



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

December 17, 2015

Amanda Catalfamo
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Response to PRC Meeting Notes
4727 County Road 16
Town of Canandaigua

Dear Amanda

On behalf of our client we are submitting this letter to respond to comments received by the Town of Canandaigua Planning Review committee. The requested information has been added to the plans, as described below. Also included with this submission are the following:

- 22 copies of the revised site plans
- 1 hard copy of the revised zoning report
- 1 copy of the Accessory Structure Permit Application (as requested by the Town)
- An electronic copy of the site plans and zoning report will be submitted by e-mail

PLANNING REVIEW COMMITTEE (PRC) NOTES: 12/14/2015

THE APPLICANT SHALL SUBMIT THE FOLLOWING REQUESTED INFORMATION:

1. *See one-stage review (preliminary / final) site plan checklist— all items with an “o” demarcates an open circle and must be addressed prior to the application being further processed. This includes the information listed below.*

Acknowledged.

2. *The applicant shall submit 22 copies of the revised one-stage site plan. The applicant shall also submit a pdf copy of the plans and the zoning variance report via email to amanda catalfamo at acatalfamo@townofcanandaigua.org.*

22 copies of the revised plans are included with this letter.

Going the distance for you.

EXISTING CONDITIONS:

1. *Provide existing land cover (i.e., existing landscaping and/or tree masses and other significant land cover, land exceeding a slope of 10%.*

Existing land cover and trees are shown on the plans. Land area exceeding a slope of 10% has been delineated on the revised plans.

2. *Provide FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Parcel Number and the effective date of the Flood Insurance Mapping as shown.*

FEMA Boundary has been shown on the plans.

3. *Provide the width, location and sight distances for all private driveways.*

The width and location has been included on the revised plans. We are in the process of obtaining sight distances, and will include this information on the final plans.

PROPOSED CONDITIONS:

1. *Provide clarification that the leach line is a minimum of 10 feet from the proposed garage.*

The separation distance of the leach field from the proposed garage is 7 feet, when measured from the exterior face of the shallow absorption trench to the face of the garage. There is a pond liner located along the interior face of the retaining wall to prevent seepage through the wall. Appendix 75-A of the New York State Department of Health "Wastewater Treatment Standards for Individual Household System" does not list a minimum required separation distance for accessory structures with non-habitable space. Table 2 In Appendix 75-A specifies minimum separation distances for Wells, Watercourses, Dwellings, and Property lines, all of which are satisfied for the proposed plan.

2. *Provide delineation of limits of any land to be disturbed in any manner including areas to be cleared of vegetation, cut, filled, excavated or graded. The delineation shall include dimensions and other references needed to allow efficient field verification.*

The work limit lines have been added to the revised plans.

3. *Provide existing and proposed contours at vertical intervals of no more than five feet. Clarify a figure of 464 feet that is shown on the plan (incorrect?).*

The above contour has been revised.

4. *Provide the proposed building setback from each property line and other buildings on the same lot.*

The above setback distances have been added to the revised plans.

5. *Provide the location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (see Chapter 165). (Removed and separate landscaping.)*

All above items are shown on the plans. There are two existing swales draining north to south along the eastern and western property lines, which convey the majority of the site drainage, and are to remain. A new swale to convey drainage around the proposed septic system is included, near the northern end of the property.

6. *Provide limits of pavement and parking areas (tie-offs).*

Dimensions of parking areas are included on the revised plans.

7. *Provide location and size of all proposed water mains, laterals, hydrants, meters and valves (material?).*

The above information is included on the revised plans.

8. *Provide proposed vegetative land cover and landscaping (separate).*

Seeding and restoration notes are included on the plans for restoration of lawn areas. The site has been recently landscaped over the past 2-3 years, to provide screening on the eastern & western property line. These trees, shrubs, and bushes are to remain. We are not proposing additional landscaping at this time, but welcome discussion at the Town's planning board meeting.

Please do not hesitate to contact our office with any questions or to discuss any issues.

Regards,



David Moon

Marathon Engineering

cc: Ted Brewer