

February 20, 2018

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

RE: MINK PROPERTY – 4788 COUNTY ROAD 16
SITE PLAN REVIEW
TAX MAP NO. 140.14-1-14.211
CPN NO. 001-18
MRB PROJECT NO.: 0300.12001.000 PHASE 131

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated January 8, 2018 prepared by Grove 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.

Site Plan and General Comments

1. Prior to any other site disturbances, as the project is located within an Archaeological Sensitive Area, a "No Impact" letter from the State Historic Preservation Office (SHPO) is required to be provided. All correspondences with SHPO should be forwarded to the Town Development Office and MRB.
2. Please note that the Site Data table references 'Proposed Subdivision' and associated acreages for Lots 1 and 2. This data should be removed as it pertains to the Final Subdivision Plan that was filed with the Ontario County Real Property Tax Services (Survey Map 35322).
3. The General Plan Notes appear to be the same notes that were provided on the Final Subdivision Plan. Please remove all notes that are not applicable to the current Site Plan application.
4. The Legend should be revised by removing all proposed line types and symbols that are not being proposed as part of this Site Plan.
5. Further clarification should be provided for the purpose of the Log Skidder Road and Log Loading Zone going forward? With the installation of the water bars, it appears the Road may be used as a trail for passive recreational purposes. Please clarify.

6. The plans propose earthen berm water bars as per the Water Bar detail. Please clarify if any other type of water bars have already been installed (e.g. timber, rock, etc.).
7. It appears that the Log Skidder Road crosses onto the adjacent property along the northern property boundary and as close as to 4' to the adjacent property to the north. If this roadway/trail is to continue, an easement will be required to be provided.
8. Although the Soil Stabilization Notes identify that all disturbed areas were stabilized after logging operations were completed; the plans are to clarify if all portions of the Log Skidder Road and Loading Area have been stabilized by seeding and mulching.
9. The Soil Stabilization Note references "silt fences are still in place below disturbed areas...", however, the plan does not annotate the locations of the silt fencing. Please update accordingly. Also the plans should note when these temporary measures will be removed.
10. The following erosion control notes should be added to the plans:
 - If required, the owner shall provide additional temporary erosion control measures, at the expense of the owner.
 - In the event there is a failure of an erosion control device, the owner is responsible to restore downstream areas at their expense.
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.
12. 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.
13. 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.



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If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant".

Lance S. Brabant, CPESC
Director of Planning Services