

March 15, 2017

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

**RE: CANANDAIGUA FAMILY APARTMENTS  
PRELIMINARY OVERALL SUBDIVISION & FINAL PHASE 1 SITE PLAN REVIEW  
TAX MAP NO. 84.00-1-19, 84.00-1-20.11, 84.00-1-20.12 & 84.00-1-43.1  
CPN-013-17  
MRB PROJECT NO.: 0300.12001.000 – PHASE 091**

Dear Mr. Finch:

MRB has completed a review of the submitted Preliminary Overall Subdivision and Final Phase 1 Site Plans dated February 2014, last revised February 14, 2017, prepared by BME Associates. We offer the following comments for the Planning Boards consideration. A brief written response to each of the following comments should be provided by the design engineer.

**SEQR**

1. The Phase 1 Environmental Site Assessment and the Phase 1 Cultural Resource Investigation studies are to be forwarded to the Town Development Office and MRB. A "No Effect" letter from the State Historic Preservation Office (SHPO) will be required. All correspondences with SHPO are to be forwarded as well.

**COVER SHEET/GENERAL COMMENTS**

2. The proposed structures, including all accessory structures including dumpsters, shall meet design standards set forth within §220-33 Mixed Use Overlay Districts of the Zoning Ordinance.
3. Architectural renderings of the proposed structures and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, signage (color, height illumination), green space areas and proposed landscaping.
4. The line symbols provided within the Legend of the Existing Conditions Plan (Drawing #2409-02) should be consistent with the line types within the drawing. Please update accordingly.
5. All adjacent parcels located to the north and east of the subject property should be clearly labeled with the property owners and associated Tax Account Numbers on the Lot Adjustment Plan.

6. Please clarify who will be responsible for maintenance of the site, open space areas, community clubhouses, and stormwater facilities? All maintenance agreements will be required to be forwarded to the Town Development Office and Planning Board Attorney for review and approval.
7. Note number 10 on the Lot Line Adjustment Plat should be updated to clarify that the tower access road has been relocated.
8. The site data and zoning information is to be labeled on the Lot Line Adjustment Plat.
9. Cross access, easements over the four (4) individual lots will be required to be provided and should be identified and labeled on the plans.

**SITE PLANS (SHEETS 04 – 06A)**

10. Please note that a County Highway Work Permit will be required for all work proposed within County Road 10 right-of-way. All correspondences with the County DPW are to be forwarded to the Town Development Office and MRB.
11. An evaluation of vehicle turning movements demonstrating that there is adequate space available for emergency vehicles, disposal vehicles, vehicles with trailers, etc...to maneuver around onsite without obstructing the internal traffic flow and emergency access to the site is to be provided.
12. Under the Site Notes on the Site Plan (Sheet 04), the proposed open space calculations for Phase 1-4 should be verified. In addition, the associated open space acreage required and provided for each Phase and overall should be labeled on the plans.
13. Several apartment structures appear to straddle the approved front setbacks including building 2, 4, 6, 7, 23, and 24. It is my understanding that no area variances are being requested for this project.
14. The typical square footage for the proposed three (3) affordable building styles and four (4) market rate units should be added to the site plans.
15. A crosswalk incorporating an accessible sidewalk ramp should be provided near station 19+00 and station 16+00.
16. The location of the commercial pedestal mailbox locations should be clearly depicted on the site plans. Crosswalks, lighting, and pull-offs should also be considered for the mailbox locations.
17. The bus pick-up and drop shelter locations are to be depicted on the site plans. All correspondences with the Canandaigua School District Transportation Department are to be forwarded to the Town of Canandaigua and MRB.
18. Traffic sign locations are to be depicted on the site plans.
19. In accordance with Section 220-9(R) of the Zoning Ordinance, fencing and landscaping is required on three of the four sides of a dumpster enclosure. The

site plans are to be updated in accordance with the above-referenced section of the Ordinance.

20. The container enclosure detail located on Drawing #2490-29 should specify that the dumpster enclosure would consist of materials and colors consistent with the structures.
21. It appears that the market rate units will have outdoor patios. Will privacy fencing be provided for the patio areas?
22. The width of the proposed access easement to the Finger Lakes Radio Group, Inc. should be labeled on the plans.
23. There appears to be a proposed 20' wide sanitary sewer easement on Drawing 04, however, it is not labeled. All utility easements that are labeled on the site plans should also be labeled on the utility plans.
24. The Town Fire Marshal and Code Enforcement Officer should be satisfied that emergency access is adequate and meets NYS Building Code requirements. Additionally, the road width and proposed pavement section will need to meet with the approval of the Town Fire Marshal.
25. A detail of the proposed perimeter fencing for the pool area for the market rate units should be added to the plans. The Legend should be updated to include the appropriate fence symbol if different from those shown.
26. All proposed snow storage locations should be identified on the plans.
27. The accessible parking spaces should be proportionally distributed throughout the parking lot design. For example, there are locations where there is only one (1) accessible space provided for a three-bedroom unit, while a one-bedroom unit provides two (2) spaces. Please update accordingly.
28. Building 01 references 18 parking spaces, while only 17 are provided. The clubhouse for the market rate units reference 10 spaces, while only nine (9) spaces are provided. Due to these discrepancies, a re-calculation of proposed spaces should be provided.
29. Shared driveways and parking areas should be considered for those buildings (2, 4, 6, 7, 23, and 24) fronting the proposed public Road 'A' reducing the curb cuts from fourteen (14) to eleven (11).
30. The "centerline of tower access road" as depicted on the Site Plan (Sheet 05) and Site Plan Limits for Phase 1, should be removed due to the proposed Lot Line Adjustment Plat.
31. The site data and zoning information applicable to proposed Phase 1 should be added to the Site Plan Limits for Phase 1 (Sheet 05A).

32. The dumpster and concrete pad for the Phase 4 clubhouse should be relocated outside of the proposed sanitary sewer easement to Canandaigua Lake County Sewer District.
33. The sanitary sewer easement is to be revised to read "Canandaigua Lake County Sewer District (CLCSD)" in lieu of Ontario County Sewer District.

**UTILITY PLANS (SHEETS 04 – 06A)**

34. Coordination with Canandaigua Lake County Sewer District (CLCSD) regarding the sanitary sewer improvements and lateral connections will be required. All correspondences with CLCSD are to be provided to the Town and MRB.
35. Dedication of the water system shall be reviewed with the Hopewell-Canandaigua Water District. The design engineer should plan on providing metering and backflow at the point(s) of connection to the existing watermain on County Road 10. It should be noted that private watermain should not be located within public right-of-ways. Likewise, public watermain should not be located under private pavements. All correspondences with the Canandaigua-Hopewell Water District Superintendent with regards to the proposed water service improvements are to be forwarded to the Town and MRB.
36. A utility/access easement to the Canandaigua-Hopewell Water District will be required to be provided to the proposed Master Meter location(s).
37. All correspondences with NYSDOH are to be forwarded to the Development Office, Canandaigua-Hopewell Water District Superintendent, and MRB.
38. The minimum radius for the installation of 8" PVC watermain is 200'. It appears that portions of the proposed watermain along Road 'A' will not meet this requirement and will require bends to be provided. The locations of all proposed bends should be identified on the plans.
39. All proposed valve locations are to be identified on the utility plans.
40. Based on the New York State Fire Code, Chapter 5, a residential/subdivision road constitutes a fire apparatus access road and therefore the minimum approved surface width is required to be an unobstructed 26' where a hydrant is present (20 feet on center of the hydrant). The width of pavement in front of the proposed hydrants is to be adjusted to meet this requirement. Please update the plans accordingly.
41. The Design Engineer shall coordinate with the associated utility companies regarding the proposed underground utility locations and connections. All correspondences with these utility companies shall be forwarded to the Town of Canandaigua and MRB.
42. The proposed roof leaders/ drainage connection for building 32 appears to be missing from the plans.
43. The invert elevations for all storm sewer laterals should be added to the plans.

44. The Legend should be updated to depict "Forcemain (FM)" as shown on Utility Plans (Drawings 08 and 09).

**GRADING & EROSION CONTROL PLANS (SHEETS 10 – 15)**

45. The grading behind building six (6) is steep with drainage be directed towards the building. The grading within this area should be re-evaluated to assure that runoff is conveyed away from the building.
46. A drainage inlet should be considered between buildings MR-3 and MR-4 of Phase 4 and be shown to discharge into the bio-retention area (GI-A-1-B).
47. The proposed temporary turnaround (phase 1) on Drawing #2409-14 should be designed in accordance with the Town of Canandaigua's Site Design & Development Criteria. A detail should also be added to the plans.
48. The proposed silt fence locations are to have j-hooked ends.
49. The proposed clearing limits should be identified for all phases. The existing vegetation (if any) to remain after construction of the proposed site improvements should be clearly depicted on the plans.
50. 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 are to be identified on the plans.
51. Concrete wash station(s) and topsoil stockpile locations are to be shown and protected with perimeter silt fencing. Please update the plans accordingly.
52. A construction staging area should be identified for vehicle and equipment storage.
53. Maintenance/access roads, a minimum of 12' wide, are to be provided to the proposed stormwater management facilities, forebays, and outfall structures for maintenance purposes.
54. In lieu of an Overall Construction Erosion Control Plan, which is not accurate, as not all Phases will be constructed at the same time, individual erosion control plans should be provided for each Phase (Phasing Plan). A Phasing Plan is also required for those projects requesting a 5-acre waiver from the Town of Canandaigua (MS4). The plan shall define the maximum disturbed area per phase needed, showing the required cuts and fills, and providing a construction sequence specific to each proposed phase (to be more defined with Final Plan submittals), etc... is to be provided.
55. Please note the three (3) minimum requirements that must be met before the MS4 can grant the 5-acre waiver. The following should be noted on the plans.
- Increased site inspection frequency to at least two (2) site inspections every seven (7) calendar days for as long as the disturbance exceeds five (5) acres. The two (2) inspections must be separated by a minimum of two (2) full calendar days,

- In areas where soil disturbance activity has been temporarily ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased,
- A Phasing Plan is to be provided.

**LANDSCAPING AND LIGHTING PLANS (SHEETS 16 – 22)**

56. Drawing #2490-19 should be updated to include the proposed landscaping for the clubhouse and pool area associated with the market rat units.
57. Please note that the minimum size caliber is 3". The Proposed Plant Species table on Drawing #2490-17 should be revised to provide the corresponding caliber.
58. The proposed plant species outlined in the table on Drawing #2490-17 identifies several species of trees and plants that are considered species that are "Occasionally Severely Damaged" by deer populations. The Planning Board may want to consider species that are more resistant to deer damage.
59. A monument sign is being proposed at the northern entrance, however, not at the southern entrance. The Planning Board may want to consider a monument sign at the southern entrance with complimentary landscaping.
60. Will the proposed monument sign(s) at the entrances of Road A be internally or externally illuminated?
61. The quantity of lighting outlined in the Luminaire Schedules for Phases 1-4 are inconsistent with the number depicted on the plans. Please update accordingly.
62. Designer cut sheets from the manufactures are to be provided for all proposed lighting. A note is to be added to the plans stating that all site lighting will be dark sky compliant.
63. A lighting photometric plan is to be provided depicting the true foot-candle illumination level where light hits light.

**NOTE, PROFILE AND DETAIL SHEETS (SHEETS 23 – 29)**

64. The 'MRB Group' reference on the details should be removed.
65. Utility Note #9 should be revised by eliminating the 'Monroe County Department of Health' reference.
66. The Profile Sheets (Drawing #2490-24 and 25) should be revised to read "(Sheet 1 of 2)" and "(Sheet 2 of 2)" respectively.

**ENGINEERS REPORT/ SWPPP**

67. The Engineer's Report shall discuss the discrepancy between the peak water system demand (1,556 gpm) and the peak sanitary system demand (209.1 gpm).



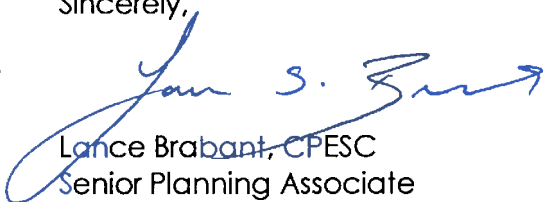
68. The Engineer's Report shall also discuss the discrepancy between the peak sanitary system demand calculated for the downstream sewer capacity (209.1 gpm) and for the pump station sizing (324.2 gpm).
69. To reduce the friction losses and decrease the velocity (8.3 fps in proposed, 10 States only recommends a minimum of 2 fps), the design engineer should consider increasing the diameter of the force main.
70. The Engineer's Report shall calculate the number of EDUs proposed, and compare that to the EDU capacity for the area listed in the Town of Canandaigua's Sewer Master Plan.
71. A separate Stormwater Pollution Prevention Plan (SWPPP) document will be required as part of Final Phase 1 approval process and with every subsequent Phase from there.
72. It appears that Stormwater Management Facility A-1 utilizes the emergency spillway during the 100-year event. This facility and Facility A-2 shall be reconfigured such that at least 12-inches of freeboard is provided to the emergency spillway.
73. The Engineer's Report shall clarify what impact the FEMA Base Flood Elevation will have upon the proposed stormwater management facilities, and what flooding may occur within the development as a consequence. It should also review whether the 10-year event would place a tailwater condition on the proposed outfall pipes.
74. It does not appear that the outfall pipes from the stormwater management facilities discharge to stabilized channels. Additional practices may be necessary to ensure that these do not become a source of erosion.
75. The bioretention facilities, which are the primary means of providing runoff reduction, are proposed as "end-of-pipe" practices. As such, they can be affected by the water surface elevation in the stormwater ponds, and their ability to recharge groundwater can be compromised. This also is not in compliance with Section 4.3 of the NYSDEC Stormwater Management Design Manual, which suggests runoff reduction practices be placed "to provide treatment in a distributed manner before runoff reaches the collection system". We suggest that runoff reduction practices be designed throughout the development to provide better runoff reduction and green infrastructure awareness.
76. The project relies upon the Conversation of Natural Areas credit to meet their runoff reduction requirements. This credit requires the conserved lands to be placed within "an acceptable conservation easement instrument that ensures perpetual protection of the proposed area" and the boundaries marked. This conservation easement, which "must clearly specify how the natural area vegetation shall be managed and boundaries will be marked" shall be provided

to Planning Board for review. A detail of the boundary marker shall be provided on the plans.

77. The project proposes the Roof Top Disconnection area credit for those buildings that back up to the flood plain/conservation area. The plans shall clearly show the location of those downspouts, and ensure that runoff is directed/does flow to the flood plain/conservation area and cannot reconnect.

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

Sincerely,



Lance Brabant, CPESC  
Senior Planning Associate

C Ken Potter, Hopewell Water District Superintendent