

October 18, 2016

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

**RE: PFISTER ENERGY OF BALTIMORE, LLC  
SITE PLAN REVIEW  
TAX MAP NO. 84.00-1-17.1000  
CPN NO. 067-16  
MRB PROJECT NO.: 0300.12001.000 PHASE 92**

Dear Mr. Finch,

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated September 16, 2016, last revised September 18, 2016 prepared by Hunt Engineers, Architects, and Surveyors. 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 Review**

1. The proposed leased area as shown on the Existing Features Plan, should also be depicted on the Site Improvements Plan.
2. Signature lines for the Planning Board Chairman and Town Engineer should be added to Sheet C1.0 (Site Preparation Plan), C2.0 (Site Improvements Plan), and C4.0 Erosion and Sediment Control Plan.
3. The scale on Sheet C1.0 (Site Preparation Plan) is incorrect and should be labeled as being 1" = 50'.
4. Any work proposed within the right of way will require a review and approval from the Ontario County Department of Public Works. All correspondences from Ontario County are to be forwarded to the Town of Canandaigua Development Office.
5. The plans should differentiate which wetlands are state and which are federal. The 100' buffer area shall also be depicted for all state wetlands.
6. There appears to be disturbances within the 100' State buffer area and within identified wetland areas. Please identify on the plans the total disturbance area within these areas. An Article 24 Freshwater Wetlands Permit from the NYSDEC may be required. All correspondences from Army Corps of Engineers (ACOE) and NYSDEC regarding their review and approval are to be forwarded to the Town Development Office and MRB.



7. It appears that the 48" driveway culvert may need to be replaced or extended to accommodate the new gravel drive. Please clarify and provide additional details as necessary. Any replacement pipe should be embedded to promote aquatic habitat connectivity and biota passage.
8. The plans propose a disturbance of over 1-acre and as noted must obtain coverage under NYS DEC SPDES General Permit GP-0-15-002. A SWPPP containing water quality and quantity mitigation is to be reviewed and approved in accordance with Town Code Chapter 170.
9. The limits of disturbance boundary as depicted on Sheet C1.0 is to be revised to include the proposed bioretention area, topsoil stockpile area, and construction access drive.
10. The limits of disturbance boundary should be depicted on the Erosion and Sediment Plan (Sheet C4.0). The total acreage should also be provided.
11. Culverts should be provided to allow the swale to pass through the proposed fence. Grading and panel re-location should be done to allow the free flow of drainage through the ditch from east to west.
12. Placing silt fence through the swale is not recommended. Please provide a sediment trap or other BMP to control sediment.

#### **SWPPP Review**

13. A stormwater maintenance agreement with the Town of Canandaigua will be required for the proposed bioretention facility. This should be included within the SWPPP.
14. Please note that a Town of Canandaigua MS4 SWPPP Acceptance Form will be required and is to be inserted into the project SWPPP.
15. The NOI indicates that the project proposes to disturb more than 5-acres at a time. A waiver from the Town of Canandaigua (MS4) will be required.

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", written over a horizontal line.

Lance S. Brabant, CPESC  
Senior Planning Associate