

January 14, 2016

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

**RE: EDWARD AND PATRICIA BREWER - 4727 COUNTY ROAD 16**  
**ONE-STAGE SITE PLAN APPROVAL**  
**TAX MAP NO. 140.00-1-30.000**  
**CPN No. 093-15**  
**MRB PROJECT No.: 0300.12001.000 PHASE 71**

Dear Mr. Finch,

MRB has completed a review of the submitted One-Stage Site Plan regarding the above referenced project, dated December 9, 2015, prepared by Marathon Engineering, with revisions dated December 15, 2015, and received by MRB on December 21, 2015. 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.

**General Comments**

1. Architectural elevations of the proposed residential structure should be provided to the Planning Board to assist in the review. Elevations of all (4) sides of the building detailing the finished grade and peak height of the roof, for use in determination of compliance with maximum dwelling height of 25 ft is to be included.
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. According to the site plans, the existing driveway to the subject parcel is a shared driveway with the neighboring property to the east; therefore, a cross access easement should be provided and identified on the site plans. If one already exists, then the liber and page should be provided.
3. A permit from Ontario County DPW may be required if work is proposed within West Lake Road (County Road 16) right-of-way. All correspondences with the Ontario County DPW are to be forwarded to the Town Development Office.
4. An approval from the Canandaigua Lake Watershed Inspector regarding his review of the abandonment of the existing septic system and leach field area and also the design of the proposed wastewater treatment system is to be

provided. All correspondences are to be forwarded to the Town Development Office and MRB.

5. All comments from the Town Highway & Water Superintendent regarding his review of the proposed water service improvements are to be addressed.
6. All approved variances by the ZBA are to be detailed on the site plans.

**Demolition and Erosion Control Plans**

7. All trees located within the limits of disturbance and construction area identified as to remain on the demolition plan are to be provided with tree protection. Please update grading and erosion control plans accordingly.
8. A construction staging area for construction equipment and vehicles, topsoil stockpile area and concrete washout should be delineated on the grading and Erosion Control Plan.
9. A detailed demolition sequence and sequence of construction outlining the individual steps of construction including demolition, utility installation, and stabilization of site should be added to the plans.
10. It is difficult to determine where the proposed silt fence is located on the plans as it's located beneath the limits of disturbance line. Silt fencing (if not proposed) should be placed along the both the east and west property lines and provided with j-hooked ends.
11. A double row of silt fencing should be placed along the south side of the property closest to the lake.
12. The roof leaders for the residential structure and garage should be identified on the plans.
13. This project will be required to comply with the Town of Canandaigua Shoreline Development Guidelines. If not done so already, the applicant should provide a letter explaining how this project complies with these requirements.
14. In accordance with §174-32 of the Town Code, the Planning Board may require a surety to assure proper installation of the proposed improvements.

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

Sincerely,



Lance S. Brabant, CPESC  
Senior Planning Associate