

December 9, 2022

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

**RE: ARTISAN MEATS BUILDING EXPANSION – 2640 BRICKYARD ROAD**  
**SITE PLAN REVIEW**  
**TAX MAP NO. 70.00-1-41.100**  
**CPN NO. 22-084**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 307**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated November 1, 2022; Engineer's Report dated November 11, 2022; and SWPPP dated November 8, 2022; all prepared by Marathon Engineering and received by MRB on November 18, 2022. 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.

**Site Plan and General Comments**

1. Calculations should be provided and added to the site plans to demonstrate how the reported proposed building lot coverage was determined.
2. The tax map ID noted on the plans within the building footprint has an incorrect digit (42.1 is shown whereas 41.1 is correct).
3. The design engineer should coordinate with the Town Code Enforcement Officer to determine what fire apparatus access and other fire service features will be required for this site (i.e., turnarounds, fire lanes, fire apparatus access roads, automatic sprinklers). As per the NYS Fire Code, a fire apparatus access road shall extend to within 150ft. of all portions of the facility. It appears the proposed distance is over 250ft.
4. Vehicle turning movement analysis should be provided to demonstrate that fire apparatus and delivery trucks are able to navigate the applicable/required portions of the site.
5. What is the size and material of the existing water service? Is this a combined service or domestic service?
6. The indicated slope for the 12" pipe connected to ST-1.0 appears to be incorrect (2.3% appears to be the correct slope).

7. The proposed bioretention area should be protected with silt fence or compost filter sock until the bioretention area and all contributing drainage areas have achieved final stabilization. This is to be shown and noted on the plans. Also, please note the surface area of the bioretention area on the plans. Lastly, the bioretention area should include a mix of herbaceous plants, shrubs, and trees meeting the quantity requirements in section 6.4.5 of the NYS Stormwater Management Design Manual (SWMDM).
8. A construction staging area should be shown on the plans. The topsoil stockpile area should be fully encompassed by silt fence. Will this site remain operational during construction? If so the construction sequence should email this process.
9. The existing storm inlet along North Street near the 30 mph sign, and the existing storm inlet to the southwest of the North Street driveway should be provided with inlet protection.
10. A stormwater maintenance easement is to be provided over the proposed SWMF and shall include a 20' wide, stabilized access corridor to a public ROW. A boundary description and map is to be provided to the Town Development Office and MRB for review and approval.
11. All proposed exterior lighting should be shown on the lighting plan. A lighting schedule should be provided, along with full manufacturer cut sheets for all proposed exterior lighting. A note is to be added to this plan indicating that all exterior lighting shall comply with Section §220-77 of the Town of Canandaigua Town Code.
12. The concrete washout detail should note that when the washout is emptied, the liner shall be replaced, and that the washout shall be emptied when 75% capacity is reached or the liner is torn or punctured.
13. The tree and shrub planting details should be replaced with the Town of Canandaigua Tree and Shrub Planting Detail.
14. The following notes regarding phosphorous use should be added to the landscaping plans:
  - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
  - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.

**Engineer's Report Comments**

15. Calculations and/or modeling should be provided to demonstrate that the existing-to-remain and proposed water service and sanitary lateral/FM piping are adequately sized to serve the building.
16. A few segments of new storm sewer do not appear to be included in the storm sewer calculations. Please ensure that all new segments are included, as well as any existing segments within the site receiving increased flows. Also, please note what Manning's coefficient is used for the pipe flow equation.

**SWPPP & Drainage Comments**

17. The project will be required to enter into a Stormwater Maintenance Agreement (SWMA) with the Town of Canandaigua. The Town's SWMA should be filled out and submitted to the Town Attorney for review and approval.
18. The following comments pertain to the hydrology modeling:
  - a. The boundaries of the subcatchments appear to be based on disturbance area rather than actual drainage patterns. The subcatchment boundaries should be revised to follow drainage patterns. All subcatchments should also have Tc paths shown on the mapping. Also, the subcatchment area numbers in the proposed conditions map do not match the numbering within the model.
  - b. EX 1: the Tc path shown for existing subcatchment 1 measures longer than the path included in the modeling. Please review and resolve this discrepancy. The path also does not appear to follow the expected pathing based on the contours as it appears to go upslope slightly in order to reach the middle of the parking lot. Also, please verify the slope for the channel flow segment.
  - c. Based on review of aerial imagery and street level imagery, the existing grass areas should be modeled in good condition as opposed to fair. Grass areas within proposed condition should also be good condition.
  - d. EX 2: the Tc path does not appear to fully follow the expected path for the start (sheet flow and portion of the shallow concentrated flow) based on the contours shown. Also, why does the sheet flow end at the start of the parking lot area?
  - e. The bioretention area node shows exfiltration at 2 in/hr, whereas the design rate in the NYS SWMDM is 0.5 ft/day (0.25 in/hr). The exfiltration rate should be limited to the design rate. Also, bioretention areas are designed to provide slow filtering of runoff, whereas HydroCAD assumes all storage volumes to be instantly available. As such, it is not appropriate to include subsurface storage within the model, and the bioretention area is to be modeled with only above surface storage. For more information, please refer to the rain garden modeling section of the HydroCAD support

website. Also, the outlet culvert/pipe conditions do not match what is shown on the utility plans.

- f. The pond node for the 24" perforated pipes shows a pipe length of 260', however the plans show substantially more than 260' of 24" perforated pipe. Please clarify the extents being modeled in this node on the drainage plans.
19. The following comments pertain to the WQv, RRv, and CPv requirements and calculations:
- a. In accordance with Town requirements, as the project site is located within the Canandaigua Lake Watershed, the project will be required to meet enhanced phosphorus removal criteria in accordance with Chapter 10 of the NYS Stormwater Management Design Manual (SWMDM).
  - b. On the WQv provided sheet, the stone edge treatment is being counted towards WQv goals, however this treatment does not substantially conform to an approved SMP and is typically on suitable for providing pretreatment (a requirement for many SMPs). As such, this volume should not be counted.
20. The following comments pertain to the draft NOI:
- a. The federal tax ID should be provided for the Owner/Operator.
  - b. The whole tax map ID number should be included on one line.
  - c. Per the NYSDEC Stormwater Mapper, question 12 should be answered "yes."
  - d. Question 16: based on review of aerial mapping and OnCor data, it appears that the correct answer may be the Town of Canandaigua or City of Canandaigua. Please review and verify.

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