

April 21, 2022

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

**RE: PROCUTTERS LANDSCAPE INC. – 2970 COUNTY ROAD 10**  
**SITE PLAN REVIEW**  
**TAX MAP NO. 184.0-1-17.111**  
**CPN NO. 22-021**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 284**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated March 1, 2022; Engineer's Report dated March 1, 2022; and SWPPP dated March 1, 2022, last revised March 17, 2022; all prepared by Marks Engineering and received by MRB on March 23, 2022. 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.

**Site Plan & General Comments**

1. A boundary survey should be provided.
2. The existing conditions plan should show the limits of the treelines. The "blue line" stream should also be shown and should be labeled with name (if applicable), regulation number (898-194), and standard (C). All federal wetlands within the visible area should also be shown and labeled.
3. The flood zone boundary should be shown on the plans, and the elevation should be noted (if known).
4. The surveyor certification statement is to be signed prior to submitting the plans for approval signatures.
5. All existing utilities should be labeled with the following information, if known/applicable: size, material, thickness ratio, length, slope, and inverts.
6. The watermain easement along County Road 10 should be depicted on the plans.
7. The proposed conditions in the bulk table should be as proposed rather than just repeating the required amounts. This should also include minimum lot area and lot width. Lastly, maximum lot coverage should be revised to state maximum building lot coverage.

8. The statement of operations indicates in multiple locations that improvements will be made in the future as the site currently has no electrical service. Typically, electrical service hookups would occur as part of the site construction. Is this what is meant by said statements or is the intent to leave the building without power for a period of time after construction? Please clarify.
9. Typical dimensions should be noted for the truck and trailer parking. Please also add dimensions to the grave area with the bunkers.
10. Please indicate all proposed door locations on the plans.
11. ADA accessible parking spaces and access aisles will need to be provided.
12. The internal road may need to be made 26' wide where it is adjacent to the proposed fire hydrant to meet the NYS Fire Code requirements.
13. Please add the heights to the bunker labels.
14. Is there an easement over the existing stone drive that crosses through multiple parcels? Will this drive and easement remain?
15. The design engineer should coordinate with NYSDEC to determine whether or not any permits will be needed for the outside storage of construction materials. All correspondences with the NYSDEC are to be forwarded to the Town.
16. A lighting plan is to be provided and should show true photometric contours. Full manufacturer cut sheets should also be provided for all proposed lighting.
17. The proposed septic system and leaching area design is to be reviewed and approved by the Canandaigua Lake Watershed Inspector and NYSDOH prior to issuance of a C/O. All correspondences are to be forwarded to the Town.
18. The acreage of disturbance is to be noted on the plans. As the proposed project is expected to exceed 5-acres of disturbance, the project will be required to request and obtain a 5-acre waiver from the Town of Canandaigua Development Office or provide a phasing plan that demonstrates how the site will be kept under 5-acres of disturbance.
19. A stabilized access drive is to be provided for the proposed SWMF. The drive should be at least 12' in width and should extend around the SWMF to the outlet control structure (if feasible) and emergency spillway.
20. A stormwater maintenance easement is to be provided over the proposed SWMF and shall include a 20' wide, stabilized access corridor to a public ROW. A boundary description and map is to be provided to the Town Development Office and MRB for review and approval.
21. The runoff from the proposed storage area is to be directed to the proposed SWMF for treatment. The runoff from the south side of the building and parking

lot must also be directed to the SWMF and/or another suitable stormwater management practice for treatment.

22. The SWMF emergency spillway riprap is to be shown on the plans. The forebay shall be made at least 4' deeper than the under driveway culvert. The driveway culvert connecting the forebay to the deep pool shall be sized to handle the 100-year, 24-hour design storm. The SWMF shall include a 10-15' wide aquatic bench starting at the permanent water elevation and extending inward to a maximum depth of 18". The outlet control structure is to be revised to include a low flow orifice or other low flow control device.
23. The grading on the south side of the pond shows the top of embankment at 694.5', however on the north side the top of embankment appears to be only 694.0'. The top of embankment should be consistent around the SWMF and should provide at least 1' of freeboard over the 100-year design storm elevation or 1' over the emergency spillway invert, whichever is greater.
24. The driveway culvert downstream of the SWMF shall be sized to handle the 100-year, 24-hour design storm, including any flows from the SWMF.
25. The design engineer shall be required to coordinate with NYSDEC and US ACOE regarding the proposed improvements within the CR 46 roadside channel as the channel is mapped as a NYSDEC "blue line" stream and a Federal Riverine. Has a wetland delineation report been completed for this project? Copies of all correspondence with NYSDEC and US ACOE are to be provided to the Town Development Office and MRB Group.
26. Riprap protection should be provided on the inlet side of the culverts as well.
27. The Town of Canandaigua Standard Notes (G-3.0, 3.1, and 3.2), Water Valve Detail, and Tree Planting Detail should be added to the plans.
28. An outlet control structure detail should be provided on the plans. Also the riprap spillway detail and riprap outlet protection detail should indicate the size of riprap stone.
29. Pavement section details should be provided for the paved portion of the driveway and the gravel areas onsite.
30. A note is to be added to the plans indicating that any and all future expansions will be considered to be as part of a larger common plan of development or sale and will require additional water quality, runoff reduction, and water quantity controls, and preparation of a SWPPP amendment.
31. The Engineer's Report shall include water calculations and/or modeling, sanitary calculations, and storm sewer calculations.

**SWPPP Comments**

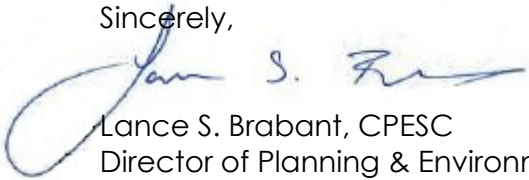
32. On page 6 of the SWPPP, the narrative identifies that overbank flood control and extreme flood control criteria has been waived as the site directly discharges to a fifth order (or larger) stream. This language is to be removed as it is incorrect, and the stormwater management design shall be revised to include the required flood control.
33. On page 6, Section 3.1.a, under the second bullet point, the first sentence of this paragraph should be removed.
34. On page 16, the SWPPP refers to dry swales as a proposed practice, however no such practices are shown on the plans. The plans are to be revised to show the proposed dry swales and include appropriate details, or the SWPPP is to be revised to remove references to dry swales. In either case, a practice providing RRv will be required to be detailed on the plans.
35. As the project is located within an archeologically sensitive area, coordination with NYS SHPO will be required. A "no-impact" letter from SHPO will be required to be provided and included in the SWPPP prior to receiving SWPPP approval.
36. The following comments pertain to the hydrology modeling:
  - a. The model's time step (dt) should be set to 0.01 hours. The time span should provide at least 24 hours of modeling after the start of the storm event.
  - b. Both existing conditions and proposed conditions should be revised to account for any offsite drainage contributing to the site. Based on the contours shown, the solar field, or portions of, would appear to contribute to the site. Please expand the topography mapping on the drainage maps to support any subcatchment boundaries shown.
  - c. In the existing conditions, the Tc path enters the roadside channel then exits it halfway along the southern property line. This appears to be incorrect based on mapping of the channel. Also, the existing conditions Tc path is shown starting within the channel, however the Tc path calculations consist of sheet flow in short grass and shallow concentrated flow. The Tc path should be adjusted to start outside the channel. Flow within the channel should be calculated as channel flow and not shallow concentrated flow. The pathing and calculations for the proposed conditions should also be adjusted accordingly as the same issues exist.
  - d. The proposed conditions model should be split into two or more subcatchments; one for the drainage area contributing to the pond, and one for the remainder of the site. Please also use the same color coding for the subcatchment boundaries as used on the existing conditions map.

- e. Based on review of aerial imagery and roadside imagery, the existing conditions should be modeled as a mix of brush in good condition, meadow, impervious area (CN 98), and some woods in good condition.
  - f. Gravel in the proposed conditions should be modeled as CN 98.
  - g. The proposed conditions model should be set to dynamic routing. The pond forebay should be modeled as a separate pond node due to the culvert between the forebay and main pond area potentially restricting flows. The stage storage should begin at the permanent water elevation (the low flow orifice invert). Also, the emergency spillway invert is set incorrectly in the model. The correct invert is 693.5' per the plans. The outlet culvert upper and lower inverts in the model do not match the inverts noted on the plans. The inlet conditions settings for the culvert (projecting, no headwall) does not appear to be appropriate as the outlet pipe begins within a concrete structure.
37. The following comments pertain to the draft NOI:
- a. The owner/operator's federal tax ID should be provided.
  - b. In question 1, the coordinates should match the example format.
  - c. Question 4: the acreage of disturbance indicated is substantially less than the boundary area shown on the plans. Please also check the future impervious area.
  - d. Question 9: please include the regulation number for the stream.
  - e. Question 16 should state Ontario County Department of Public Works.
  - f. Question 22 should be answered "yes."
  - g. Questions 36 and 37 will need to be answered. 36a and 37a should be left blank.
  - h. Question 42 should be answered "yes."
38. Please include the appropriate maintenance inspection checklists from Appendix G of the NYS SWMDM, or from the NYSDEC SMP Maintenance Guidance document (last revised in 2017). Please also separate SMP long term maintenance information into a section separate from erosion and sediment control maintenance information.
39. Please add the following NYS Blue Book pages to the SWPPP:
- a. Concrete truck washout
  - b. Dust control
  - c. Protecting vegetation during construction
  - d. Site pollution prevention
  - e. Stabilized construction access

- f. Winter stabilization
- g. Grassed waterway
- h. Landgrading
- i. Soil restoration
- j. Vegetating waterways
- k. Buffer filter strip
- l. Silt fence
- m. Check dams
- n. Temporary seeding
- o. Permanent seeding
- p. Mulching
- q. Sediment trap

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 faint, light blue circular stamp.

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