

March 14, 2016

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

**RE: JOEL REISER & NANCY HYMAN – 5265 MENTETH DRIVE  
ONE-STAGE SITE PLAN APPROVAL  
TAX MAP NO. 140.11-1-25.000  
CPN NO. 009-16  
MRB PROJECT NO.: 0300.12001.000 PHASE 78**

Dear Mr. Finch,

MRB has completed a review of the submitted One-Stage Site Plan regarding the above referenced project, dated February 12, 2016, prepared by Bayer Landscape Architecture, PLLC. 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.

**Site Plan and General Comments**

1. The site plans are to be revised to meet the Town of Canandaigua One-Stage (Preliminary/Final) Site Plan Approval checklist requirements (attached) as this application is located within the RLD and requires Planning Board approval. Including the following:
  - An overall location map should be added to the plans depicting the extents of the property and connection to a public right-of-way.
  - A Grading Plan depicting existing and proposed contours at vertical intervals of no more than 5-feet.
  - The Site Plan should depict the following general content: Names of the owner(s) of the property; Map Legend/Key; Signature blocks for Planning Board Chairperson, Town Engineer, Town Highway and Water Superintendent; and Name and Seal of a NYS licensed professional engineer, surveyor or architect.
2. 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.

3. All variances approved by the Zoning Board of Appeals are to be detailed on the Site Plans.
4. The Existing Features Plan should be revised to identify the existing water service connection to the house and clearly delineate what structures/features are to remain and those to be removed.
5. A Floodplain Development Permit Application will be required and is to be approved by the Town Code Enforcement Officer prior to the issuance of building permits.
6. Update the site plan to include driveway width, radii of the driveway entrance and sight distances.

**Utilities, Grading, & Erosion Control**

7. The proposed water service material and size should be added to the plans. Also a curb stop should be provided at the edge of the existing Town of Canandaigua Watermain Easement.
8. A water meter and pressure reducing valve (PRV) is to be provided and shown on the plans.
9. The relocation of the existing hydrant will require the approval from the Town of Canandaigua Highway and Water Superintendent.
10. All comments from the Town Highway and Water Superintendent per review letter dated February 26, 2016 are to be addressed.
11. The existing wastewater treatment system and leach field areas including the proposed improvements are to be reviewed and approved by the Canandaigua Lake Watershed Inspector. All correspondences are to be forwarded to the Town Development Office and MRB. The design details are to be added to the plans.
12. Is the roof runoff to discharge to splash blocks or leaders? If leaders the discharge locations and elevations should be labeled on the Grading Plans. All drainage should be routed around the leach field area and away from neighboring properties.
13. The site plans are to be designed to include erosion and sediment control measures during construction. The proposed measures (i.e. silt fence, check dams, etc.) are to be depicted on the site plans. Also a stabilized construction entrance, construction staging area for the storage of construction equipment and vehicles, soil stockpile area is to be delineated on the Site Plan.
14. The proposed clearing limits/ limits of disturbance should be clearly defined on the plans. A boundary should be added and the associated acreage provided.



15. A detailed construction sequence outlining the individual steps of construction and the stabilization of the site should be added to the plans.
16. Calculations supporting sizing of the proposed rain gardens are to be provided for review. Also, a cross section of each design should be included on the plans.

**Miscellaneous**

17. All trees located within the limits of disturbance and construction area should be identified as to "remain" or to be "removed". For those trees that will remain, tree protection shall be provided and depicted on the Site Plan.
18. All proposed lighting locations (if any) are to be depicted on the Site Plan. All lighting is to be dark sky compliant. A note is to be added to the plans.
19. If landscaping is proposed, the proposed landscaped locations should be clearly identified on the plans. Also a landscaping schedule is to be provided labeling each by type, size, and quantity.

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".

Lance S. Brabant, CPESC  
Senior Planning Associate

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, NY 14424  
Phone: (585) 394-1120 / Fax: (585) 394-9476

## SINGLE STAGE (PRELIM/FINAL) SUBDIVISION CHECKLIST

**Applicant Name:** \_\_\_\_\_

**Applicant Address:** \_\_\_\_\_

**Applicant Phone Number:** \_\_\_\_\_

**Subject Property(ies) Address(es):** \_\_\_\_\_

**Subject Property(ies) Tax Map # and Zoning District:** \_\_\_\_\_

- A. What is the size (in acres or square footage) of parcel(s) to be subdivided?  
\_\_\_\_\_
- B. What are the exact sizes of all proposed parcels (in acres and/or square footage)?  
1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_
- C. What is the exact road frontage for each proposed parcel?  
1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

Chapter 174 § 174-13 (Preliminary Subdivision Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
A. A preliminary subdivision application shall include an affidavit that the applicant is the owner or equitable owner of the land proposed to be subdivided or their legal representative.			
B. Information shown on preliminary subdivision plats shall be organized to clearly depict existing and proposed conditions and assist the Planning Board's understanding of potential impacts as well as proposed mitigation.			
C. The preliminary subdivision plat shall be clearly marked as preliminary and show all of the following information:			
<b>(1) General Content</b>			
(a) All dimensions shall be shown in feet and in hundredths of a foot.			
(b) Proposed subdivision name or identifying title (Preliminary Subdivision of Property Owner);			
(c) Name and address of the property owner;			
(d) Names of owners of all abutting land and the names of all abutting subdivisions;			
(e) Name and seal of the New York State licensed professional engineer and/or surveyor responsible for the plat;			
(f) Date, north point, and scale. The plat shall be at a scale of no more than 100 feet to the inch;			

Chapter 174 § 174-13 (Preliminary Subdivision Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
(g) A legible location map;			
(h) A map revision box;			
(i) A map legends/key;			
(j) A signature block for the Planning Board Chairperson and others as may be required;			
(k) An area for general map notes;			
(l) A completed agricultural data statement form identifying whether the site lies within an area which is further regulated under § 283-a of Town Law, as amended;			
(m) For lots located within or adjacent to an established Ontario County Agricultural District the plat shall have a general note identifying and thereby acknowledging the provisions of the Town's Right-to-Farm Law.			
(n) Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s);			
<b>(2) Existing Conditions: Lots</b>			
(a) All existing property lines, with bearings and distances including the subject (parent) parcel(s) Tax Map numbers(s);			
(b) Sufficient data to determine readily the location, bearing and length of every existing street, easement, lot and boundary line and to reproduce such lines on the ground, including:			
[1] The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and			
[2] All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.			
(c) The boundaries and nature of all existing easements, deed restrictions and other encumbrances;			
<b>(3) Existing Conditions: Natural Land Features</b>			
(a) Existing contours at vertical intervals of no more than 20 feet, including the source of the information. In the case of steep or unusual tracts, the Planning Board may require contours at such lesser intervals as it finds necessary for study and Planning of the tract.			
(b) Existing vegetative land cover;			
(c) Delineation of natural features described in the NRI including;			
[1] existing watercourses			
[2] tree masses and other significant land cover			
[3] land exceeding a slope of 10%			
[4] NYSDEC or Federally regulated wetland			
[5] FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Panel Number and the effective date of the Flood Insurance Mapping as shown;			

[6] other natural features identified in the NRI			
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Chapter 174 § 174-13 (Preliminary Subdivision Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
<b>(4) Existing Conditions: Man-made features</b>			
(a) All existing significant man-made features including but not limited to:			
[1] buildings with property line setbacks			
[2] width, location, and sight distances for all private driveways			
[3] limits of pavement and parking areas			
[4] existing streets on or adjacent to the subject lot including names, right-of-way widths and pavement widths			
[5] sanitary and storm sewers			
[6] wastewater treatment systems			
[7] public and private wells, water mains and fire hydrants			
[8] drainage features including, storm water ponds, swales, culverts, and known underground drain tiles			
[9] Location of all other existing utility lines and related facilities including, gas, electric and telephone.			
[10] Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment.			
<b>(5) Proposed Conditions: Lot Boundaries</b>			
(a) Delineation of all proposed sections or phases, if any;			
(b) Survey map of new lots to be created as well as a survey or general location map showing the relationship of the derivative and parent parcels, including the road frontage and area remaining in the parent parcel (for large parcels, a drawing from the legal description may be accepted);			
(c) Area of each lot in square feet. Proposed lots shall be numbered in numerical order			
(d) Sufficient data to determine readily the location, bearing and length of every proposed street, easement, lot and boundary line and to reproduce such lines on the ground, including:			
[1] The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and			
[2] All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.			
(e) The proposed building area for each lot as measured from the property line;			
(f) Required building setback lines on each lot;			
(g) For proposed conservation subdivisions [§ 174-16] a			

summary of requested modifications to lot size, setback and other dimensional requirements.			
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Chapter 174 § 174-13 (Preliminary Subdivision Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
(h) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances.			
<b>(6) Proposed Conditions: Development</b>			
(a) Delineation of limits of any land to be disturbed in any manner including areas to be cleared of vegetation, cut, filled, excavated, or graded. The delineation shall include dimensions and other references needed to allow efficient field verification.			
(b) Existing and proposed contours, at vertical intervals of no more than five feet.			
(c) Proposed location, boundaries and uses of all buildings.			
(d) The proposed building setback from each property line and other buildings on the same lot;			
(e) Location and dimension of all areas to be protected as open space.			
(f) Location and dimensions of all public buildings, public areas and other parcels of land proposed to be dedicated to or reserved for public use.			
(g) Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (see Chapter 165)			
(h) Limits of pavement and parking areas of the Town Code);			
(i) Location and width of all proposed streets, alleys, rights-of-way and easements.			
(j) Typical cross-sections, street profiles and drainage details for all streets. Such profiles shall show the following: existing grade along the proposed street center line; existing grade along each side of the proposed street right-of-way; proposed finished center-line grade or proposed finished grade at top of curbs; sanitary sewer mains and manholes; and, storm sewer mains, inlets, manholes and culverts;			
(k) Location and widths of all proposed driveway intersections with streets and sight distances there from. Suitable means of access in accordance with Town Code and the Town of Canandaigua Site Design and Development Criteria must be shown for each lot unless such lot is to be annexed to an existing parcel with suitable access.			
(l) Location and size of all proposed water mains, laterals, hydrants, meters, and valves;			
(m) Location of any public or private wells			

<b>Chapter 174 § 174-13 (Preliminary Subdivision Plat Checklist)</b>	<b>Shown on Plat by Applicant</b>	<b>Initial PRC Review</b>	<b>PRC Follow Up Review</b>
(n) Location, size and invert elevations of all proposed sanitary and storm sewers and location of all manholes inlets and culverts;			
(o) Where on site wastewater treatment will be required for development of the proposed lots and regardless of whether or not the current application includes proposed development, the following information shall be provided;			
[1] Delineation of sufficient area for at least one potential on-site wastewater treatment system for each proposed lot unless such lot has an existing and functioning on site wastewater treatment system			
[2] Field test results and the name of the individual taking the tests to determine soil percolation capabilities within that area			
(p) Location of all other proposed utility lines and related facilities including, gas, electric and telephone			
(q) Proposed vegetative land cover and landscaping			
(r) Outdoor lighting			
(s) Location and design of proposed signs			
(t) Documentation of compliance with the adopted Town of Canandaigua Ridgeline Design Guidelines and Shoreline Development Guidelines			
(u) A description of all approvals required from outside agencies.			
(v) Schedule for development including a detailed sequence of construction and estimated dates for start and completion.			
(w) The Planning Board may require an applicant to submit additional information as may be needed to assess the potential impacts from the proposed development.			

<b>Chapter 174 Section 174-14 (Final Plat Checklist)</b>	<b>Shown on Plat by Applicant</b>	<b>Initial PRC Review</b>	<b>PRC Follow Up Review</b>
A. The final subdivision plat shall be clearly marked as final and shall show thereon or be accompanied by:			
(1) All information provided on the approved preliminary plat as well as any improvements, modifications and additional information required as part of the preliminary approval;			
(2) The names of developments and proposed streets. The Planning Board shall have the right to name new developments and streets in accordance with historic characteristics of the community and the Ontario County 911 addressing policy.			
(3) which have first been approved by the Planning Board and Ontario County 911 Center;			



Chapter 174 § 174-14 (Final Pat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
(4) Detailed sizing and final material specification of all required improvements;			
(5) Permanent reference monuments as required by any proper authority;			
(6) A detailed plan identifying all lands, easements, and rights-of-way which shall be commonly owned with the identification of the association responsible for said ownership and method of managing the commonly owned properties.			
(7) Copies of other proposed easements deed restrictions and other encumbrances.			
(8) Protective covenants, if any, in a form acceptable for recording;			
(9) Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping and storm water and erosion control measures. Refer to § 174-32 of this Chapter;			
(10) The owner shall tender offers of cession, in a form certified as satisfactory by the Town Board Attorney, of all land included in streets, highways or parks not specifically reserved by the owner. Although such tender may be irrevocable, approval of the site plan by the Planning Board shall not constitute an acceptance by the Town of the dedication or gift of any street, highway or park or other open public areas. A dedication or gift of any such improvements may only be accepted by resolution of the Town Board.			

**I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this completed checklist.**

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**