

January 15, 2016

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

**RE: GERMAN BROTHERS INDUSTRIAL PARK
SINGLE-STAGE SITE PLAN REVIEW & SWPPP REVIEW
TAX MAP NO. 70.00-1-69.110
CPN-118-15
MRB PROJECT No.: 0300.12001.000 – PHASE 069**

Dear Mr. Finch,

MRB has completed a review of the submitted Site Plans dated December 18, 2015, prepared by Venezia Land Surveyors and Civil Engineers, and the Stormwater Pollution Prevention Plan (SWPPP) dated December 11, 2015, 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 design engineer.

COVER PAGE (SHEET CVR)

1. All requested variances approved by the Zoning Board of Appeals should be added to the Project Data table.
2. Project Data table should also be updated to include parking requirements, acreage of disturbance, impervious surface calculations, proposed height of structures, Tax Map ID, etc.

OVERALL SITE PLAN, SITE LAYOUT AND UTILITY PLAN (SHEET C-1 THRU C-3)

3. A colored rendering of the proposed structure(s) and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, signage (color, height illumination), green space areas and proposed landscaping.
4. An approval from Ontario County DPW will be required for the proposed access entrance off County Road 30. All correspondences with Ontario County DPW are to be forwarded to the Town Development Office and MRB.
5. For clarity, a separate lighting and landscaping plan should be provided. The landscaping plans should identify all landscaping locations, a schedule identifying each type by name, size and quantity. The lighting plan should include all proposed site and building lighting locations including and

photometrics. Designer cut sheets from the manufactures for proposed lighting should also be provided.

6. All proposed snow storage locations should be identified on the site plans.
7. An evaluation of vehicle turning movements demonstrating that there is adequate space available for emergency vehicles, disposal vehicles, vehicles with trailers, boat lifts, etc., to maneuver onsite without obstructing the internal traffic flow and emergency access to the site should be provided.
8. The Town Fire Marshall and Code Enforcement Officer should be satisfied that emergency access is adequate and meets NYS Building Code requirements. The marking of fire lanes and the installation of no parking signs should be identified on the plans.
9. The proposed fire hydrant location may need to be relocated between buildings 'B' and 'D' in order to meet the NYS Fire Code requirements for distance from a hydrant of 500'. The north sides of buildings 'E' and 'F' may not be accessible.
10. The overhead doors to the boat storage buildings and the boat repairs and office entrance(s) should be depicted on the site plans. Dimensions for these entrances should also be added to the plans.
11. Per Section 220-43 (G) of the Zoning Ordinance, all outdoor storage areas for boats, shall be enclosed. According to the site plans, it does not appear an enclosure is proposed. Please clarify?
12. All correspondences with the utility company regarding the proposed relocation of the fiber optics line should be forwarded to the Town Development Office and MRB.
13. Please note that the project is located within the Canandaigua Consolidated Water District not the Canandaigua-Farmington Water District. Please remove the signature line for the Canandaigua-Farmington Water District Superintendent from all plan sheets.
14. The plans depict water service connection to the City of Canandaigua. Our records indicate that the Town of Canandaigua public watermain is located on the south side of County Road 30 across from the proposed entrance to the site. If connection to the City watermain is requested, then a new water district and approval from the City of Canandaigua would be required. Please clarify.
15. If connection to the Town of Canandaigua watermain is proposed, then approval from the Town of Canandaigua Water Superintendent is required. All comments from the Water Superintendent are to be addressed.
16. An easement to the Town of Canandaigua to the master meter location is to be provided over the watermain.

17. The proposed fire hydrant location may need to be relocated between buildings 'B' and 'D' in order to meet the NYS Fire Code requirements for distance from a hydrant (500'). The north sides of buildings 'E' and 'F' may not be accessible.
18. Coordination with Canandaigua Lake County Sewer District (CLCSD) regarding the proposed 4" sewer forcemain are required. All correspondences with CLCSD are to be provided to the Development Office and MRB.
19. The construction details for the sand interceptor and oil/water separator should be added to the plans.

MISCELLANEOUS AND STORMWATER POLLUTION PREVENTION PLANS (C-4, C-5, & SWPPP-1 -2)

20. A curb ramp will be required to access the concrete sidewalk. A detail is to be added to the plans.
21. The scale on the SWPPP-1 plan sheet labels a 1"=30' in the sheet title however, a 1"=40' scale bar is also provided. Please revise the plans accordingly.
22. The limits of disturbance boundary and associated acreage as shown on the Overall Site Plan should also be depicted on the SWPPP plans. The total acreage of disturbance for the entire project (all three phases) should also be provided.
23. The size of the proposed driveway sediment trap should be added to the plans.
24. The construction sequence should be revised to detail the steps of construction for all three phases.
25. According to the plans, phase 1 construction is proposed to be 4.9 acres. Please note that in order to disturb more than 5-acres at one time, a 5-acre waiver from NYSDEC is required.
26. The following should be noted on the plans and included in the updated Stormwater Pollution Prevention Plan (SWPPP).
 - Increased site inspection frequency to at least two (2) site inspections every seven (7) calendar days for as long as the disturbance exceeds five (5) acres. The two (2) inspections must be separated by a minimum of two (2) full calendar days. All reports are to be forwarded to the Town CEO.
 - In areas where soil disturbance activity has been temporarily ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT

27. No soil survey was provided within the SWPPP. The design engineer shall review the soils types and conditions and confirm the HSG C used in their analysis. In the

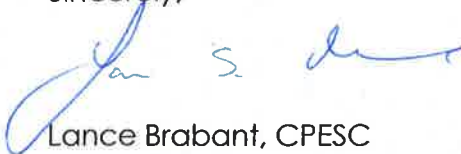
case of dual (C/D) soil types, the design engineer should consider the nearby Sucker Brook when determining whether the soils are in a drained, or un-drained condition.

28. The design engineer based their analysis of the existing condition on row crop, which is a very recent use of the property. The design of the stormwater quantity mitigation shall be based upon the previous, longstanding cover at the site, which appears to have been a grass/brush combination. Design shall continue to meet the Town's 90% peak runoff reduction requirements.
29. Water quality and runoff reduction volume calculations appear to have been omitted from the SWPPP. We recommend the design engineer consider using the DEC provided GI Worksheets. Calculations shall demonstrate that the project meets the enhanced phosphorus removal requirements for projects within the Canandaigua Lake watershed.
30. The project appears to propose infiltration practices to mitigate the water quality and runoff reduction volumes. Infiltration testing, in accordance with Appendix D of the NYS Stormwater Management Design Manual, shall be provided to support the sizing of the practices. The results of the testing shall be included in the SWPPP.
31. The design should take into consideration the effect any temporary flooding of Sucker Brook may have on the proposed stormwater management practices. The design engineer should work with the Town and the Canandaigua Lake Watershed Council to review the extent of known flooding.
32. Drainage mapping in the SWPPP appears to have truncated. Maps showing the full extent of the area drainage shed shall be included in the SWPPP.
33. Calculations determining the time of concentration shall be provided for each drainage subarea. The calculations shall be in accordance with the TR-55 manual and the NYS Stormwater Management Design Manual.
34. The design and details for the infiltration trench practices do not appear to be consistent with the NYS Stormwater Management Design Manual. Please clarify.
35. The details for the engineered gravel pavement should specify that the pavement surface be porous meeting the requirement of the NYS Stormwater Management Design Manual.
36. All crushed stone specified for use as a drainage storage layer should be called out as "clean" and with 40% voids to meet the NYS Stormwater Management Design Manual.
37. The underdrains for the proposed practices do not appear to daylight or discharge. Please clarify.

38. Please verify that adequate pre-treatment is provided for the infiltration facilities. Pea gravel diaphragms may be necessary along pavement edges leading to the facilities.
39. Discharge from the proposed stormwater management facilities should be to a stabilized watercourse, or kept as non-erosive sheet flow, to eliminate sedimentation of Sucker Brook.
40. The design engineer shall verify that Sucker Brook meets the definition of a fifth order or larger stream. If so, discharge to Sucker Brook shall be direct (i.e. through a stabilized watercourse or pipe) rather than over grade as appears to be proposed.
41. Post-construction inspection and maintenance frequency for the infiltration practices should also be based upon longer-than-anticipated drawdown times.
42. A Stormwater Maintenance Agreement between the owner/operator and the Town of Canandaigua should be entered into to ensure the long term maintenance of the stormwater management facilities.
43. The SWPPP should consider and make accommodations for the full development of the parcel, including but not limited to a single, regional stormwater management facility.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,



Lance Brabant, CPESC
Senior Planning Associate