

November 12, 2020

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

RE: GENECCO & SONS SUBDIVISION – 0000 CAN-FARM TRAIL ROAD
SITE PLAN REVIEW
TAX MAP NO. 055.02-3-119.100
CPN No. 20-051
MRB PROJECT NO.: 0300.12001.000 PHASE 209

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated July 20, 2020, last revised September 10, 2020 prepared by Venezia Land Surveyors and Civil Engineers. We have also reviewed the Conceptual Road Alignment Plan received October 26, 2020 prepared by Venezia Land Surveyors and Civil Engineers. 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.

Subdivision Plan

1. The requested variances should be noted on the plans. If the variances are approved, the approval date is to be noted.
2. Mobile Road will need to be extended as part of this approval in order to accommodate the proposed lots. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround. The extents of these improvements should be detailed on the plans.
3. It is our understanding that Mobile Road may become a future dedicated Town Road once other future improvements are completed. Therefore we suggest that a 60' R.O.W. easement be provided over Mobile Road now and filed as part of the subdivision approval. The alignment of the future dedicated road will need to be discussed further.
4. The cross access easement over Mobile Road should be shown on the plans as it will need to be extended in order to provide access to the proposed lots.
5. The sanitary sewer easement should be shown and labeled on the plans. Also the extents of the existing sanitary sewer main should be depicted on the plans. Will the sanitary sewer main need to be extended as part of the subdivision in order to service the proposed lots? Please clarify.

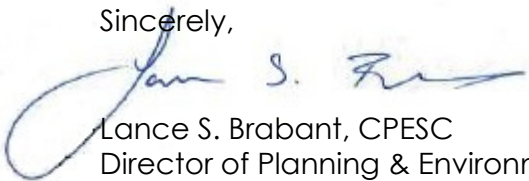
6. How will water service be provided to the two new lots? Will the watermain need to be extended? These improvements should be depicted on the plans. Further coordination with the Canandaigua-Farmington Water District is required.
7. Wetland information should be added to the subdivision plans, including but not limited to the type of wet land and the sources off the wetland delineation.

Concept Road Plan

8. The 70' wide easement to the Town of Canandaigua does not appear to match the filed map and boundary description as the radiuses on the curves do not match. MRB will verify that you have the correct easement information.
9. The new PRV vault off CFTL Road to be provided as part of the water improvements project would to be located within the paved driveway/parking area of the northern most building. It's our understanding that these buildings are schematic, but wanted to provide you with this information.
10. The proposed Mobile Road intersection with the Future Town Road is shown with a connection on the curve of the roadway. This is not recommended and should be shown to connect on a tangent portion of the roadway.

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", is written over a light blue circular stamp.

Lance S. Brabant, CPESC
Director of Planning & Environmental Services