

November 18, 2022

Mr. Doug Finch, Town Manager  
Town of Canandaigua  
5440 Routes 5 & 20 West  
Canandaigua, New York 14424

**RE:   MCNABB & WHITBECK RESIDENCE – 5285 BLACK POINT DRIVE**  
**SITE PLAN REVIEW**  
**TAX MAP NO. 154.04-1-7.000**  
**CPN NO. 22-077**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 304**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated October 3, 2022, and received by the Development Office on October 25, 2022, prepared by Venezia & Associates. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. Questions 13.b and 17.b of the Short EAF Part 1 have been left blank and should be answered.
2. The Planning Board will need to discuss how this application complies with the Town's Scenic Viewshed and Shoreline Development Guidelines. The design professional has provided written notice describing how the proposed application complies with the Shoreline Development Guidelines for the Planning Board's review.
3. The on-site wastewater treatment system will require review and approval from the Canandaigua Lake Watershed Inspector. Copies of all correspondences should be provided to the Town Development Office.
4. All existing utilities should be labeled with the following information, if known: size, material, and inverts and slope (if applicable). What is the size of the existing septic tank? This should also be noted. The existing conditions plan should also identify all steep slope protection areas.
5. The plans should note the mean high water elevation and flood plain boundary elevation(s) (if known).
6. A construction staging area and concrete washout area should be shown on the plans. A concrete washout area detail should be provided. The stockpile area should be fully encompassed by silt fence.

7. Due to the steep slopes on site, reinforced silt fence should be used for the silt fence run between the lake and the proposed residence.
8. The actual minimum dimensions of the sediment trap should be indicated, as well as the width and height of the spillway. A gap should be shown in the silt fence at the spillway. Also, the sediment trap would need to be designed based on the actual contributing drainage area rather than just the disturbed contributing drainage area.
9. A detail should be provided for the riprap lined swale. What is the minimum slope and direction of flow? A more detailed view of this area should also be provided. A flow spreader or other suitable method of flow dispersion should be provided at the end of the swale.
10. A typical detail should be provided of the proposed boulder landscape wall. What is the height of this wall?
11. How will dry well overflows be handled? Will excess volumes flow out of the top or will there be overflows at the downspouts?

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,



Lance S. Brabant, CPESC  
Director of Planning & Environmental Services