



Joyce Consulting Group, PC
100 Wyman Road
Braintree, MA 02184
hello@joycecg.com
781.817.6120

MRB Group
ATTEN: Lance Brabant, CPESC
145 Culver Road, Suite 160
Rochester, NY 14620

August 27, 2021

RE: Hyman Residence – 4655 County Road 16
Site Plan Review
Tax Map No. 140.11-1-11.000
CPN No. 21-063

Dear Lance:

On behalf of our client, Ms. Hyman, Joyce Consulting Group in collaboration with Venezia and Associates and Sue Steele Landscape Architecture, PLLC is submitting the following information for your review and record prior to the signing of the Site Plan documents by the Town. The following information is in response to your letter dated August 17, 2021 regarding the development of the subject property and accompanies the revised Site Plan drawing set dated August 27, 2021. Please note that we are including your office's comments in *italic text* and our response in plain text:

1. *The Planning Department will need to discuss how this application complies with the Town's Shoreline Development Guidelines and Steep Slope Protection Law. Written notice describing how the proposed application complies with the Shoreline Development Guidelines has been provided for the Planning Board's review. The designer should consider providing written notice describing how the proposed application complies with the Steep Slope Protection Law.*

Comment noted; the project complies with the Steep Slope Protection Law in that the project limits site work to areas that have been previously disturbed and places limits of work at the edge of steep slopes abutting the lakeshore. Erosion and Sediment controls include stabilization matting on slopes exceeding 3H:1V and silt fence protecting the edge of steeper lake side slopes. Care has also been taken to preserve existing trees and vegetation along steep bank areas to revegetate areas that are proposed for disturbance to accommodate grading activities.

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

Comment noted; as per the General Notes on Sheet L-08, elevations reference NAVD88 datum.

3. *The mean high-water elevation should be noted. The flood plain boundaries and elevations should be shown on the plans.*

The mean high-water elevation is noted on the survey and specifically can be found on the Grading and Drainage Plan L-04; the mean high-water elevation is noted as 688.9'. The flood plain boundary and elevation has also been added to L-04.

4. *The existing and proposed utility lines should be shown on the plans (if known) and labeled with the following information if known/applicable: size, material, slope, thickness ratio, inverts.*

Comment noted; information, as available for existing utilities is shown on the existing conditions plan, proposed utility information has been added to the Grading and Drainage Plan as necessary to facilitate construction.

5. *A stabilized overflow spillway should be provided for the rain garden. Will an underdrain be provided.*

The raingarden will not have an underdrain; an overflow spillway will be provided in the form of the lakeside berm of the raingarden. The lakeside berm will be planted with a wildflower/meadow seed mix to blend into the stabilized natural scrub brush edge at the existing edge of lawn. The drainage area flowing to the rain garden is relatively small and it is not anticipated that an underdrain is required due to soil constraints and that erosive velocities would overtop the edge of the raingarden, even during the 25-year storm event.

6. *Will the walkway to the tram be a raised deck or flush with the ground (i.e. pavers)? If the latter, additional grading may be need to be shown. Also, the planting plan appears to show steps in the tram walkway area, whereas other plan sheets do not show this. Please resolve this discrepancy.*

The walkway to the tram will be a raised deck; please refer to updated Site Plan drawing set for coordination on updates to tram walkway area.

7. *A construction staging area, and concrete washout area (if pouring of concrete is proposed) should be shown on the plans. A concrete washout area detail should be provided.*

Comment noted, please refer to updated Site Plan drawing set for coordination on updates to staging and washout areas.

8. *Silt fence should follow the contour lines to the maximum extent practical, especially in sloped areas.*

A comment has been added to the site plan to further direct the future contract to install silt fence along contour lines to the greatest extent possible.

9. *The limit of work should include the paver removal and salvage area.*

The limit of work line on the Grading and Drainage Plan has been updated to include the paver removal and salvage area.

10. *The planting plan should show a different hatching for the rain garden area as this area should be treated in accordance with the rain garden detail.*


Comment noted, please refer to updated Landscape Plans for revised plan depiction of Rain Garden.

11. *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.*

General Note #8 on Sheet L-08 has been added to address requirements for exterior lighting. Low voltage site lighting along the new landscape wall is planned for installation for safety.

If you have any further questions or concerns regarding the documents, please feel free to contact us at (781) 817-6120 or via email at hello@jocyecg.com.

Sincerely,
JOYCE CONSULTING GROUP, PC

A handwritten signature in blue ink that reads "Erin V. Joyce". The signature is written in a cursive, flowing style.

Erin V. Joyce, PE