

## *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, New York 14424

### **PLANNING REVIEW COMMITTEE**

**Tuesday, January 16, 2018 • 11:00 a.m.**

### **MEETING NOTES • CPN-051-16 Lakewood Meadows Soil Stockpile Discussion**

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**Present:** Lance Brabant, MRB Group  
Eric Cooper, Canandaigua Zoning Officer  
Doug Finch, Canandaigua Town Manager  
Nate Jenny, Morrell Builders  
Scott Morrell, Morrell Builders  
Thomas Schwartz, Canandaigua Planning Board Chairperson  
Richard Tiede, Marathon Engineering

Discussion of the following application:

**CPN-051-16**      **Marathon Engineering (Richard Tiede), 39 Cascade Drive, Rochester, N.Y. 14614, representing S & J Morrell Builders, 1501 Pittsford–Victor Road, Suite 100, Victor, N.Y. 14564, owner of property at 3990 Middle Cheshire Road (Lakewood Meadows Subdivision, Section 9B) TM #112.00-1-70.100**  
Requesting an Amended Site Plan approval for the relocation of approximately 5,100 cubic yards of topsoil restoration pile as detailed on revised plans dated December 22, 2017, and all other relevant information submitted as of January 9, 2018 (the current application)

The Final (Phased) Subdivision Plat for Lakewood Meadows Subdivision, Section 9, for the construction of 24 single-family townhome lots on 20.6 acres of land (including the extension of St. James Parkway to Middle Cheshire Road, stormwater mitigation and trails) was approved by the Planning Board on August 23, 2016.

Mr. Morrell: Reported that he notified the Development Office in advance via e-mail of plans to relocate the topsoil stockpile. He said that he did not receive a response and that he did not follow up regarding a response. Mr. Finch explained that he would have been instructed to submit an application to the Planning Board for an Amended Site Plan.

Mr. Finch: Reported that a number of SWPPP reports were in error.

Mr. Tiede: Requested that he be notified of any future problems with the SWPPP reports. He said that he will assure that future problems are corrected and will discuss concerns with Town inspectors as they may arise.

Mr. Tiede: Presented hard copies of the Revised Amended Site Plan regarding the topsoil stockpile:

- 3:1 slopes will be reduced.
- Stockpile height will be lowered to an average height of 9 feet on the front and 12 to 15 feet on the back.
- Stockpile will expand outward due to lowering the height.
- Silt fence at a distance of 15 feet from the stockpile will be installed; a second row of silt fence will be installed 10 feet downslope from the main stockpile silt fence.
- Adjusted area disturbance will be .96 acre.
- A stone access driveway will be installed for a stabilized entrance to the stockpile.
- Stockpile will be reshaped as needed to meet erosion control requirements.
- Stockpile contains approximately 5,100 cubic yards of topsoil. Approximately two-thirds to three-quarters of the stockpile (approximately 3,300 cubic yards) will be depleted in spring 2018 for earthwork and restoration on the western portion of the site, for the berm along the road, and for siltation traps. The contractor will then stabilize the remaining portion of the stockpile (approximately 1,800 cubic yards) and draw off the topsoil as needed from summer 2018 to summer 2019 for use around the structures in Sections 9A and 9B as they are constructed. Approximately 1,000 cubic yards will be used around the structures.
- The area of the stockpile will be restored when the stockpile is depleted. Approximately 800 cubic yards will be retained to restore the stockpile area following depletion. The entire area of the stockpile will be restored to existing grade per the SWPPP following completion of the structures.

Mr. Morrell: Requested that the project manager and Town inspectors meet approximately every two weeks to assure that no further lapses in communications occur.

Mr. Brabant: Will contact Chris Jensen and establish a schedule for on-site meetings with the project manager, Town inspectors and the Town engineer.

Following are the engineer's notes on the Revised Amended Site Plan regarding the topsoil stockpile:

**TEMPORARY TOPSOIL STOCKPILE CONSTRUCTION SEQUENCE**

- January 2018:** Strip topsoil as required in the additional disturbance area, add to existing pile
- Ongoing:** Re-grade stockpile per plan and stabilize per original approved plans and SWPPP  
Maintain erosion control, measures and stabilization
- Spring 2018:** Finish site work on westerly portion of site. Restore silt traps no longer required (3,300± CY). Stabilize work areas per original approved plans and SWPPP
- Stabilize disturbed areas of stockpile per original approved plans and SWPPP
- Remaining 1,800 CY of topsoil is for restoration of building sites and temporary stockpile area (1,000 CY for building sites and 800 CY for the additional disturbed area for the stockpile)
- 2018 through summer 2019** Restore building sites as they are constructed
- As stockpile is depleted, restore stockpile areas no longer in use and stabilize per original approved plans and SWPPP
- After final building construction in this section, ensure entire additional disturbed area is restored to original existing grade and stabilized per the original approved plans and SWPPP. Remove all erosion control measures after final stabilization is complete.

Notes taken by:

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John Robortella

