

June 16, 2021

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

**RE: TYLER & MELINDA BROCKLEBANK – 2504 COOLEY ROAD
SINGLE-STAGE SUBDIVISION PLAT & SITE PLAN REVIEW
TAX MAP NO. 69.00-1-41.100
CPN No. 21-048
MRB PROJECT NO.: 0300.12001.000 PHASE 245**

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat regarding the above referenced project, dated April 2021, last revised June 20, 2021, prepared by Mott Land Surveying, and the submitted Site Plan dated May 11, 2021, 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.

SEQR COMMENTS

1. As the site is located within an archaeologically sensitive area, the design engineer should coordinate with NYS SHPO.

SUBDIVISION PLAT COMMENTS

2. The onsite stream (regulation # 898-174) and the 100' state wetland buffer should be added to the plat.
3. The description of the proposed access easement should be provided for review and approval. The access easement label should also note the name of the grantee.


SITE PLAN AND GENERAL COMMENTS

4. The site plan should include an approval signature line for the Town Engineer.
5. The size of the proposed propane tank should be noted on the plans.
6. The topsoil stockpile should be fully encompassed by silt fence and should be moved further east.
7. Temporary check dams should be provided within the proposed backyard swale at every 2' of elevation change. A temporary check dam detail should be provided.
8. A concrete washout area should be shown on the plans and a detail provided.

9. The length, and anticipated inverts and slope of the proposed driveway culvert should be noted on the plans.
10. The Town of Canandaigua Typical Driveway Culvert Detail should be added to the plans. The typical driveway section include on the plans should be revised to indicate that it does not apply within the right of way.
11. The 2018 Town of Canandaigua Typical Water Service Detail should replace the water service detail on the plans. The minimum size of residential water services is 1" per the Town of Canandaigua Site Design & Development Criteria Manual.
12. Additional detailing and notation should be provided regarding the proposed septic system. The system will require review and approval from the Town Code Enforcement Officer and NYSDOH.
13. All existing and proposed utilities should include the size, material, and thickness ratio in the label. Gravity pipes should also include length, slopes, and inverts in the label.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant".

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