

July 26, 2021

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

Re: Site Plan – 3551 West Lake Road – Town of Canandaigua , Ontario County, New York

Dear Mr. Finch:

We are in receipt of project review comments provided on the town's behalf by MRB Group in a letter dated July 9, 2021. We offer the following responses below in a format that follows the original restated comment:

1. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice describing how the proposed application complies with the Shoreline Development Guidelines for the Planning Board's review.

The applicant recognizes this component in the review of the project and has retained a landscape architect who has developed the landscaping plan. Additionally, as requested during the PRC meeting, a photo simulation was created showing the proposed residence upon completion as viewed from the lake . It can be said that, based on the size of the land parcel, the project is trying to comply with the guidelines as best as can be accomplished given the site constraints.

2. The proposed work within the West Lake Road (County Road 16) right of way will require review and approval from the Ontario County DPW. A copy of all correspondence with OCDPW is to be provided to the Town Development Office.

Comment noted. Will comply.

3. The proposed sanitary sewer improvements will need to be reviewed and approved by the Canandaigua Lake County Sewer District. All correspondences are to be forwarded to the Town.

Comment noted. Will comply.

4. The survey certification statement should be signed prior to the plans receiving approval signatures.

Comment noted. Will comply.

5. The flood plain/zone boundaries and mean high water line are to be shown and labeled on the site plan with elevations.

We will add this information to the final plans.

6. The site data / general notes should also indicate the existing and proposed setbacks. Also, it's not clear if the boat house is accounted for in the lot coverage calculations.

The existing and proposed setbacks are shown on sheets 1 and 2 of the drawing set with the site survey for each condition. You will note that there are existing encroachments into the highway that are shown to be corrected in the proposed condition. The easterly deck does not comply with the current setbacks but it is not proposed to be altered from the existing condition. We can show the existing setbacks on this structure if desired.

We met with the town's code enforcement officer and town planner prior to making application for this project. They advised us to not include the boat house area.

7. It appears that an area variance may be required for building coverage of greater than 25%.

We met with the town's code enforcement officer prior to making application for this project. He advised us that such a variance was not required because the project was reducing the non-conformity relative to coverage.

8. A temporary easement or agreement may need to be provided for the proposed work on adjacent properties.

A temporary easement or agreement may be sought from the neighbor to the north if the neighbor is willing to provide this permission.

9. The plans should show any water service and sanitary lateral improvements required to connect the new dwelling to the existing services.

The plans do show these re-established utility connections called out on sheet 2 under the work plan. We are awaiting comments from the utility providers on further details. Construction details are shown on sheet 4.

10. All proposed downspout locations should be shown on the plans. All downspouts should discharge to splash blocks.

We have shown a drywell on each side of the house to introduce water into the soil as there is little lawn area available to provide treatment or filtration. Please advise if the town objects to this technique.

11. The limits of disturbance line should also be shown on the plans and the acreage noted on the plans.

We will add this line and the computed area to the final plans for reference.

12. A construction staging area, topsoil stockpile fully encompassed by silt fence, and concrete washout area should be shown on the plans. A concrete washout area detail should be provided.

All of these items are typical for projects in which more land area is available. For this project, having approximately 3,000 square feet of area available, the builder/contractor will have to stage these items off-site at a location presently unknown pending selection of a builder. The construction approach needs to be surgical and precise in order to perform work in select increments. Soil and debris is not to be stockpiled on site. Rather, this material is to be placed in awaiting dump trucks and hauled away at that time. Likewise, materials and topsoil brought to the site are to be delivered when needed and installed shortly thereafter.

13. An erosion and sediment control plan will need to be provided for the full site rather than just the lower dock. Also, please note that the use of straw bales for sediment control is discouraged. Only silt fence, silt sock, or other approved sediment controls should be utilized.

The erosion control as shown is not for the lower dock. It is for the upper area that is to be disturbed and is the only logical and practical location to trap and control sediment prior to its possible entry into the lake. The site slopes toward the lake. Staked straw bales working together with staked silt fence provides a stout barrier for this purpose. We understand that straw bales individually are not acceptable per DEC. However, in this situation, they have much value. If it helps to add a sock, that can be done. However, a sock individually will not provide sufficient protection.

14. Silt fence or silt sock should extend along the side yards far enough to ensure coverage of all upslope disturbed areas. An additional segment of silt sock may need to be provided further along the dock to provide coverage during removal of the existing planting areas and timbers.

Please response to comment 13 above.

15. Drainage calculations are to be provided for review and approval. Said calculations shall demonstrate how the proposed project is compliant with the Town's water quality requirements.

Drainage calculations can be provided. However, there is little difference between the existing condition and the proposed condition in terms of total land area and coverage. Qualitatively, we would expect little difference expressed quantitatively.

16. The locations of all proposed lighting, once determined, should be noted on the plans. A note is to be added to the plans indicating that all exterior lighting is to comply with Section 220-77 of the Town Code.

Comment noted. Will comply.

17. The Town of Canandaigua Typical Water Service Detail, Typical Driveway Detail, and Standard Notes should be added to the plans.

Those construction details and notes will be added to the final plans.

18. The following notes regarding phosphorous use should be added to the landscaping 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.*

Those requested notes will be added to the final plans.

We trust that these responses are adequate at this time. We will be present at your planning board meeting tomorrow to respond to these and any other issues that may emerge during the review of this project.

Thank you for your assistance in the review and administration of this project.

Very truly yours,

PROFESSIONAL ENGINEERING GROUP

A handwritten signature in black ink, appearing to read "Scott A. Harter", with a long horizontal flourish extending to the right.

Scott A. Harter, P.E.

SAH:sah

Enc.