

November 12, 2020

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

RE: JAMES & COLLEEN SWETMAN – 4015 COUNTY ROAD 16
SITE PLAN REVIEW
TAX MAP NO. 113.17-1-14.000
CPN No. 20-072
MRB PROJECT NO.: 0300.12001.000 PHASE 217

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated October 6, 2020, last revised October 15, 2020, 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 Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines and Steep Slope Protection Law. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies with the Shoreline Development Guidelines and Steep Slope Protection Law.
2. Architectural renderings should be provided for the Planning Board to review if not done so already. Also, the square footage of the buildings should be noted on the plan.
3. The elevation of the mean high water line should be noted on the plans and the boundary shown. All flood zone boundaries and associated elevations should also be provided.
4. The site data section should include required and provided setbacks for the existing accessory structures. The required rear setback should be noted as 60'.
5. It appears that one or more variances will be required. All requested variances should be noted on the plans, and if approved, the date and conditions of the approval.
6. The horizontal datum is noted to be "assumed." Please clarify what this means.
7. All improvements within the County Road 16 right of way will require review and approval from the County DPW (OCDPW). A copy of all correspondences with OCDPW is to be provided to the Town Development Office and MRB Group.

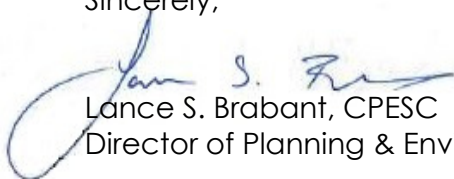
8. The proposed sanitary sewer connection will require review and approval from the Canandaigua Lake County Sewer District (CLCSD). A copy of all correspondences with CLCSD is to be provided to the Town Development Office and MRB Group.
9. The location of the nearest fire hydrant on Onnalinda Drive (if any) should be shown on the plans, or indicate the direction and distance to the nearest hydrant if it would not be visible on the plan.
10. 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.
11. The proposed retaining wall nearest to the walkout basement appears to start too low as a 738 contour is open to the high side of a 740' contour.
12. All disturbed steep slope areas (proposed or existing) are to be treated with erosion control blankets and steep slope seed mix. Areas receiving this treatment should be delineated on the plans.
13. Due to the steep slopes present, all storm pipe outlets should show actual extents and layouts of riprap outlet protection rather than displaying a typical symbol. Swales may also need to be armored with erosion control blankets or stone unless stormwater modeling demonstrates that such measures are not necessary.
14. Please note that stormwater calculations and hydrology modeling will be required to be provided to demonstrate that the project complies with the Town's water quality and quantity requirements, as well as demonstrate that the proposed stormwater conveyance systems are adequately sized.
15. Greater detailing is to be provided for all of the drywells, such as the location(s) and number of observation wells for each drywell, the bottom and top elevations of the storage volumes, and location and size of all inlet pipes. The detail should be revised to call out the specific size of stone to be used and shall also indicate that the stone is to be clean, washed, round stone. Has soil testing and exploration occurred to verify the feasibility of infiltration practices?
16. All silt fence is to run parallel to the contours and terminate with J-hook ends. Construction fencing should be used to mark the boundaries of construction in areas where silt fence would be inappropriate (such as running up and down slopes). Due to the steep slopes on site, reinforced silt fence or super silt fence should be utilized. Additional rows of silt fence are likely to be required in order to comply with the maximum slope lengths dictated by the NYS Blue Book. The silt fence detail is to be replaced with the NYSDEC reinforced silt fence or super silt fence detail.
17. A temporary sediment trap should be provided at the catch basin with rim elevation 715.50'. Also, there do not appear to be any pipes connected to this

catch basin. A temporary sediment trap may also need to be provided for the catch basin with rim elevation 731.5'.

18. All proposed downspout locations should be indicated on the plans. A note is to be added to the plans indicating that all downspouts to grade are to be provided with splash blocks and directed away from neighboring properties.
19. The proposed material stockpile and topsoil stockpile appear to be the same area and may also be insufficiently sized for the project. Also, due to the steep slopes, it would appear more likely that two topsoil stockpiles and two staging areas may be required.
20. The sequence of construction should be expanded and include more detail. Infiltration practices should be installed only after all contributing drainage areas have achieved permanent stabilization, or the practice must be protected with silt fence. All infiltration practices should be tested at the completion of construction.
21. The water service detail should be replaced with the updated Town of Canandaigua water service detail (attached).
22. A proposed water service and gas line are shown running underneath or in close proximity to a proposed catch basin. Additional horizontal separation should be provided.
23. The following notes regarding phosphorous use should be added to the site plan sheet:
 - 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,



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