



2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NEW YORK 14623
PH (585) 924-7430

September 13, 2021

MRB Group
145 Culver Road #160
Rochester, NY 14620

ATTN: Lance Brabant

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 Brabant,

We have received the following comments from Michelle Rowlinson via email dated September 10, 2021 and have addressed them as follows:

1. *The surveyor certification statement on the lot line adjustment plat should be signed by the surveyor prior to receiving approval signatures.*

Understood.

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.*

Attached please find a notice dated August 4, 2021 regarding compliance with Ridgeline Design Guidelines & Shoreline Development Guidelines. Regarding compliance with the Steep Slope Protection Law, please note the following:

- **Steep slope protection areas in the vicinity of the project consist of moderately steep (15%-25% slope) and very steep (25%-40% slope) areas. Per § 220-8D(1) & § 220-8D(2) the project proposes a permitted use in these steep slope areas.**

- Per § 220-8E(1), disturbance surrounding the proposed addition has been minimized and cut is proposed in order to direct runoff coming from the western uphill region of the site around the proposed addition to an existing drainage ditch between 3546 & 3548 West Lake Road.
- Per § 220-8E(2), disturbance surrounding the proposed addition has been minimized to accommodate the proposed use by managing stormwater runoff.
- Per § 220-8E(3), the natural elevation of the steep slope protection area is not being raised or lowered more than 5 feet on average across a contiguous area of 2,500 square feet of grading. Also, the natural elevation is not being raised or lowered more than three feet within the required setback for structures. No slopes in excess of one vertical to one horizontal are proposed. No adjustment to the existing driveway is proposed.
- § 220-8E(4) is not applicable given no proposed retaining walls.
- § 220-8E(5) is applicable and has been considered in the site data for properties.
- § 220-8E(6) is not applicable given the existing driveway.
- § 220-8E(7) is not applicable given the anticipated area of disturbance not exceeding the thresholds provided.
- § 220-8E(8) is applicable and has been provided in the erosion control notes on Sheet C-3 (DETAILS) of the updated site plans.
- § 220-8E(9) is not applicable given no proposed slopes greater than 1:3 (vertical:horizontal).
- § 220-8E(10) is not applicable given the location of the project's disturbance.
- § 220-8E(11) is not applicable given adherence to the standards provided in § 220-8E.

3. *The horizontal datum, if one is referenced, should be noted on the plan.*

Please refer to Survey Data shown on Sheets C-1 (EXISTING SITE PLAN) & C-2 (PROPOSED SITE PLAN), which now references the horizontal datum as the 1983 State Plane (New York Central).

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.*

No, the structure is not within an easement or covered by an agreement. The structure is the shed belonging to 3550 West Lake Road, Canandaigua, NY 14424. Please note that coverage calcs have included the portion of the existing shed falling on 3548 West Lake Road. The property owner is aware of the encroachment and is related to the family member to the south.

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.*

Please refer to Sheets C-1 (EXISTING SITE PLAN) & C-2 (PROPOSED SITE PLAN) for existing easement labels. Utilities servicing the addition are to be connected from within the existing structure; no new connections to existing utilities are proposed. Included with the comment response letter please find a map showing the layout of the house sewer from 3548 West Lake Road.

6. *The acreage of disturbance associated with the proposed improvements should be labeled on the plans.*

Please refer to the site data table provided on Sheets C-1 (EXISTING SITE PLAN) & C-2 (PROPOSED SITE PLAN), which noted the acreage of disturbance associated with the proposed improvements.

7. *The proposed grading occurring on the adjacent property may require a temporary easement or agreement. This should be noted on the plans.*

Please refer to Sheet C-2 (PROPOSED SITE PLAN) of the updated site plans, which has added the following note.

- **NOTE: PROPOSED GRADING OCCURRING ON 3546 WEST LAKE ROAD MAY REQUIRE A TEMPORARY EASEMENT OR AGREEMENT**

Please note that the property owner to the north is aware of the grading and has agreed to the lot line adjustment and associated grading necessary to complete the addition.

8. *Silt fence should follow the contour lines to the maximum extent practical, especially in sloped areas. Multiple rows should be provided instead.*

Please refer to Sheet C-2 (PROPOSED SITE PLAN) of the updated site plans, which describes the location of silt fence and construction fence (with construction fence being provided along lengths perpendicular to contours). Please note that the easternmost segment of silt fence has been replaced with reinforced silt fence given an approximately 14% average slope over an approximately 150 ft slope length (see table on page 5.54 of New York State Standards and Specifications for Erosion and Sediment Control). Please refer to Sheet C-3 (DETAILS) of the updated site plans, which provides a detail for reinforced silt fence from the New York State Standards and Specifications for Erosion and Sediment Control. Included with the comment response letter please find an updated estimate for the project given changes to erosion control measures.

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.*

The proposed stockpile is the easternmost area by the compost filter sock. This stockpile shows construction fence (for sides running perpendicular to contours) and reinforced silt fence (for the downslope side running parallel with contours). The other two regions are shown as potential staging areas to provide flexibility given the steep nature of the site. Additional notes have been added to Sheet C-2 (PROPOSED SITE PLAN) of the updated site plans to differentiate between the areas.

10. *The construction sequence refers to an infiltration region, however no such area is shown on the plans. Please clarify.*

Please refer to Sheet C-3 (DETAILS) of the updated site plans, which has removed reference to an infiltration region. No infiltration region is proposed.

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.*

Please refer to Sheet C-3 (DETAILS) of the updated site plans, which have updated the concrete washout detail to include the 10 mil plastic liner. Please refer to the following added note under Concrete Washout Area Maintenance Notes:

- **5. WASHOUT IS TO BE CLEANED OUT AT 75% CAPACITY, AT WHICH TIME THE LINER SHALL BE REPLACED.**

12. *The monument detail should be removed.*

Please refer to Sheet C-3 (DETAILS) of the updated site plans, which have removed the monument detail. Please refer to Sheet C-2 (PROPOSED SITE PLAN) of the updated site plans, which have removed the note associated with the monument detail.

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.*

Please refer to Sheet C-3 (DETAILS) of the updated site plans, which has updated the silt fence detail to provide additional notes related to installation and maintenance of silt fence.

14. *A compost filter sock detail should be provided.*

Please refer to Sheet C-3 (DETAILS) of the updated site plans, which has added a compost filter sock detail from the New York State Standards and Specifications for Erosion and Sediment Control.

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.*

Please refer to the Erosion Control Notes on Sheet C-3 (DETAILS) of the updated site plans for the following updated note:

- **9. SLOPES EXCEEDING 1' VERTICAL TO 3' HORIZONTAL ARE TO BE PROVIDED WITH EROSION CONTROL BLANKETS AND STEEP SLOPE SEED MIX.**

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.*

Please refer to the Erosion Control Notes on Sheet C-3 (DETAILS) of the updated site plans for the following updated note:

- **8. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED UPON COMPLETION OF THE EARTHWORK AND GRADING. TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 40 LBS. LIVE SEED PER ACRE. AFTER TEMPORARY SEEDING, EACH AREA WILL BE MULCHED WITH 2 TONS PER ACRE OR 3 BALES OF STRAW PER 1000 SQUARE FEET. THE STRAW MULCH IS TO BE TACKED IN PLACE BY A DISK WITH BLADES SET NEARLY STRAIGHT. THE PERMANENT SEED MIX SHALL CONSIST OF A 33% KENTUCKY BLUEGRASS MIXTURE. AFTER PERMANENT SEEDING, EACH AREA SHALL BE MULCHED AS DESCRIBED ABOVE.**

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.*

Please refer to the Erosion Control Notes on Sheet C-3 (DETAILS) of the updated site plans for the following added notes:

- **14. 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.**
- **15. 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.**

This should conclude our project for a favorable review. Please feel free to contact our office if you have any questions.

Respectfully yours,
MEAGHER ENGINEERING



Anthony Tintera, E.I.T.

X.C. Shawna Bonshak (Town Planner), Michelle Rowlinson (Senior Clerk), Paul Colluci, Ken Buck, Nicki Boyer