

June 6, 2018

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

RE: BRUCE MINK – 4788 COUNTY ROAD 16 LOT 2
SITE PLAN REVIEW
TAX MAP NO. 140.14-1-14.211
CPN NO. 18-031
MRB PROJECT NO.: 0300.12001.000 PHASE 140

Dear Mr. Finch:

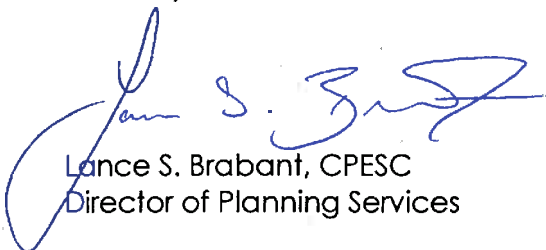
MRB has completed a review of the submitted Final Site Plan regarding the above referenced project, dated May 10, 2018, revised May 17, 2018, prepared by Grove Engineering. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. The tax account number for the neighboring properties should be added to the plans.
2. Note on the plans what horizontal datum and vertical datum are being referenced.
3. The slope of the driveway should be added to the plans. It appears that the driveway slope exceeds the maximum allowed per the Town Site Design and Development Criteria of 10%.
4. 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.
5. Will any site or building lighting be provided? All building and site lighting locations are to be identified on the plans. Please add a note that all lighting will be dark sky compliant.
6. All proposed utilities should be labeled with size, material, and inverts provided (if applicable).
7. Coordination with Ontario County and the Town Highway and Water Superintendent will be required for the proposed water service connection.
8. A curb stop should be added to the plans at the County Road right-of-way for the proposed water service.

9. The proposed design of the new onsite wastewater treatment system is to be reviewed and approved by the Canandaigua Lake Watershed Inspector and NYSDOH. All correspondences are to be forwarded to the Town Development Office and MRB. Also all septic system details are to be provided and added to the plans.
10. The size and the invert elevations of the existing culvert beneath County Road 16 are to be added to the plans.
11. Check dams are to be provided along the berm/ drainage swale.
12. The construction staging area should be shown on the plans.
13. 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.
14. Provide a detail / typical section for the proposed driveway.
15. Limits of disturbance boundary should be added to the plans and should be extended to include all service laterals, electric/telephone services, silt fence locations and stockpile areas. The associated acreage should be labeled on the plans.

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 Services