

September 9, 2021

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

RE: BOYER RESIDENCE – 3548 COUNTY ROAD 16
SITE PLAN REVIEW
TAX MAP NO. 98.17-1-40.200
CPN NO. 21-067
MRB PROJECT NO.: 0300.12001.000 PHASE 254

Dear Mr. Finch:

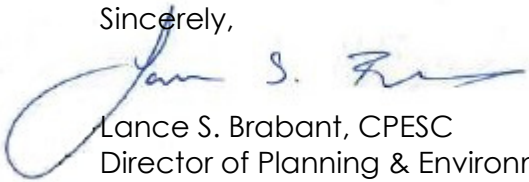
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated August 6, 2021, last revised August 18, 2021, prepared by Meagher Engineering. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. The surveyor certification statement on the lot line adjustment plat should be signed by the surveyor prior to receiving approval signatures.
2. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines and Steep Slope Protection Law. The design engineering should consider providing written notice describing how the proposed application complies with the Steep Slope Protection Law and Shoreline Development Guidelines.
3. The horizontal datum, if one is referenced, should be noted on the plan.
4. It appears that an existing structure straddles the southern property line. Is this structure within an easement or covered by an agreement? One may need to be provided.
5. All existing easements should be labeled with liber and page. Also all existing and proposed utility lines should be labeled with the following information if known/applicable: size, material, slope, thickness ratio, and inverts.
6. The acreage of disturbance associated with the proposed improvements should be labeled on the plans.
7. The proposed grading occurring on the adjacent property may require a temporary easement or agreement. This should be noted on the plans.

8. Silt fence should follow the contour lines to the maximum extent practical, especially in sloped areas. Multiple rows should be provided instead.
9. It appears that three combined stockpile/staging areas are proposed, including one which would intrude into the proposed addition. Are all three areas actually proposed? If so, why is it necessary to provide so many distinctly separate areas? Also, please show silt fence fully encompassing any stockpiles.
10. The construction sequence refers to an infiltration region, however no such area is shown on the plans. Please clarify.
11. The concrete washout area detail should be revised to include a 10 mil plastic liner along the bottom and sides, extending over top of the berms. The detail should note that the washout is to be cleaned out at 75% capacity and shall include replacement of the liner.
12. The monument detail should be removed.
13. The silt fence detail should be revised to include notations regarding installation, maintenance, removal, and joining of silt fence runs; or, replace the detail with the NYSDEC detail.
14. A compost filter sock detail should be provided.
15. All slopes of 1:3 v:h or steeper are to be provided with erosion control blankets and steep slope seed mix. A note to this effect is to be added to the plans.
16. Erosion control note #8 should also indicate that mulching is to be provided. Seed mixes and application rates should be provided, along with mulch type and application rate.
17. The following notes regarding phosphorous use should be added to the site plan:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.

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". The signature is fluid and cursive, with a large initial "L" and "B".

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