

March 17, 2022

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

**RE: UPTOWNE POINTE LLC – 0000 BRICKYARD ROAD
SUBDIVISION PLAT REVIEW
TAX MAP NO. 70.00-1-67.111
CPN NO. 22-005
MRB PROJECT NO.: 0300.12001.000 PHASE 274**

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat Plan regarding the above referenced project, dated January 15, 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. According to the NYSDEC EAF Mapper, the site is located within an archeologically sensitive area. Question 12b of the Short EAF Part 1 should be answered "yes." Coordination with NYS SHPO may be required.
2. The existing tree lines should be indicated on the plat.
3. The subdivision plat should show all proposed pins, markers, pipes, and other monuments.
4. The remaining lands parcel should be labeled as Lot #5.
5. The plat is to be signed by the surveyor prior to submitting for approval signatures.
6. The zoning chart should indicate the proposed conditions as well (where applicable).
7. A schematic driveway location documenting acceptable sight distance should be shown for each lot and labeled on the plans.
8. It is our understanding that public sanitary sewer is available along Brickyard Road? If so, please it should be delineated on the plans. Also, it is our understanding that the sanitary sewer in this area has limited capacity. As such, a note is to be added to the plat indicating that coordination with the Canandaigua Lake County Sewer District will be required as part of the site plan application for each lot.

9. A note is to be added to the plat stating no new development is proposed on lots #1-5, and lots #1-5 are not approved "build-able" lot at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board.
10. The following note is to be added to the plat: "As 1 or more 1 acres of land will be disturbed during development of these lots as part of a larger common plan or development or sale, each site plan application for each lot shall be required to obtain coverage under the NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, and shall include the preparation of a Stormwater Pollution Prevention Plan with post-construction stormwater management practices. Post-construction stormwater management requirements shall include water quality, runoff reduction, and water quantity controls in accordance with the sizing criteria in the most current version of the NYS Stormwater Management Design Manual."
11. The applicant should consider utilizing a regional stormwater management facility to address future water quality and water quantity requirements. This can be achieved now by showing a schematic SWMF on the plans, with a proposed stormwater easement benefiting all lots #1-5 over the facility location with sufficient access to the facility.
12. If a regional SWMF is proposed, the following note is to be added to the plat: "The design of the regional SWMF shall be completed as part of the first site plan application for development on any lot within the subdivision. The construction of the regional SWMF shall be completed during construction of said first develop lot, and shall be completed prior to the issuance of a Certificate of Occupancy or Certificate of Compliance. All subsequent applications for development on any of the remaining lots shall include submission of an amended overall SWPPP."

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

Sincerely,



Lance S. Brabant, CPESC

Director of Planning & Environmental Services