

January 27, 2023

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

**RE: DEKOUSKI SUBDIVISION – 0000 THOMAS ROAD  
SUBDIVISION PLAT REVIEW  
TAX MAP NO. 70.00-1-2.111  
CPN NO. 22-105  
MRB PROJECT NO.: 0300.12001.000 PHASE 283**

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat Plan regarding the above referenced project, dated December 20, 2022, received on January 12, 2023, prepared by Rocco A. Venezia, L.S. 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.

**SEQR COMMENTS**

1. According to the NYSDEC EAF Mapper, the site is located within an archeologically sensitive area. As such, question 12.b of the Short EAF Part 1 should be answered "yes." Coordination with NYS SHPO may be required.

**SUBDIVISION PLAT COMMENTS**

1. The subdivision plat should show all existing and proposed pins, markers, pipes, and other monuments.
2. The plat is to be signed by the surveyor prior to submitting for approval signatures.
3. What is the source of contour information? Please make sure this is clearly indicated on the plat.
4. The zoning chart should indicate the proposed conditions for each lot.
5. It is our understanding that a variance may be required. If so, the required variance should be identified on the plans. All variances, once approved, should be noted on the plat, and should note the date of approval, what the variance was for, and any associated conditions.

6. A schematic driveway location documenting required sight distances should be shown for each lot and labeled on the plans. It appears that proposed sight distances are already shown.
7. Is the 50' pipeline easement existing or proposed? This should be indicated in the label. If existing, the liber and page should also be noted.
8. All existing utilities should be shown on the plat, and should be labeled with the following information if known/applicable: type, size, material, inverts, and slope.
9. A feasible method of providing potable water and disposal of wastewater is to be shown for each lot either by showing the availability of public utilities or demonstrating the feasibility of private utilities.
10. A note is to be added to the plat stating no new development is proposed on lot #1 and lot #2, and lot #1 and lot #2 are not approved "build-able" lots at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board.
11. The following note is to be added to the plat: "If one (1) or more acres of land will be disturbed during development of these lots, 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 an erosion control Stormwater Pollution Prevention Plan (SWPPP)."
12. The following note is to be added to the plat: "If as part of a larger common plan or development or sale, the combined disturbance exceeds five (5) acres, the SWPPP shall include post-construction stormwater management practices for the whole development. 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."

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