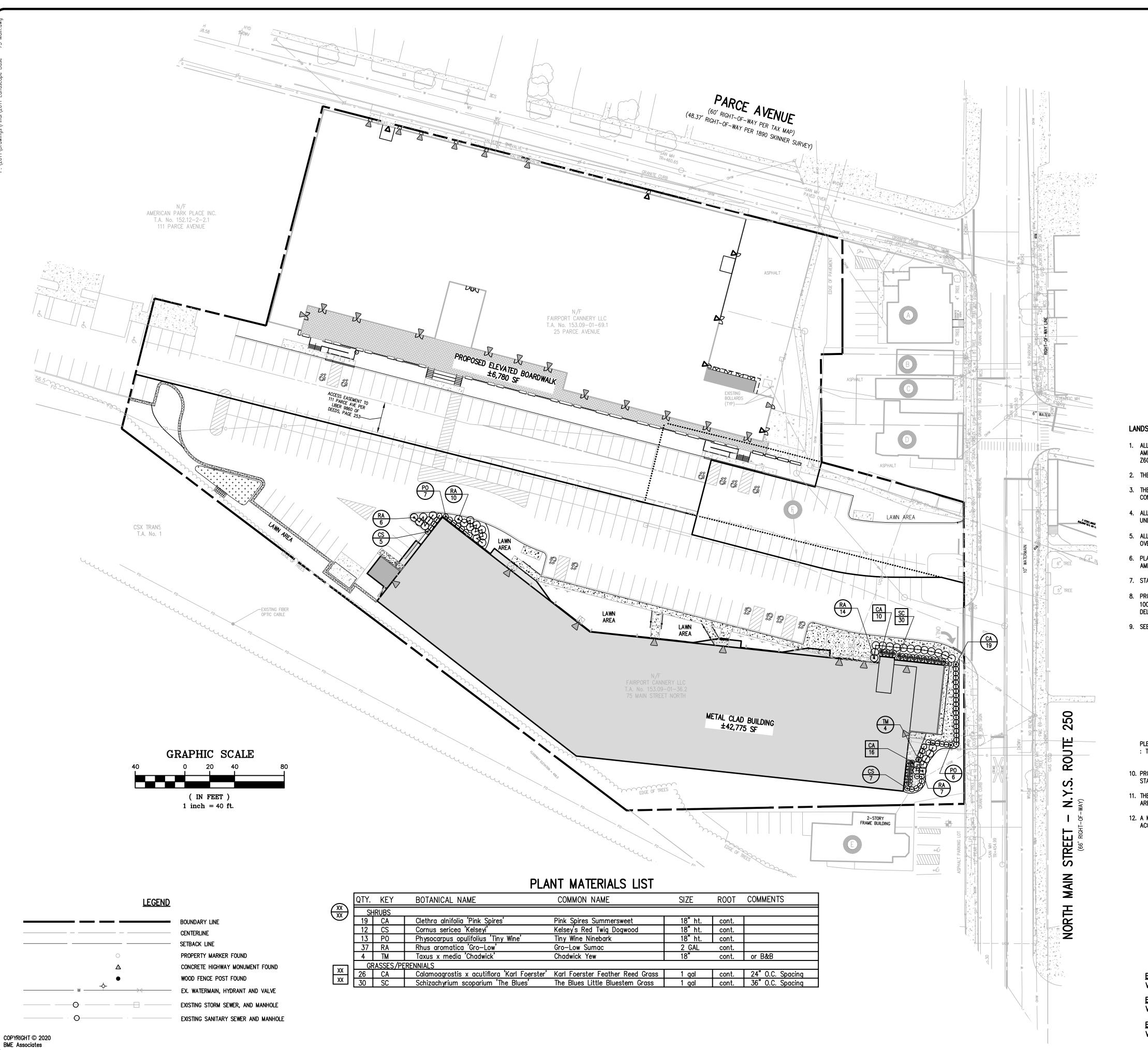


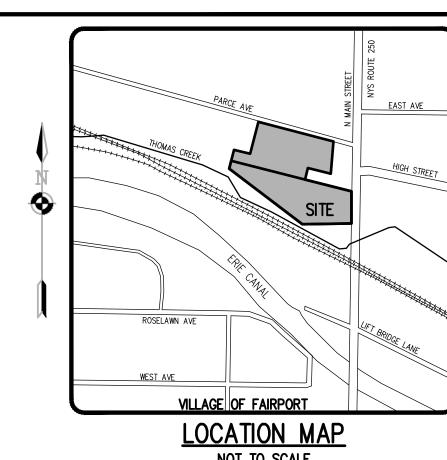
PROJECT MANAGER

P VARS PROJECT ENGINEER M BOGOJEVSKI DRAWN BY M SERENI SCALE DATE ISSUED SEPTEMBER 24, 202 PROJECT NO.

2611A







SEE BME DRAWING #2611-13 FOR PLANTING DETAILS

LANDSCAPE NOTES:

- 1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF
- 4. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
- 5. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
- 6. PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- 7. STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
- 8. PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE PROVIDED AS FOLLOWS: DELETERIOUS MATERIAL.
- 9. SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

A. LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

% BY WEIGHT % BY PURITY % GERM

	76 DI WEIGIII	76 DI 1 OKITI	76 G
'REPELL', 'CITATION' & 'MORNING STAR' PERENNIAL RYE GRASS	40	85	8
'JAMESTOWN II', 'FORTRESS', 'ENSYLVA'			
RED FESCUE	20	97	8
'BARON' & 'MIDNIGHT'			
KENTUCKY BLUEGRASS	40	85	8

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH
USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER. STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.

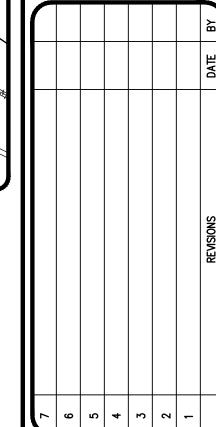
- PLEASE REFER TO BME DRAWING # 2611-08 / EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS IE. : TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.
- 10. PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY CLIENT PRIOR TO PLANTING.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDED AREAS UNTIL FINAL ACCEPTANCE.
- 12. A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL

<u>APPROVALS</u>

BY:	DATE:	
VILLAGE PLANNING BOARD CHAIRMAN		
BY:	DATE:	
VILLAGE ENGINEER		
BY:	DATE:	
VILLAGE SUPERINTENDENT OF PUBLIC WORKS		

The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this 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 th seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such

alteration, and a specific description of the alteration."



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PRELIMINARY/FIN 4, TAX MAP NUMBER

PROJECT MANAGER P VARS PROJECT ENGINEER M BOGOJEVSKI DRAWN BY L. ROCKCASTLE SCALE DATE ISSUED

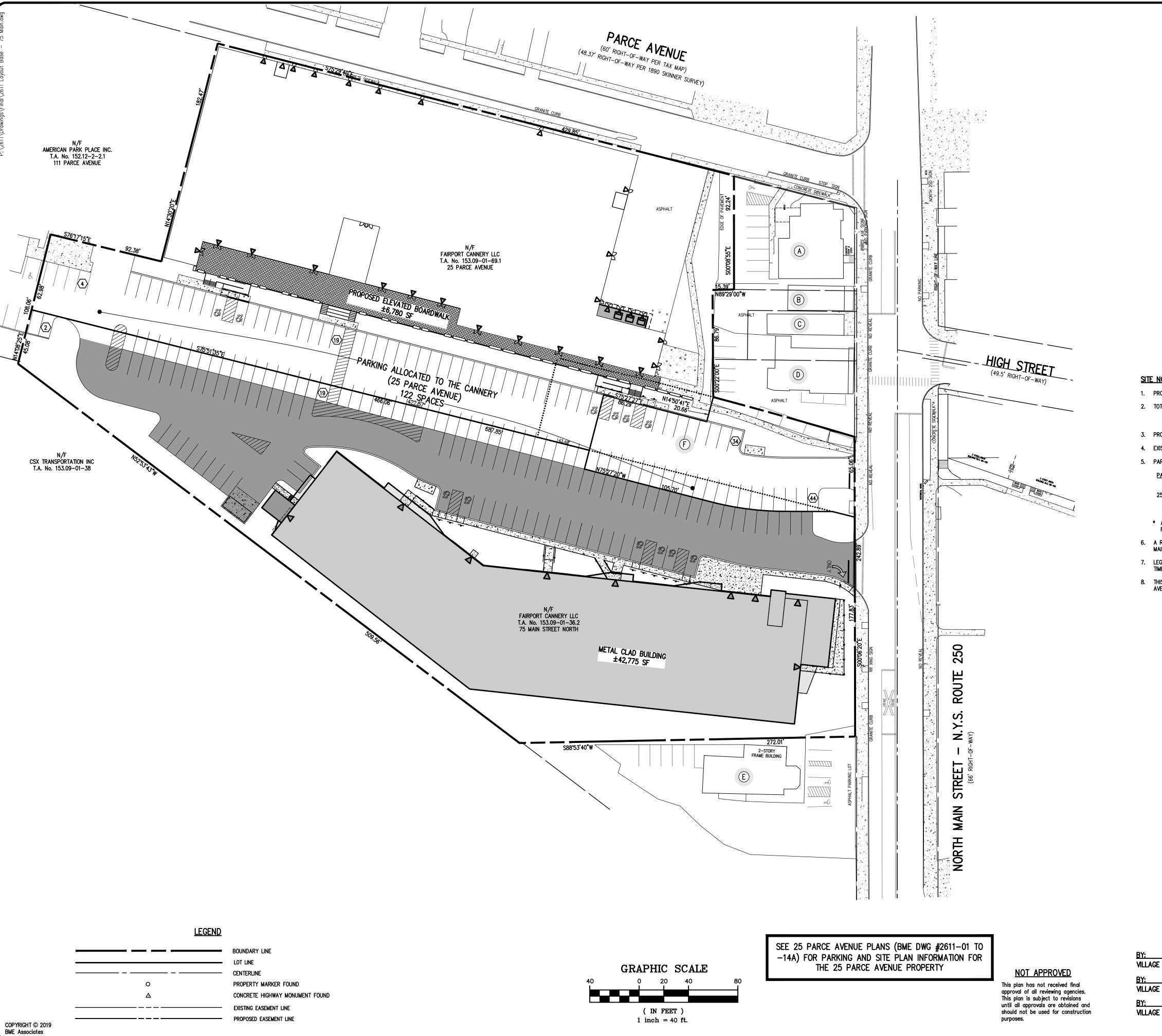
OCTOBER 9, 2020 PROJECT NO. 2611A

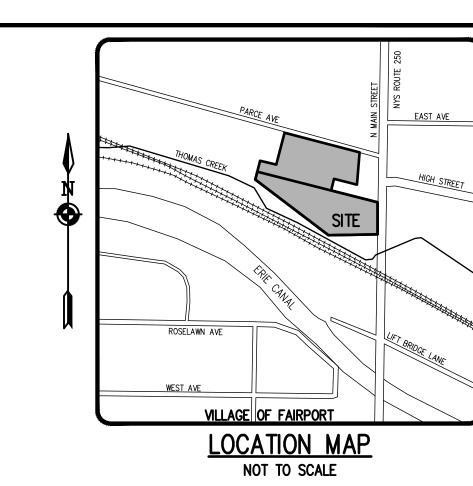
DRAWING NO.

1"=40'









ADJOINER TABLE

<u>I.D.</u>	NOW OR FORMERLY	T.A. NUMBER	STREET ADDRESS
Α	BJVET PROPERTIES LLC	153.09-01-32	117 MAIN STREET NORTH
В	FAUNA PAPPALARDO-MINGES	153.09-01-33	115 MAIN STREET NORTH
С	113 NORTH MAIN STREET LLC	153.09-01-34	113 MAIN STREET NORTH
D	103 NORTH MAIN STREET LLC	153.09-01-35	103-105 MAIN STREET NOR
Ε	NCTB CALABRESE LLC	153.09-01-37	71 MAIN STREET NORTH
F	VILLAGE OF FAIRPORT INDUSTRIAL DEVELOPMENT AGENCY	153.09-01-36.111	95 MAIN STREET NORTH

SITE NOTES:

- 1. PROJECT ADDRESS: 25 PARCE AVENUE FAIRPORT, NY 14450
- 2. TOTAL PROJECT AREA = ± 2.5 ACRES TOTAL
 - 25 PARCE AVENUE (T.A. 153.09-01-69.1) = ± 2.5 ACRES IDA PARCEL (T.A. 153.09-01-36.111) = ± 0.5 ACRES
- 3. PROPOSED USE: 25 PARCE AVE (±64,930 SF): MIXED USED COMMERCIAL/RETAIL
- 4. EXISTING ZONING: M-1 INDUSTRIAL AND DESIGN OVERLAY DISTRICT
- 5. PARKING ANALYSIS/STANDARDS:

<u>PARKING</u>	<u> </u>	REQUIRED	<u>PROPOSED</u>	WAIVER REQUESTED*
25 PARO	CE AVE		122 AVAILABLE SPACES* (INCLUDING 6 ACCESSIBLE SPACES)	143 SPACES

- * A WAIVER TO ALLOW USE OF AVAILABLE PUBLIC PARKING FROM THE PLANNING BOARD IS REQUESTED PER THE VILLAGE DESIGN OVERLAY DISTRICT.
- 6. A RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT WILL BE EXECUTED BETWEEN 75 N. MAIN STREET AND 25 PARCE AVE.
- 7. LEGAL ACCESS TO 111 PARCE AVENUE TO BE MAINTAINED THROUGH 25 PARCE AVENUE AT ALL TIMES DURING CONSTRUCTION.
- 8. THIS PLAN IS FOR PARKING TABULATION AND ALLOCATION FOR THE CANNERY AT 25 PARCE AVENUE. SEE BME DRAWINGS 2611-03 TO 2611-14A FOR ALL OTHER SITE PLAN INFORMATION.

PARKING CALCULATION (THE CANNERY)

SPACE	USE*	AREA (SF)	PARKING
#100	RESTAURANT WITH PATIO	5,722	47
# 105	MANUFACTURING	3,766	6
# 110	RESTAURANT (ASSUMED)	3,361	28
# 115	SPORTS FACILITY	7,880	26
#120/#130	OFFICE	2,492	7
# 140	RESTAURANT	5,673	47
#145/#155	OFFICE	3,719	10
# 150	RETAIL (ASSUMED)	2,782	9
# 160	RESTAURANT	1,517	13
	PRODUCTION	1,517	2
# 170	RESTAURANT	4,270	36
# 175	SPORTS FACILITY	10,329	<u>14</u>
			TOTAL: 265

* USES ARE AS OF SEPTEMBER 2020; VACANT SPACES WERE ASSIGNED ASSUMED USES AS NOTED.

PARKING RATIOS PER USE PER SECTION 550-49.B OF THE VILLAGE CODE:

OFFICE: 1 SPACE/300 SF (NET) (NET = 80% GROSS)
WAREHOUSE/PRODUCTION:1 SPACE/1,000 SF + 1/EMPLOYEE
SPORTS FACILITY: 1 SPACE/300 SF (GROSS) 1 SPACE/4 SEATS (1 SEAT/30 SF GROSS) RESTAURANT:

<u>APPROVALS</u>

Y:	DATE:
LLAGE PLANNING BOARD CHAIRMAN	
Y:	DATE:
LLAGE ENGINEER	
Y:	DATE:
LLAGE SUPERINTENDENT OF PUBLIC WORKS	

Drawing Alteration
The following is an excerpt from the
New York State Education Law Article
145 Section 7209 and applies to this 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 affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

			MAS	2
			10/9/10 MAS	DATE
			REVISED PER MRB COMMENTS	DEVICIONIC

S



CANNERY PARKING

PROJECT MANAGER P VARS PROJECT ENGINEER M BOGOJEVSKI DRAWN BY M SERENI SCALE DATE ISSUED 1"=40' SEPTEMBER 24, 2020 PROJECT NO.

2611

75 N. Main/25 Parce Ave Parking Tabulation Worksheet

75 N Main/25 Parce Parking			:		Updated:	10/7/2020
	25 Parce Ave (per 2019 appv1)	75 N Main (per 2019 appvl)	Combined (per 2019 appvl)	75 N Main (proposed 2020)		25 Parce Ave Combined (proposed 2020)
Required # of Spaces	330	112	442	227	265	492
	,	1				
Total # Spaces Provided	122	92	214	87	122	209
(per dwg 2611-05, last revised 10/18/19)	0/18/19)	ů.	37.6	770	143	202
waived # 01 Spaces	0077		(mor DD Description)		143	207
and Doning Canada			Del le resolution		c	c
Land Banked Spaces	ALL PROPERTY OF THE PROPERTY O	4	4	•	0	D
Handicap Spaces	9	4	10	9	9	12
	***************************************	**************************************	THE STATE AND STREET ASSESSMENT AND STREET ASSESSMENT A	***************************************		THE PROPERTY
Parking Requirment Calcs		***************************************	PURE PROPERTY OF THE PROPERTY			
75 North Main Street	Use	Parking Ratio	Area (sf)	# of Seats	Parking Req'd	Notes
				(@ 1 seat/30sf)		
	Restaurant	1sp/4 seats	3,500	117	29	
	(mezzanine space)		800	27	7	
	(outdoor patio)			28	7	per arch plan
	Office	1sp/300sf (net)	29,275		78	Net = 80% gross
	(mezzanine space)	1sp/300sf (net)	8,780		23	
	2nd Restaurant Use	1sp/4 seats	10,000	333	83	

ALLEMAN AND AND AND AND AND AND AND AND AND A	Totals		52,355		227	
25 Parce Ave (The Cannery)			000.	Į.	Ç.	
100	Fa	1sp/4 seats	4,722	157	39	
***************************************		1sp/4 seats	1,000	33	8	
#105	Faircrat (manufacture)	1sp/1000 sf	3,766		4	
		+ 1/employee		2	2	
#110	Vacant (assume rest.)	1sp/4 seats	3,361	112	28	
#115	Sports Training	1sp/300sf	7,880		26	
#120/130	Office	1sp/300sf (net)	2,492		7	Net = 80% gross
#140	Restaurant	1sp/4 seats	5,673	189	47	
#145/155	Management Office	1sp/300sf (net)	3,719		10	Net = 80% gross
#150	Vacant (assume retail)	1sp/300sf	2,782		6	
#160	Coffee Shop (rest.)	1sp/4 seats	1,517	51	13	
	Coffee Shop (production)	1sp/1000 sf	1,517		2	
#170		1sp/4 seats	4,270	142	36	
#175	Gymnastics Facility	lsp/300sf	10,329		34	
	Totals		53,028		265	