

December 20, 2022

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

**RE: SUTTER CREEK LLC – 2790 COUNTY ROAD 10
SPECIAL USE PERMIT & SITE PLAN REVIEW
TAX MAP NO. 71.00-1-25.100
CPN No. 22-083
MRB PROJECT NO.: 0300.12001.000 PHASE 306**

Dear Mr. Finch:

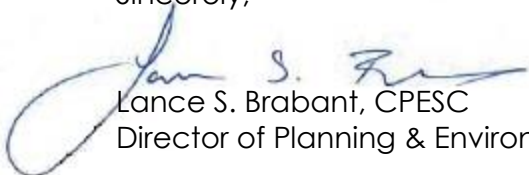
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated October 26, 2022, prepared by Grove Engineering. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. Per online environmental mapping, question 16 of the Short EAF Part 1 should be answered "yes."
2. An existing conditions plan is to be provided. Also, all floodplain and floodway boundaries should be shown on the plans, and any associated boundary elevations noted.
3. The zoning data table should also indicate existing conditions. The proposed setbacks should be the smallest setbacks for any proposed buildings and existing-to-remain buildings. Also, per section §220-43.F, outdoor storage areas, in combination with all other impervious surfaces, shall not exceed 70% of the area of the lot. This should be reported in the zoning data table, and the calculations used to determine this should also be noted on the plans.
4. A statement of operations should be provided for review. The statement of operations should include the following information at a minimum:
 - a. Description of the proposed business
 - b. Maximum number of employees to be on site at any time
 - c. Hours and days of operation
 - d. Whether or not customers are permitted to visit the site, and if so, the anticipated maximum number of customers to be on site at any time
 - e. How the proposed use will comply with §220-43.H

5. All existing and proposed outdoor storage areas are to be clearly delineated in detail on the plans.
6. All proposed door locations should be shown on the plans.
7. It's not clear how drainage will flow out from between the existing and proposed buildings. The grading should be updated in this area. Also, a proposed 704' contour appears to be required south of the proposed building.
8. A concrete washout area detail is to be provided. Also, the topsoil stockpile and staging areas do not appear to be sufficiently sized.
9. The remaining proposed concrete pads should be included in the limits of disturbance.
10. In steeper areas, silt fence should only be run parallel to the contours. Silt fence runs should terminate with J-hook ends. The silt fence along the north side should also be extended further east.
11. As the project has well exceeded a combined limits of disturbance greater than 1 acre, and as part of a larger common plan of development or sale, the project will be required to provide stormwater mitigation, including meeting the WQv, RRv, and water quantity requirements per the NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001. A SWPPP is to be provided for review and approval.
12. As the project is indicated to be located within an archeologically sensitive area, and as the project will require a SWPPP, the project will require review from NYS SHPO and a "no impact" letter will need to be provided.
13. A lighting plan is to be provided, showing all existing-to-remain and proposed exterior lighting, with true photometric contours. Full manufacturer cut sheets are to be provided for all exterior lighting.
14. A landscaping plan should be provided, along with a landscaping schedule, and should demonstrate how the project complies with the landscaping and buffering standards within §220-76.D of the Town Code. Also, the site plans include notation and symbols indicating that a row of 5-6' tall Norway spruce trees are scheduled to be planted November 2022. Was this completed? The plans should be updated to indicate the current status.
15. A concrete driveway detail should be provided.

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,



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