November 11, 2021

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

RE: 3904 WEST LAKE ROAD LLC SUBDIVISION – 5200 FOSTER ROAD
SINGLE-STAGE SUBDIVISION PLAT REVIEW
TAX MAP NO. 126.00-1-46.400
CPN NO. 21-081
MRB PROJECT NO.: 0300.12001.000 PHASE 262

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat regarding the above referenced project, dated October 5, 2021, last revised October 20, 2021, prepared by Venezia Land Surveyors and Civil Engineers. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the surveyor.

SEQR COMMENTS

1. The Planning Board should be aware that the site of the proposed action is noted to be within an archeologically sensitive area.

SUBDIVISION PLAT AND GENERAL COMMENTS

2. It is our understanding that the removal of the gravel drive and metal barn are not part of the subdivision plat review. These would require a separate approval and permit from the Town.

3. The potential driveway locations associated with the labeled sight distances are to be provided for each lot.

4. The survey certification statement is to be signed prior to submitting for approval signatures.

5. All proposed pins, monuments, and other markers should be shown on the plat.

6. A note should be added to the plat indicating that proposed lots 1, 2, and 3 are not approved buildable lots, and that lots 1, 2, and 3 shall require site plan approval prior to any site development occurring.

7. The existing onsite stream and federal wetlands should be shown on the plat and labeled. The stream label should include the regulation number (898-222) and standard (C). Note #2 should be updated accordingly.

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,

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