

February 27, 2018

Planning Board  
Town of Canandaigua  
5440 Routes 5 & 20 West  
Canandaigua, NY 14424

**Re: The Villas @ Canandaigua, Section 4  
Final Subdivision and Site Plan Review  
Response to Comments**

**2186D**

Dear Planning Board Members:

On behalf of Wegman Family (Canandaigua) LLC, XV., we have reviewed the comments MRB Group, dated February 26, 2018, for the above-referenced project. Our intent is to provide written responses to the comments, with revised plans to be submitted after meeting with the Planning Board, in order to obtain any additional Town comments, and incorporate them into the revisions. We have reviewed the comments and offer the following responses for the Town's consideration:

**SUBDIVISION PLAT, SITE PLAN, AND GENERAL COMMENTS**

1. The existing depth and capacity of the stormwater management facilities are to be documented and forwarded to the Town Development Office and Town Code Enforcement Officer prior to the issuance of building permits for Section 4. A note is to be added to the plans.

**Acknowledged. We will review the existing depths and capacities within the existing stormwater management facility and forward for the Town's review. A note will be added to the revised plans, as requested. Please note that the pond in between the units are decorative ponds, and the stormwater management facility is located at the northeast corner of the property.**

2. The existing HOA agreement may need to be updated to include the proposed improvements associated with Section 4. Also, with the construction of the Duplex (Building 220) the owners of these units will have property/ green space to maintain. Does the HOA agreement reflect these requirements?

**We will coordinate the Final Subdivision plans for Section 4 with the appropriate HOA documents and procedures. Creating the HOA lands and lawn to be maintained by private home owners is consistent with what was done with Section 2 and Section 3, as additional HOA lands and lots were created.**

**UTILITY PLAN**

3. The Design Engineer shall coordinate with the associated utility companies regarding the proposed underground utility locations, connections and relocations. All correspondences with these utility companies shall be forwarded to the Town of Canandaigua for their files.

**The plans have been forwarded to RGE for their review. We will continue to coordinate with the utility companies for their final utility designs. Any correspondence will be copied to the Town.**

4. An approval for the Canandaigua Lake County Sewer District (CLCSD) is required for the Sanitary Sewer improvements. All correspondences with CLCSD are required to be forwarded to the Town Development Office and MRB.

**The plans and Engineer's Report have been forwarded to the County for their review of the sewer improvements. All correspondence will be copied to the Town, as requested.**

5. The existing watermain is to be labeled with size and material on the Final Plans.

**The labeling will be revised on the plans.**

6. All existing hydrant locations are to be depicted on the plans.

**Plans will be revised to show existing hydrant locations.**

7. There is a discrepancy between the Water Lateral Note #3 and the Utility Notes #6 regarding the 1" service. Please note that both should reference the use of 1" PE #3408 as per the Town of Canandaigua Site Design Criteria.

**The Utility Note will be revised accordingly.**

8. Utility Note #17 should be revised to reference the "Town of Canandaigua Highway & Water Superintendent" in lieu of the "Highway Superintendent".

**The Utility Note will be revised accordingly.**

9. For clarification, it is our understanding that all roof drains are being tied into the storm sewer system?

**The intent is to connect the roof downspouts of the front units to the proposed storm sewer laterals. The downspouts for the rear units, and rear of the duplex, will be disconnected and daylighted to the rear swale area. The rear swale is then collected and conveyed via rear yard inlets and storm sewers.**

10. Additional drainage inlets (12" Nyloplast Structure) should be provided along the east side of the driveways for Buildings 260C and 270C.

**Acknowledged. We will provide additional Nyloplast drains, as necessary, to collect the drainage along the driveways.**

#### **EROSION & SEDIMENT CONTROL PLAN**

11. Are basements proposed as part of this section of the Villas Development? A note should be added to the plans reflecting this.

**No basements are proposed for the buildings in this section, and a note will be added to the plans, as requested.**

12. A note is to be added to the plans stating that the topsoil stockpile area is temporary and all land beneath the topsoil stockpile area will be returned to existing grade and stabilized prior to closing out the SWPPP.

**The note will be added to the plans, as requested.**



13. The temporary topsoil stockpile area shall maintain side slopes of 1:3 maximum. A note shall be added to the plans.

**The note will be added to the plans, as requested.**

14. The following erosion control notes should be added to the plans:
- If required, the owner shall provide additional temporary erosion control measures, at the expense of the owner.
  - In the event there is a failure of an erosion control device, the owner is responsible to restore downstream areas at their expense.

**The notes will be added to the revised plans, as requested.**

15. The following notes regarding phosphorous use should be added to the 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.

**The notes will be added to the revised plans, as requested.**

#### **LANDSCAPING PLAN**

16. The landscaping plan is to be updated to reflect the proposed berm location along NYS Route 21.

**No additional berming is proposed with Section 4; the berm was constructed with Section 2. The berm was sized to meet the Town's slope criteria, and accommodate the proposed homes and the associated rear drainage. The landscaping has been proposed on the existing berm grading along the northern boundary.**

#### **DETAILS**

17. The MRB Group logo should not appear on the details.

**Acknowledged. The details will be updated on the revised plans to remove the logo.**

18. The following details are to be updated on the plans:

- Typical Water Service
- Pipe Bedding/ Trench Detail

**The details provided above will be updated, as requested.**

#### **SWPPP/ Drainage**

19. An updated Stormwater Pollution Prevention Plan (SWPPP) for Section 4 is to be provided to the Town of Canandaigua Development Office and MRB. Also the Notice of Intent (NOI) for Section 4 meeting the GP 0-15-002 requirements is to be included within the SWPPP.

**We acknowledge the requirements for Section 4 to meet the current General Permit requirements for post-construction stormwater management. We will work with both the Town and MRB Group to revise the plans as necessary to meet the requirements of the current Design Manual and MS4. The SWPPP will be forwarded under separate cover, for the Town's review.**

20. Please note that the Town of Canandaigua is now an MS4 and completion of the MS4 SWPPP Acceptance Form is required upon receiving an approval of the SWPPP.

**Acknowledged. The necessary SWPPP will be forwarded under separate cover for the Town's review, and will include the MS4 Acceptance Form.**

21. The Town of Canandaigua Stormwater Maintenance Agreement is to be completed and reference that it is for all Sections of the Villas @ Canandaigua Development. The agreement is to be forwarded to the Town Development Office, MRB, and the Town Attorney for review and approval.

**We acknowledge that the Town's Stormwater Maintenance Agreement is to be completed with this Section. We will continue to work with the Town and Town Engineer for the necessary items to be included in the Agreement. Once coordinated, it will be submitted for the Town's review under separate cover.**

As noted above, our intent is to provide revised plans after meeting with the Town Planning Board, and gathering any additional comments that may need to be incorporated onto the plans. Additional items, as noted above, will be forwarded under separate cover for the Town's review.

If you have any additional questions or comments, or require any additional information, please contact our office.

Sincerely,  
BME ASSOCIATES



Michael C. Bogojevski, P.E.

MCB:blr

Enclosure

c: Andy Wegman; Wegman Companies, Inc.  
Lance Brabant; MRB Group  
Eric Cooper; Town of Canandaigua