

May 19, 2017

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

**RE: DANIEL WEGMAN – 4905, 4907 & 4911 COUNTY ROAD 16  
ONE-STAGE SITE PLAN REVIEW  
TAX MAP NO. 140.18-1-11, 140.18-1-12 AND 140.18-1-15.1  
CPN NO. 029-17  
MRB PROJECT NO.: 0300.12001.000 PHASE 104**

Dear Mr. Finch,

MRB has completed a review of the submitted One-Stage Site Plans for the Wegman-Wehle Residence dated April 14, 2017, prepared by Venezia & Associates. The proposed project will include the consolidation of three (3) existing lots into one (1) 2.178-acre lot. Additional development to demolish two (2) existing single-family dwellings and associated structures to construct one (1) single-family dwelling with associated structures. 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.

**Cover Sheet, Existing Conditions and General Comments (Sheet C-0 and EX-1)**

1. The total acreage of disturbance provided in the Zoning Chart should be consistent with that of the Short EAF Part 1. Please clarify this discrepancy.
2. All approved variances granted by the ZBA and outlined on the Zoning Law Determination are to be detailed on the plans.
3. 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.
4. A Flood Development Permit Application will be required and is to be approved by the Code Enforcement Officer.
5. The proposed lot combination plan is to be reviewed and approved by the Development Office and signed by the Planning Board Chairman prior to the signing of the Final Site Plans.

**Site Preparation and Erosion Control Plan (Sheet C-1)**

6. It is our understanding that topsoil will 'not be' stockpiled on the site; however according to the plans, material will be stockpiled within or near the construction staging area. Please clarify. If to be offsite, then the offsite location and proper disposal of the soil is to be approved by the Town of Canandaigua. This location and disturbance area should be included within the project SWPPP and NOI.
7. The temporary sediment trap #1 has a spillway, if overtopped, will direct runoff to the construction staging area and material stockpile area. All runoff should be directed away from material stockpile areas.
8. The Erosion Control Construction Sequence should be revised to include more detail with regards to the demolition stage, accessing of the site, expansion of the existing septic area on the western side of West Lake Road. More detail as to how the removal of the existing 18" storm drain will be relocated while maintaining active conveyance at all times, and when the existing pipes will be removed.
9. Step number 1 under the Sequence of Construction is to be revised to note the installation of the diversion swale conveying runoff to sediment trap #2.
10. Step number 3 under the Sequence of Construction is to be revised to note that the temporary sediment trap #1 is to be constructed prior to the installation of the diversion swale.
11. The plans should detail how the removal of the existing 18" storm drain will not conflict with the diversion swales, which crosses this area conveying runoff to sediment trap #1 and #2.
12. The plans should detail how the stabilized construction entrance will not conflict with the diversion swale, which crosses this area conveying runoff to sediment trap #1. A temporary culvert may be required.
13. A stabilization construction entrance and construction staging area may be required to be provided at the existing driveway entrance during the relocation of the 18" storm pipe, as the project area will be divided during this stage of construction.
14. All erosion and sediment control measures shall be designed installed and maintained per the requirements set forth in the latest edition (2016) of the New York Standards and Specifications for Erosion and Sediment Control. A note stating this shall be placed on the site plans.
15. Details of the sediment traps, diversion swales, and check dams should be added to the plans.
16. The proposed limits of disturbance boundary line should be more clearly identifiable on the plans.

17. Any work below the Mean High Water Mark of Canandaigua Lake will require a Protection of Waters Permit from NYSDEC and approval of the Town.

**Site Layout and Utility Plan (Sheet C-2)**


18. All correspondences with the utility companies (i.e. gas & electric) regarding their review and approval of the relocation of the above ground utilities to underground is to be provided to the Development Office and MRB.
19. The abandonment of the existing and approval of the proposed wastewater treatment system is to be approved by the Canandaigua Lake Watershed Inspector. All correspondences are to be forwarded to the Town Development Office and MRB.
20. A Highway Work Permit from the Ontario County DPW for all work within the County R.O.W. is required. All correspondences with the County DPW are to be forwarded to the Development Office and MRB.
21. Calculations supporting the sizing of the 18" storm pipe and consider the offsite drainage area are to be provided and included within the SWPPP. Ontario County DPW should be consulted and approve this design as the runoff from their R.O.W. is being conveyed through this system. They may require the piping to be upsized for future use. All correspondences with the County DPW are to be forwarded to the Development Office and MRB.
22. Will the underdrains from the retaining walls be tied into the storm sewer system?
23. Being that the project proposes over an acre of disturbance, an increase in impervious surface material, and is located in the RLD district, water quality features should be incorporated into the design. These features should be properly sized and the associated details added to the plans.
24. The existing and proposed water service and connection location are to be depicted on the plans. This should also be labeled with size and material. Please note that RPZ device will also be required and should be labeled on the plans. The design and details of the device will require the approval of the Town Water Superintendent.

**Miscellaneous & Planting Plan**

25. All proposed lighting locations are to be depicted on the Site Plan. All lighting is to be dark sky compliant.
26. The labels for the details depicted on the Septic System Details sheet C-5 need to be corrected.

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", with a large, stylized initial "L" and "B".

Lance S. Brabant, CPESC  
Senior Planning Associate