

October 19, 2021

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

RE: ELI & PEGGY FUTERMAN – 4799 COUNTY ROAD 16
SITE PLAN REVIEW
TAX MAP NO. 140.14-1-20.000 & 21.000
CPN No. 21-073
MRB PROJECT NO.: 0300.12001.000 PHASE 258

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated September 2021, last revised September 15, 2021, prepared by McMahon LaRue Associates, P.C. 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.

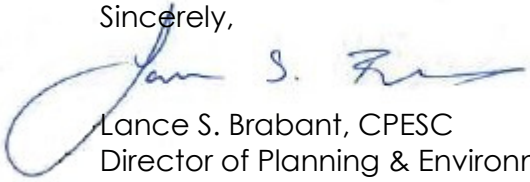
1. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines and Steep Slope Protection Law. Written notice describing how the proposed application complies with the Shoreline Development Guidelines has been provided for the Planning Board's review. The design engineering should consider providing written notice describing how the proposed application complies with the Steep Slope Protection Law.
2. Per the plans, Lot 1 is decreasing by 4,934 SF, whereas Lot 2 is gaining 6,547 SF. Please review and verify the indicated lot sizes.
3. The proposed onsite wastewater treatment system will require review and approval from the Canandaigua Lake Watershed Inspector and NYSDOH. A copy of all correspondence with the Inspector and NYSDOH is to be provided to the Town Development Office.
4. The flood plain/zone boundaries are to be shown and labeled on the site plan. The onsite stream should be more clearly indicated, and the linework should extend down to the lake.
5. A demolition plan should be provided. This should identify all removals. Utility removals should include information regarding any capping or other end treatment requirements.

6. It's not clear if the plans propose a 1.5" service or 1" as both sizes are indicated for the same service. Also the plans should indicate how the water service will cross the proposed retaining wall area.
7. An easement or agreement should be provided for the portion of Lot 1's water service that will remain within Lot 2.
8. The Town of Canandaigua Typical Water Service Detail should be added to the plans. A detail should also be provided for storm pipe.
9. The plans should show the elevation between the sewer and water at the crossing location. A minimum of 18 inch of separation is required.
10. All comments from the Town of Canandaigua Water Superintendent are to be addressed.
11. The proposed Lot 2 garage is shown 2' or less from an area with slopes steeper than 1:1. Will a retaining wall be necessary for this structure? If not, how will this structure be safely installed?
12. Details should be provided on the plans of the proposed retaining wall.
13. It appears that runoff would channel along the proposed retaining wall in both directions. Stone or another form of stabilization should be provided along the retaining wall to protect against erosion. Proposed grading should also be shown around the retaining wall. Please update the plans accordingly.
14. How will the bends in the storm pipe be accomplished? Cleanouts should be provided. A suitable overflow method should also be provided in case the system is plugged or becomes full.
15. The construction sequence should note that erosion and sediment controls are not to be removed until the contributing drainage areas have achieved permanent stabilization.
16. All proposed steep slope areas (1:3 v:h or steeper) should receive erosion control blankets and steep slope seed mix. All proposed steep slope areas should be delineated on the plans.
17. The concrete washout area detail should show minimum dimensions of 8'x8'x2'.
18. Drainage calculations are to be provided for review and approval. Said calculations shall demonstrate how the proposed project is compliant with the Town's water quality requirements per Article V of the Town of Canandaigua's Site Design and Development Criteria Manual.
19. Has soil exploration and infiltration testing been performed? If so, please provide a map of the testing locations and a copy of the results. If not, this is to be performed and the results provided for review.
20. A driveway section detail should be provided.

21. Additional protection from the existing stream should be provided. A construction fence should be provided along the property line to prevent additional disturbance from occurring within this area during construction. Please note that if disturbance does occur within this area, review and approval from NYSDEC and/or U.S. Army Corps of Engineers will be required.

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", is written over a faint, circular official stamp.

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