

February 20, 2020

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

**RE: ALAN & ELIZABETH LUPTON – 3459 LAKEVIEW LANE
SITE PLAN REVIEW
TAX MAP No. 98.13-1-18.110
CPN No. 20-003
MRB PROJECT No.: 0300.12001.000 PHASE 185**

Dear Mr. Finch:

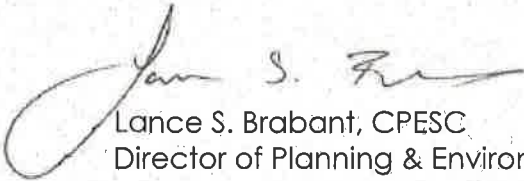
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated January 9, 2020, last revised January 17, 2020, prepared by Venezia Land Surveyors and Civil Engineers. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

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. Is any exterior lighting proposed as part of these improvements? If so, the locations should be shown on the plans and cut sheets provided. Please note that all lighting is to be full-cut offs.
3. It is our understanding that a variance would be required for this application. All requested variances should be noted on the plans, and if approved, the conditions of the approval and date of the approval should be noted on the plans.
4. The horizontal datum and the date of the field instrument survey should be noted on the plans.
5. The mean high water elevation and flood zone elevations should be noted on the plans. Also, Ontario County's OnCor mapping currently shows a different flood zone boundary location than what is shown on the plans. Please review and revise if necessary.
6. The distance to the nearest fire hydrant should be noted on the plans.

7. An existing grass area between two retaining walls currently extends off site to a boathouse on adjacent property. Is the boathouse owned by the adjacent property owners or is this structure owned by the applicant? If owned by the applicant, is the boathouse to remain? If so, evidence of an easement or agreement concerning the offsite structure would need to be provided to the Town Development Office and MRB Group.
8. The plans should include proposed contours to show the surface conditions after removal of the retaining wall.
9. The limits of disturbance line should be updated to include all work being performed, including but not limited to grading, utilities, and demolition.
10. The extents of steep slope area protection should be expanded to cover the full extents of the steep slope areas.
11. A label on the demolition plan states to "fill existing stair" and restore to grass. How are these stairs being filled and with what material? Is the seasonal dock remaining or being removed?
12. The swale to the north appears to terminate abruptly at the 695 contour. This swale may need to be carried further east and/or provided with a flow spreader to ensure sheet flow conditions.
13. Calculations should be provided to support the sizing of the infiltration trenches and overflow drywells. Has any soil testing or exploration occurred? If not, please note that soil exploration and testing may be required. Infiltration practices should include a 2' separation between the bottom of the practice and the seasonally high groundwater table.
14. A landscaping plan is to be provided for the Planning Boards review.
15. The Town of Canandaigua Typical Water Service detail is to be added to the plans.
16. A PVC Water Main & Drain Bedding detail is included in the plans, however it's not clear where this detail is applicable. Please clarify.
17. 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,

A handwritten signature in black ink, appearing to read "Lance S. Brabant". The signature is fluid and cursive, with a large initial "L" and "B".

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