

April 25, 2016

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

RE: EDWARD AND PATRICIA BREWER - 4727 COUNTY ROAD 16
ONE-STAGE SITE PLAN APPROVAL
TAX MAP NO. 140.00-1-30.000
CPN No. 093-15
MRB PROJECT NO.: 0300.12001.000 PHASE 71

Dear Mr. Finch:

MRB has completed a review of the submitted One-Stage Site Plan regarding the above referenced project, dated December 9, 2015, prepared by Marathon Engineering, with revisions dated February 22, 2016, and received by MRB on April 14, 2016. 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. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
2. According to the site plans, the existing driveway to the subject parcel is a shared driveway with the neighboring property to the east; therefore, a cross access easement should be provided and identified on the site plans. If one already exists, then the liber and page should be provided.
3. A permit from Ontario County DPW may be required if work is proposed within West Lake Road (County Road 16) right-of-way. All correspondences with the Ontario County DPW are to be forwarded to the Town Development Office.
4. An approval from the Canandaigua Lake Watershed Inspector regarding his review of the abandonment of the existing septic system and leach field area and also the design of the proposed wastewater treatment system is to be provided. All correspondences are to be forwarded to the Town Development Office and MRB.
5. All comments from the Town Highway & Water Superintendent regarding his review of the proposed water service improvements are to be addressed.
6. The existing watermain lateral should be delineated on the Existing Conditions & Demolition Plan. Will this service be removed or abandoned? This should be labeled on the plans.



7. The roof leaders for the residential structure and garage should be identified on the plans.
8. The proposed limits of disturbance boundary should be clearly depicted on the site plans. The total site disturbance anticipated should be labeled.
9. A construction staging area for construction equipment and vehicles, and the proposed topsoil stockpile areas should be depicted on the plans.
10. All slopes 3:1 or greater are to be stabilized with steep slope seed mix and an erosion blanket is to be applied. These areas should be clearly identified on the plans.
11. A double row of silt fencing should be placed along the south side of the property closest to the lake.
12. In accordance with §174-32 of the Town Code, the Planning Board may require a surety to assure proper installation of the proposed improvements.
13. A Flood Plain Development Permit Application will be required and is to be approved by the Code Enforcement Officer.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant".

Lance S. Brabant, CPESC
Senior Planning Associate

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