

December 23, 2019

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

RE: DAN GABRIELE – 3310 FALLBROOK PARK
SITE PLAN REVIEW
TAX MAP NO. 98.11-1-5.100
CPN NO. 19-091
MRB PROJECT No.: 0300.12001.000 PHASE 180

Dear Mr. Finch:

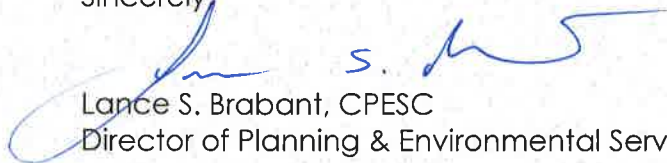
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated November 4, 2019, prepared by Venezia Associates. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
2. The horizontal datum is to be noted on the plans.
3. A temporary easement/agreement may be required if work extends on to adjacent properties.
4. The plans should show all services and laterals. All pipe utilities should be labeled with size, material, slope, thickness ratio, and inverts to the extent known.
5. It is our understanding that variances may be required for this application. All required variances should be noted on the plans. If granted, the date of approval and the details of the variance granted should be noted on the plans.
6. The zoning information section should be expanded to note all existing and proposed conditions.
7. The flood zone boundary should be shown on the plans and noted with the elevation. The mean high water elevation should be noted on the boundary line.
8. It's our understanding that an existing conditions / removals plan was previously provided. This plan should be included with all future submissions.

9. Multiple existing contour lines end suddenly. Proposed contours should be provided to show the final conditions.
10. A staging area should be identified on the plans. Is any concrete pouring proposed as part of the work? If so, a concrete washout facility should be provided along with a detail. If any topsoil is to be stockpiled on site, a stockpile location should be identified.
11. Is any lighting proposed? If so, the locations should be identified and manufacturer cut sheets provided.
12. 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 regulations.

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 & Environmental Services