

October 3, 2019

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

**RE: DAVID & LAURA DADETTA – 4385 COUNTY ROAD 16**  
**SITE PLAN REVIEW**  
**TAX MAP NO. 126.16-1-8.11**  
**CPN NO. 18-049**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 144**

Dear Mr. Finch:

MRB has completed a review of the submitted Preliminary Site Plan regarding the above referenced project, dated July 11, 2018, last revised November 8, 2018 and resubmitted to the Town Development Office on September 20, 2019 prepared by Venezia & Associates. 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 Steep Slope Protection Law (§220-8; Zoning Ordinance). The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
2. 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 to the Town Planning Board describing how the proposed application complies.
3. Architectural renderings and elevations of the proposed addition should be provided.
4. The boundary for any flood zones should be shown on the plans and labeled. The mean high water line should also have an elevation noted.
5. The roof drains for the proposed addition should be shown tying into the existing storm sewer system if possible in lieu of splash blocks.
6. The plans should clarify what portion of the forcemain is to remain and what portion is to be removed/ replaced. The design details of the pump station and forcemain should be provided. This will require the review and approval of the

Canandaigua Lake County Sewer District. All correspondences are to be forwarded to the Town Development Office.

7. The construction staging area and stabilized construction entrance should be shown on the plans. It is assumed the existing driveway will be used as such therefore, please just place a label on the plans.
8. The square footage of the proposed structure and existing structure should be labeled on the plans.
9. Will any site or building lighting be provided?
10. The proposed annexation of the property is to be approved by the Development Office and signed by the Planning Board Chairman prior to the signing of the Final Site Plans.
11. The following notes regarding phosphorous use should be added to the plans:
  - 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