

March 24, 2017

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

Attn: Doug Finch, Town Development Office

**Re: Canandaigua Family Apartments
Responses to Comments**

2490

Dear Doug:

On behalf of the applicant, The DiMarco Group, we have reviewed comments for the above-referenced project, in a letter from MRB Group dated March 15, 2017. We offer the following responses for the Planning Board's consideration:

SEQR

1. The Phase 1 Environmental Site Assessment and the Phase 1 Cultural Resource Investigation studies are to be forwarded to the Town Development Office and MRB. A "No Effect" letter from the State Historic Preservation Office (SHPO) will be required. All correspondences with SHPO are to be forwarded as well.

The Phase 1 CRI Study, the "No Effect" SHPO letter, and other correspondence are attached.

The Phase 1 Cultural Resource Investigation study was provided in the Engineer's Report. Attached is a copy of the SHPO "No Effect" letter. A copy of the Phase 1 ESA will be provided under separate cover.

COVER SHEET /GENERAL COMMENTS

2. The proposed structures, including all accessory structures including dumpsters, shall meet design standards set forth within §220-33 Mixed Use Overlay Districts of the Zoning Ordinance.

All accessories will meet Town zoning ordinance design standards.

3. Architectural renderings of the proposed structures and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, signage (color, height illumination), green space areas and proposed landscaping.

Building elevations were provided with the submittal to the Planning Board. Additional information on the building aesthetics will be presented to the Board at the Planning Board meeting.

4. The line symbols provided within the Legend of the Existing Conditions Plan (Drawing #2409-02) should be consistent with the line types within the drawing. Please update accordingly.

The legend will be updated accordingly.

5. All adjacent parcels located to the north and east of the subject property should be clearly labeled with the property owners and associated Tax Account Numbers on the Lot Adjustment Plan.

The Lot Adjustment Plan will be revised to include the requested information.

6. Please clarify who will be responsible for maintenance of the site, open space areas, community clubhouses, and stormwater facilities? All maintenance agreements will be required to be forwarded to the Town Development Office and Planning Board Attorney for review and approval.

Baldwin Real Estate Corp, a DiMarco Group Company, with over 25 years of property management experience, will manage all four phases/entities of the development with highly skilled and trained on-site administrative and maintenance professionals. The stormwater management facilities will remain private with an access easement to the Town and the stormwater facilities maintenance agreement will be provided to the Town for review.

7. Note number 10 on the Lot Line Adjustment Plat should be updated to clarify that the tower access road has been relocated.

Note number 10 on the Lot Line Adjustment Plat will be revised accordingly.

8. The site data and zoning information is to be labeled on the Lot Line Adjustment Plat.

The requested data/notes will be added to the Lot Line Adjustment Plat.

9. Cross access, easements over the four (4) individual lots will be required to be provided and should be identified and labeled on the plans.

The cross access and utility easements will be updated on the revised plans. The applicant is working on resolving dedication of various utilities and the easements will be updated accordingly.

SITE PLANS (SHEETS 04 - 06A)

10. Please note that a County Highway Work Permit will be required for all work proposed within County Road 10 right-of-way. All correspondences with the County DPW are to be forwarded to the Town Development Office and MRB.

Acknowledged, all correspondence with County DPW will be provided to the Town as requested.

11. An evaluation of vehicle turning movements demonstrating that there is adequate space available for emergency vehicles, disposal vehicles, vehicles with trailers, etc ... to maneuver around onsite without obstructing the internal traffic flow and emergency access to the site is to be provided.

An exhibit demonstrating the turning movements for an emergency vehicle will be provided under separate cover for review.

12. Under the Site Notes on the Site Plan (Sheet 04), the proposed open space calculations for Phase 1-4 should be verified. In addition, the associated open space acreage required and provided for each Phase and overall should be labeled on the plans.

The Open Space provided for each phase is noted in the Site Notes, but will be verified with any updates to the plans. Each phase is proposed to provide the required minimum 40% open space. This will be verified on a per lot (phase) basis and updated as necessary.

13. Several apartment structures appear to straddle the approved front setbacks including building 2, 4, 6, 7, 23, and 24. It is my understanding that no area variances are being requested for this project.

The buildings listed are proposed to be constructed to the 30' setback from the dedicated road Right-of-way as shown on the site plan. With the revised plans to be submitted for review, we will confirm that the buildings are not shown over the setback line.

14. The typical square footage for the proposed three (3) affordable building styles and four (4) market rate units should be added to the site plans.

The typical square footage will be shown for each building style.

15. A crosswalk incorporating an accessible sidewalk ramp should be provided near station 19+00 and station 16+00.

The crosswalks and ramps will be added as requested.

16. The location of the commercial pedestal mailbox locations should be clearly depicted on the site plans. Crosswalks, lighting, and pull-offs should also be considered for the mailbox locations.

The intent is to provide individual mailboxes for all the units, center of and behind the parking sidewalk near each building. The locations will be shown on the final phase 1 plans.

17. The bus pick-up and drop shelter locations are to be depicted on the site plans. All correspondences with the Canandaigua School District Transportation Department are to be forwarded to the Town of Canandaigua and MRB.

A shelter is not proposed for the bus pick-up and drop-off locations within the site. Any correspondence from the School District to coordinate the locations of bus stop within the site will be provided to the Town.

18. Traffic sign locations are to be depicted on the site plans.

Traffic sign locations will be shown on the revised plans.

19. In accordance with Section 220-9(R) of the Zoning Ordinance, fencing and landscaping is required on three of the four sides of a dumpster enclosure. The site plans are to be updated in accordance with the above-referenced section of the Ordinance.

The proposed materials of the enclosure will be noted on the plans. The Landscape Plan also shows proposed tree plantings near many of the dumpster locations. Any additional landscaping has not been proposed as many of the areas near the dumpster enclosures will need to be used as snow storage areas. It is expected a wooden fence will be utilized.

20. The container enclosure detail located on Drawing #2490-29 should specify that the dumpster enclosure would consist of materials and colors consistent with the structures.

The dumpster enclosure detail will be updated as requested.

21. It appears that the market rate units will have outdoor patios. Will privacy fencing be provided for the patio areas?

No privacy fencing is currently proposed for the patio areas.

22. The width of the proposed access easement to the Finger Lakes Radio Group, Inc. should be labeled on the plans.

The width of the proposed easement will be labeled on the plans.

23. There appears to be a proposed 20' wide sanitary sewer easement on Drawing 04, however, it is not labeled. All utility easements that are labeled on the site plans should also be labeled on the utility plans.

Typically, easements are not labeled on the Utility Plans. All of the easement locations will be finalized with the final decisions for dedication of the utilities.

24. The Town Fire Marshal and Code Enforcement Officer should be satisfied that emergency access is adequate and meets NYS Building Code requirements. Additionally, the road width and proposed pavement section will need to meet with the approval of the Town Fire Marshal.

Acknowledged.

25. A detail of the proposed perimeter fencing for the pool area for the market rate units should be added to the plans. The Legend should be updated to include the appropriate fence symbol if different from those shown.

The location of the fence will be depicted on updated plans. Final details of the fence will be provided at the time of final plans for Phase 4.

26. All proposed snow storage locations should be identified on the plans.

The proposed snow storage areas will be shown on the revised site plans.

27. The accessible parking spaces should be proportionally distributed throughout the parking lot design. For example, there are locations where there is only one (1) accessible space provided for a three-bedroom unit, while a one-bedroom unit provides two (2) spaces. Please update accordingly.

The accessible parking spaces were allocated based on where the accessible apartment units are proposed. The locations of the spaces were coordinated with the applicant, and further clarification can be provided if necessary.

28. Building 01 references 18 parking spaces, while only 17 are provided. The clubhouse for the market rate units reference 10 spaces, while only nine (9) spaces are provided. Due to these discrepancies, a re-calculation of proposed spaces should be provided.

The number of parking spaces noted will be addressed on the revised Site Plans.

29. Shared driveways and parking areas should be considered for those buildings (2, 4, 6, 7, 23, and 24) fronting the proposed public Road 'A' reducing the curb cuts from fourteen (14) to eleven (11).

The grades in these areas do not work when parking areas are combined for two buildings to reduce the number of entrances.

30. The "centerline of tower access road" as depicted on the Site Plan (Sheet 05) and Site Plan Limits for Phase 1, should be removed due to the proposed Lot Line Adjustment Plat.

The centerline of tower access road will be removed as requested.

31. The site data and zoning information applicable to proposed Phase I should be added to the Site Plan Limits for Phase I (Sheet 05A).

The Site Notes specific for Phase 1 will be added to Sheet 05A.

32. The dumpster and concrete pad for the Phase 4 clubhouse should be relocated outside of the proposed sanitary sewer easement to Canandaigua Lake County Sewer District.

We will relocate the dumpster/sewer as requested.

33. The sanitary sewer easement is to be revised to read "Canandaigua Lake County Sewer District (CLCSD}" in lieu of Ontario County Sewer District.

We will revise the sewer easement label on the revised plans, and also will coordinate the necessary easement when the dedication of the sewers is clarified.

UTILITY PLANS (SHEETS 04- 06A)

34. Coordination with Canandaigua Lake County Sewer District (CLCSD) regarding the sanitary sewer improvements and lateral connections will be required. All correspondences with CLCSD are to be provided to the Town and MRB.

A meeting with CLCSD has been requested to review this application with them. We will continue to coordinate with the CLCSD to review the sanitary improvements and also review dedication of the sewers.

35. Dedication of the water system shall be reviewed with the Hopewell-Canandaigua Water District. The design engineer should plan on providing metering and backflow at the point(s) of connection to the existing watermain on County Road 10. It should be noted that private watermain should not be located within public right-of-ways. Likewise, public watermain should not be located under private pavements. All correspondences with the Canandaigua-Hopewell Water District Superintendent with regards to the proposed water service improvements are to be forwarded to the Town and MRB.

We have been working with Ken Potter from the Hopewell Water Department and are awaiting his decision regarding dedication of the watermains. We will continue to coordinate with Ken and the plans will be revised accordingly after we get his final comments.

36. A utility/access easement to the Canandaigua-Hopewell Water District will be required to be provided to the proposed Master Meter location(s).

Acknowledged.

37. All correspondences with NYSDOH are to be forwarded to the Development Office, Canandaigua-Hopewell Water District Superintendent, and MRB.

We will forward all correspondence with NYSDOH to you, as requested.

38. The minimum radius for the installation of 8" PVC watermain is 200'. It appears that portions of the proposed watermain along Road 'A' will not meet this requirement and will require bends to be provided. The locations of all proposed bends should be identified on the plans.

We will show watermain bends where required.

39. All proposed valve locations are to be identified on the utility plans.

The proposed valves are shown on the utility plans.

40. Based on the New York State Fire Code, Chapter 5, a residential/subdivision road constitutes a fire apparatus access road and therefore the minimum approved surface width is required to be an unobstructed 26' where a hydrant is present (20 feet on center of the hydrant). The width of pavement in front of the proposed hydrants is to be adjusted to meet this requirement. Please update the plans accordingly.

The hydrant locations were coordinated so that the required 26' width is provided. The 26' dimension will be shown on the plans for clarification for the hydrants.

41. The Design Engineer shall coordinate with the associated utility companies regarding the proposed underground utility locations and connections. All correspondences with these utility companies shall be forwarded to the Town of Canandaigua and MRB.

The plans have been submitted to all proposed underground utility companies. We will provide you with any correspondence we receive.

42. The proposed roof leaders/ drainage connection for building 32 appears to be missing from the plans.

The roof leader connection will be added for building 32 on the revised plans.

43. The invert elevations for all storm sewer laterals should added to the plans.

We will add all storm sewer lateral inverts on the plans.

44. The Legend should be updated to depict "Force main (FM)" as shown on Utility Plans (Drawings 08 and 09).

We will update the legend as requested.

GRADING & EROSION CONTROL PLANS (SHEETS 10 - 15)

45. The grading behind building six (6) is steep with drainage be directed towards the building. The grading within this area should be re-evaluated to assure that runoff is conveyed away from the building.

The drainage from the slope near building 6 is intended to be directed around the building. We will re-evaluate grading in this area and add additional spots elevations to clarify the grading in that area.

46. A drainage inlet should be considered between buildings MR-3 and MR-4 of Phase 4 and be shown to discharge into the bio-retention area (GI-A-1-B).

We will consider this additional inlet near the buildings.

47. The proposed temporary turnaround (phase 1) on Drawing #2409-14 should be designed in accordance with the Town of Canandaigua's Site Design & Development Criteria. A detail should also be added to the plans.

We will add the appropriate detail to the plans.

48. The proposed silt fence locations are to have j-hooked ends.

The j-hooked ends will be used where applicable.

49. The proposed clearing limits should be identified for all phases. The existing vegetation (if any) to remain after construction of the proposed site improvements should be clearly depicted on the plans.

The proposed clearing limits are shown on the grading and erosion control plan. Final phase 1 plans will also depict the clearing limits for Phase 1.

50. All slopes 3:1 or greater are to be stabilized with steep slope seed mix and an erosion blanket is to be applied. These areas are to be identified on the plans.

Any slopes 3H:1V are noted on the plans to be retopsoiled, seeded, and stabilized with Erosion Control Blanket ESC-2 (Eastcoast) or approved equivalent immediately up completion of rough grading.

51. Concrete wash station(s) and topsoil stockpile locations are to be shown and protected with perimeter silt fencing. Please update the plans accordingly.

The topsoil stockpile locations and concrete wash station will be updated on the final Phase 1 plans.

52. A construction staging area should be identified for vehicle and equipment storage.

The final Phase 1 plans will show the staging area as requested.

53. Maintenance/access roads, a minimum of 12' wide, are to be provided to the proposed stormwater management facilities, forebays, and outfall structures for maintenance purposes.

The requested, pond access maintenance drives will be shown as discussed in our meeting with the Town Engineer. Locations of the access drives will be shown on updated plans, and we will work to coordinate the final treatment of the access drives with the Town Engineer.

54. In lieu of an Overall Construction Erosion Control Plan, which is not accurate, as not all Phases will be constructed at the same time, individual erosion control plans should be provided for each Phase (Phasing Plan). A Phasing Plan is also required for those projects requesting a 5-acre waiver from the Town of Canandaigua (MS4). The plan shall define the maximum disturbed area per phase needed, showing the required cuts and fills, and providing a construction sequence specific to each proposed phase (to be more defined with Final Plan submittals), etc ... is to be provided.

The final Phase 1 plans will be provided with all additional required SWPPP information and formwork including N.O.I., 5-acre waiver letter and other SWPPP forms. As discussed, the plans will be updated with final, phase 1 specific, construction sequencing and erosion control measures.

55. Please note the three (3) minimum requirements that must be met before the MS4 can grant the 5-acre waiver. The following should be noted on the plans.

- Increased site inspection frequency to at least two (2) site inspections every seven (7) calendar days for as long as the disturbance exceeds five (5) acres. The two (2) inspections must be separated by a minimum of two (2) full calendar days,
- In areas where soil disturbance activity has been temporarily ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased,
- A Phasing Plan is to be provided.

The above notes will be added to the plans and a final Phase 1 Construction Erosion Control Plan will be included with revised plans.

LANDSCAPING AND LIGHTING PLANS (SHEETS 16 - 22)

56. Drawing #2490-19 should be updated to include the proposed landscaping for the clubhouse and pool area associated with the market rat units.

The landscape plan 2490-19 will be updated for your request.

57. Please note that the minimum size caliber is 3". The Proposed Plant Species table on Drawing #2490-17 should be revised to provide the corresponding caliber.

The size of the proposed trees will be revised to 3" caliber.

58. The proposed plant species outlined in the table on Drawing #2490-17 identifies several species of trees and plants that are considered species that are "Occasionally Severely Damaged" by deer populations. The Planning Board may want to consider species that are more resistant to deer damage.

We will review the species of the proposed trees with the Planning Board and revise the plans as necessary.

59. A monument sign is being proposed at the northern entrance, however, not at the southern entrance. The Planning Board may want to consider a monument sign at the southern entrance with complimentary landscaping.

The intent is to provide monument signs at each entrance. The sign locations will be shown on the revised plans.

60. Will the proposed monument sign(s) at the entrances of Road A be internally or externally illuminated?

The proposed monument signs at each entrance will be proposed to meet Town sign codes. The intent is to externally illuminate the signs with downward facing light fixtures.

61. The quantity of lighting outlined in the Luminaire Schedules for Phases 1-4 are inconsistent with the number depicted on the plans. Please update accordingly.

The lighting plan will be revised accordingly.

62. Designer cut sheets from the manufactures are to be provided for all proposed lighting. A note is to be added to the plans stating that all site lighting will be dark sky compliant.

The lighting cut sheets and plans have been previously provided to the Town. The requested note will be added on the plans.

63. A lighting photometric plan is to be provided depicting the true foot-candle illumination level where light hits light.

The photometric plan has been previously provided to the Town for review. The Lighting Plan will be updated accordingly to reflect the latest Photometric Plan submitted to the Town.

NOTE, PROFILE AND DETAIL SHEETS (SHEETS 23-- 29)

64. The 'MRB Group' reference on the details should be removed.

The Details will be revised to remove the "MRB Group" reference. We will coordinate with the Town and MRB to make sure any updated Town details are noted.

65. Utility Note #9 should be revised by eliminating the 'Monroe County Department of Health' reference.

Note #9 will be revised on the plans in the future.

66. The Profile Sheets (Drawing #2490-24 and 25) should be revised to read "(Sheet 1 of 2)" and "(Sheet 2 of 2)" respectively.

The sheet labels will be added to the revised Profile Sheets, as requested.

ENGINEERS REPORT/ SWPPP

67. The Engineer's Report shall discuss the discrepancy between the peak water system demand (1,556 gpm) and the peak sanitary system demand (209.1 gpm).

Clarification for the discrepancy in peak demands will be addressed in the revised Engineer's Report to be submitted for your review. The water system calcs were based on an assumed 4 gpm/unit demand, while the sanitary sewer demand was based on 200 gpd/unit converted to a peak flow. The 4 gpm used for the water supply calculations is a conservative amount used to confirm the availability of the water supply and pressures in peak conditions.

68. The Engineer's Report shall also discuss the discrepancy between the peak sanitary system demand calculated for the downstream sewer capacity (209.1 gpm) and for the pump station sizing (324.2 gpm).

The sanitary demands used for the proposed pump station will be revised once we know if the pump station will be dedicated or private to correspond to the demands calculated for the sanitary sewer capacity calculations. This will be revised in the Engineer's Report.

69. To reduce the friction losses and decrease the velocity (8.3 fps in proposed, 10 States only recommends a minimum of 2 fps), the design engineer should consider increasing the diameter of the force main.

We will look to finalize the forcemain sizing, to correspond to final pump station design and flows. This will be addressed in the revised Engineer's Report to be submitted.

70. The Engineer's Report shall calculate the number of EDUs proposed, and compare that to the EDU capacity for the area listed in the Town of Canandaigua's Sewer Master Plan.

We will coordinate with the Town Engineer to provide the information regarding the Town's EDU capacity. After conversations with the MRB Group, they will provide the EDU information and we will coordinate getting that information to the Town.

71. A separate Stormwater Pollution Prevention Plan (SWPPP) document will be required as part of Final Phase 1 approval process and with every subsequent Phase from there.

A preliminary SWPPP has been prepared and submitted to the Town and Town Engineer for review. This will allow the Town to provide comments on the SWPPP document, and we will continue to coordinate with the Town to finalize any remaining SWPPP components as the project progresses.

72. It appears that Stormwater Management Facility A-1 utilizes the emergency spillway during the 100-year event. This facility and Facility A-2 shall be reconfigured such that at least 12-inches of freeboard is provided to the emergency spillway.

We have reviewed the configuration of the spillways for the two ponds and feel we can adjust the elevations to provide the requested 12" of freeboard for the 100-year rain event. This will be adjusted on the future revised plans to be submitted for review.

73. The Engineer's Report shall clarify what impact the FEMA Base Flood Elevation will have upon the proposed stormwater management facilities, and what flooding may occur within the development as a consequence. It should also review whether the 10-year event would place a tailwater condition on the proposed outfall pipes.

The 10-year ponding elevation in the ponds will only create a minor surcharge situation in the last storm sewer runs discharging to the pond. The storm sewer network has been

designed to be above the 10-year ponding level, with only the last runs having minor surcharge.

Elevations within the site for both the slab on grade buildings and the inlet grate elevations are designed to be way above the 100-year ponding elevation and Canandaigua Outlet floodplain elevation.

74. It does not appear that the outfall pipes from the stormwater management facilities discharge to stabilized channels. Additional practices may be necessary to ensure that these do not become a source of erosion.

We will look into additional features, including level spreaders at the discharge of the pond outlets to provide stabilization and to dissipate energy from the discharge of the pond outlet pipes. These additional features will be added to future revised plans. The intent is to also utilize any existing drainage swales on the property to maintain existing drainage patterns.

75. The bioretention facilities, which are the primary means of providing runoff reduction, are proposed as "end-of-pipe" practices. As such, they can be affected by the water surface elevation in the stormwater ponds, and their ability to recharge groundwater can be compromised. This also is not in compliance with Section 4.3 of the NYSDEC Stormwater Management Design Manual, which suggests runoff reduction practices be placed "to provide treatment in a distributed manner before runoff reaches the collection system". We suggest that runoff reduction practices be designed throughout the development to provide better runoff reduction and green infrastructure awareness.

Careful consideration was placed in the location of the bioretention practices. Ideally, the runoff reduction practices are to be placed throughout the site, upstream of storm sewers conveying runoff to the ponds. We were able to do this with areas GI A-1-B and A-1-A. The remaining bioretention areas are placed near the ponds to maintain elevations required and to work with the proposed layout. The filtering practices with underdrains were chosen due to the poorly drained soils within the site. The treatment is provided with filtering through the media, and is then collected in the bioretention area and conveyed to the pond. The placement of the bioretention areas also maintains open spaces areas between the buildings and near the clubhouses to provide areas for recreational purposes. Further clarification and justification of the green infrastructure locations will be provided in the revised Engineer's Report.

76. The project relies upon the Conversation of Natural Areas credit to meet their runoff reduction requirements. This credit requires the conserved lands to be placed within "an acceptable conservation easement instrument that ensures perpetual protection of the proposed area" and the boundaries marked. This conservation easement, which "must clearly specify how the natural area vegetation shall be managed and boundaries will be marked" shall be provided to Planning Board for review. A detail of the boundary marker shall be provided on the plans.

The applicant will continue to discuss the nature of the open space area along the western portion of the property. We will make sure to coordinate the conservation of natural areas used on the calculations based on the outcome of the discussions and input from the Town and Planning Board.

77. The project proposes the Roof Top Disconnection area credit for those buildings that back up to the flood plain/conservation area. The plans shall clearly show the location of those downspouts, and ensure that runoff is directed/does flow to the flood plain/conservation area and cannot reconnect.

The plans show the location of the storm lateral connections for the buildings, which are to have downspouts disconnected and discharge to the floodplain area. The final location of the building downspouts will be finalized with the building architectural plans; however, as noted on the plans, they are to be connected to the storm lateral as shown. The storm laterals are also proposed to discharge to level spreaders to maintain sheet flow from the discharge into the flood plain area.

As discussed with the Town Engineer, revised plans will be provided under separate cover. Our intent is to gather all comments from the Town staff and the Planning Board to be able to incorporate any additional updates onto the revised plans. If there are any questions, or you require any additional information, please contact our office.

Sincerely,
BME ASSOCIATES



Martin Janda

MJ:blr

c: Paul Colucci; The DiMarco Group
Gregg Firster; The DiMarco Group
Bill Durdell; The DiMarco Group
Lance Brabant; MRB Group
Kurt Rapparzo; MRB Group