

May 11, 2021

Town of Canandaigua  
c/o Mr. Doug Finch  
5440 Routes 5 & 20 West  
Canandaigua, NY 14424

Re: ATL Contractors – 5351 Emerson Rd. – Town of Canandaigua

Dear Mr. Finch:

I am writing at the request of ATL Contractors, applicant of subject property noted above. We offer the following in response to comments provided by MRB Group in a letter dated 04/22/2021. The following order of responses directly corresponds to the comments provided:

**Site Plan and General Comments**

1. ***Building elevations and/or architectural renderings (if not done so already) should be provided for the Planning Board's review. The size of the proposed building should be labeled on the plans.***

These will be provided as soon as they are available.

2. ***The source and date of survey information should be noted on the plans. Also, the tax account numbers and ownership information of adjacent parcels should be noted on the plans.***

Survey information is from filed map no. 15228 as referenced on the existing conditions plan and a topographic field survey completed by Marks Engineering on 2/18/21. All relevant adjoiner boundary information is shown on the existing conditions plan.

3. ***All existing easements should include the grantee, and liber and page in the label.***

Easement information is shown on the existing conditions plan based on filed map no. 15228. An updated search of title was not provided, therefore, the plan is subject to any easements or encumbrances that an updated search of title may reveal.

4. ***All proposed utilities should be labeled with size, material, wall thickness standard, and inverts and slope (if applicable). All existing utilities should be labeled with the same information, if known.***

All proposed utilities have been labeled as requested.

5. ***A stormwater facility easement is to be provided to the Town of Canandaigua. Said easement should include a suitable route from a public right of way and be depicted on the plans. All proposed easements are to be provided to the Town Development Office and MRB Group for review.***

A storm water access easement has been proposed on the site plan.



6. ***All proposed man doors and overhead doors should be shown on the plans.***

Location of all proposed doors is indicated on the site plans.

7. ***Will a dumpster be required for this site? If so, the plans are to be updated to depict the dumpster and enclosure location. A detail of the enclosure should be provided. If no dumpster is proposed, please indicate how trash service will be provided.***

A dumpster has been added to the site plan with a detail of the enclosure.

8. ***Based upon the amount of parking spaces provided, a total of 3 ADA accessible spaces are required to be provided whereas only two are proposed. Also, the updated International Symbol of Accessibility should be utilized for all accessible spaces and signs, as required by NYS Building Code.***

Three accessible spaces have been provided with the correct symbol and sign location.

9. ***Is the proposed sidewalk to be flush with the adjoining pavement or will the sidewalks be raised? This is to be indicated on the plans and a sidewalk detail is to be provided. If the sidewalk is to be flush with the pavement, wheel stops are to be provided. If the sidewalk is raised, an ADA compliant ramp is to be provided at the ADA parking spaces.***

The proposed sidewalk is to be flush with pavement and will include wheel stops.

10. ***Striped islands are shown at the corners of the building. Currently only lines are shown along the outer edge. Will internal striping be provided to further discourage parking? Making these areas into green spaces should be considered in order to improve visual appeal and reduce impervious area.***

The islands on the corners of the building have been updated to show them all as green space.

11. ***A statement of operations is to be provided and shall include the following information:***

A statement of operations will be provided by the owner.

12. ***A staging area and concrete washout area should be shown on the plans. The concrete washout area detail should also be revised to clarify the full extents of the liner. The minimum interior dimensions (8' by 8' by 2') should be noted in the detail. Please also add notes regarding separation from sensitive receptors, and/or include the NYS Blue Book pages in the SWPPP.***

Staging area and concrete washout area added to plans. Minimum interior dimensions have been noted.

13. ***Temporary check dams should be provided at least every 2' of elevation change.***

Temporary check dams have been proposed on the grading plan at every 2' elevation change.



- 14. Silt fence should be provided to protect the proposed dry swales from sediment buildup and related clogging, or the dry swales must not be installed until all contributing drainage areas have achieved final stabilization.**

Silt fence has been shown on the grading plan to protect dry swales.

- 15. All proposed downspout locations are to be shown on the plans.**

Downspout locations have been provided on the grading plan.

- 16. The emergency spillway should be shown in greater detail and with all required proposed contours. The size of the spillway should be noted on the plans. A detail of the spillway is to be provided.**

Proposed contours and additional spillway details have been added to the grading plan. A detail of the spillway has been provided.

- 17. The pond outlet structure detail should have the inverts and elevations noted. Also, the top of grate elevation indicated does not match the label on the grading plan.**

Detail has been revised to show inverts and elevations. Top of grate elevation and label on grading plans are equal.

- 18. The pea stone filter should be shown and labeled on the plans.**

Pea stone filters have been added to south, east and west sides of parking lot. Labeled on sheet C300.

- 19. A proposed 769 contour is shown at the southern end of the parking lot. This contour appears to end abruptly. Please review and revise the proposed grading or clarify how it is correct as shown.**

The grading plan has been updated to show the 769 contour lines in the appropriate location.

- 20. Cleanouts should be provided for the proposed dry swale underdrains. The starting inverts of the underdrains are to be noted on the plans. End sections and riprap/stone should be provided at the discharge points of the underdrain in order to prevent erosion occurring from flows over the discharge point from flow within the swale and from the underdrain.**

Cleanouts, inverts and connection of under drain to riser provided on grading plans.

- 21. A landscaping plan and schedule is to be provided. In accordance with §220-37 of the Town Code, motor vehicle service stations and motor vehicle repair stations ". . . shall be screened from adjacent uses by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing, or a combination of both. . ."**



A landscape plan has been provided to show a buffer on the west side of the property to screen the proposed building from the adjacent property.

- 22. If any exterior lighting is proposed, a lighting plan and schedule should be provided, along with full manufacturer cut sheets.**

A lighting plan and schedule has been provided, along with cut sheets.

- 23. Detail #3 on C500 is unlabeled. Please identify what this detail is. Also, it appears that multiple pavement details are provided. If multiple pavements will be used, the plans should delineate where each pavement detail is used.**

Detail #3 has been updated accordingly.

- 24. The dry swale detail is to be revised to show the bottom width actually proposed. The size of the perforated underdrain should be noted in the detail. Sand fill shall not be used. The fill material should be the NYSDOT bioretention and dry swale mix or a similar soil mix. The soil layer should be 30" deep.**

The dry swale detail has been updated.

#### **SWPPP**

- 25. The proposed project would be considered a stormwater hotspot under the NYS Stormwater Management Design Manual (SWMDM). As such, infiltration practices would not be permitted for use on this site. Filtration practices such as dry swales, bioretention, and rain gardens, as well as SWMFs, require an impermeable liner. The extents of all required liners are to be indicated on the plans and shown in the SWMF/SMP details.**

Infiltration practices have been removed from the plan/SWPPP. Native clay liner used as impermeable liner for dry swale practices.

- 26. The proposed SWMF should have the aquatic bench labeled. The aquatic bench should have a maximum depth of 1.5'. Also, the invert of the outlet pipe is 764.5' whereas the water surface elevation is indicated to be 764'. Please resolve this discrepancy.**

Pond has been removed from the plans and a dry swale practice is proposed.

- 27. The following comments pertain to the hydrology model:**

- a. The existing and proposed conditions modeling area may need to be adjusted to include contributing drainage area (such as the roadway and any runoff from adjacent properties) and exclude drainage area bypassing the site (such as the southwest corner of the drainage model).**



Roadway added to modeling area for both existing and proposed. Southwest corner excluded from both as well.

- b. The existing conditions model shows the site as being entirely grass cover in fair condition whereas aerial and street view imagery shows the site as having dense shrubs, trees, and other vegetation.***

Existing ground cover has been remodeled as fair brush.

- c. The Tc calculations for the existing conditions should be limited to 150' of sheet flow (250' if slope is less than 1%). Based on image data of existing conditions, using short grass pasture for shallow concentrated flow does not appear to accurately model the existing conditions. Finally, based on the Tc path shown on the drainage map, it does not appear that channel flow should be included.***

Slope is less than 1%, 250 ft. of sheet flow used. Underbrush used as land cover.

- d. The Tc for the proposed conditions should be limited to 100' of sheet flow as required by the SWMDM. The Tc path should end at the SWMF outlets as the outlets of the SWMF are modeled. Please review and verify the slope for the shallow concentrated flow segment and first channel flow segment.***

Sheet flow limited to 100', slope has been reviewed.

- e. The proposed condition model should be split into three subcatchment areas: one subcatchment area for each dry swale, and one subcatchment area for the remaining portions of the site that bypass the dry swales.***

Proposed conditions model has been split into three subcatchments.

- f. As previously mentioned, the proposed use is considered a stormwater hotspot. As such, the pond modeling should not include infiltration.***

Infiltration has been removed from modeling.

- g. The SWMF pond node's outlet pipe inverts do not match what is shown on the plans. The Ke used is significantly higher than what is typical. A Ke of 0.5 should be used. The plans shown a 12" SICPP pipe whereas the model uses a corrugated interior. Please resolves these discrepancies. Also, the top grate should be routed to the outlet culvert rather than exfiltration.***

A Ke of 0.5 has been adapted. Model now uses smooth interior pipe.

**28. The following comments pertain to the GI Worksheets:**

- a. As the proposed project is located within the Canandaigua Outlet watershed rather than the Canandaigua Lake watershed, the project does not need to follow enhanced phosphorus removal criteria. As such, the P value should be 1.00 inches.***

P value changed to 1.



- b. The drainage area should be split into three subcatchment areas: one subcatchment area for each dry swale, and one subcatchment area for the remaining portions of the site that bypass the dry swales.***

Drainage area has been split into three areas as suggested.

- c. Each dry swale should have its own dry swale worksheet filled out.***

Each dry swale has been assigned it's own dry swale worksheet.

- d. The infiltration basin worksheet should be removed. As previously mentioned, no infiltration will be permitted.***

The infiltration basin has been removed from the plans.

- 29. The CPv calculations should use the full drainage area. The SWPPP should also include WQv/CPv extended detention requirement calculations. The SWPPP should also demonstrate how the proposed project provides the required CPv and meets the extended detention requirements. Storage volumes in excess of the required CPv should not be used when determining the extended detention average flow rate.***

CPv calcs, WQv calcs, and SWPPP have been revised.

- 30. The following comments pertain to the draft NOI:***

- a. The owner/operators mailing address, phone number, email address, and federal tax ID is to be provided.***

All have been added to the NOI.

- b. In question 1, the coordinates are incorrectly entered. Decimal points should be added.***

Formatting issue, coordinates have been updated on eNOI.

- c. The HSG percentages indicated in question 6 may be slightly off. Please review and revise if necessary.***

HSG percentages have been revised.

- d. The regulation number of the offsite stream should be noted in question 9.***

Regulation number of offsite stream has been noted.



**Marks Engineering**  
42 Beeman St  
Canandaigua, NY 14522

31. ***The proposed project will be required to enter into a Stormwater Maintenance Agreement with the Town of Canandaigua.***

Acknowledged.

32. ***The SWPPP needs to include information regarding the installation and maintenance of all proposed erosion and sediment controls. We would suggest that this be accomplished by including the applicable pages from the NYSDEC Blue Book.***

Applicable information has been added from the NYSDEC Blue Book. See attached plans.

33. ***Maintenance information should be provided for all proposed stormwater management practices.***

Maintenance info from SWDM 6.1.6 has been provided in the SWPPP.

If you have any questions, please contact myself at the phone number provided below.

Sincerely,

Brennan Marks, P.E.  
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Cc : Owner