

February 24, 2023

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

**RE: NELSON RESIDENCE – 0000 MIDDLE CHESHIRE ROAD**  
**SITE PLAN REVIEW**  
**TAX MAP NO. 97.00-1-58.200**  
**CPN No. 22-093**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 313**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated November 18, 2022, prepared by Marks Engineering. 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 existing conditions plan is to be signed and stamped by a licensed professional, and the surveyor certification statement should be signed prior to receiving approval signatures.
2. All existing utilities should be labeled with the following information, if known: size, material, and inverts and slope (if applicable).
3. The proposed sanitary lateral will need to be reviewed and approved by the Canandaigua Lake County Sewer District. Copies of all correspondence with CLCSD should be provided to the Town Development Office and MRB.
4. Information regarding all wetland delineations and jurisdictional status of wetlands as detailed within the Diehlux Delineation Report is to be noted on the plans. The onsite stream should include the regulation number and standard in the label as well.
5. All approved variances are to be noted on the plans with the approval date, what the variance was for, and any associated conditions of approval.
6. Dimensions should be shown for the driveway emergency vehicle pull off, and the emergency vehicle turnaround (including curve radii).
7. The water service and sanitary lateral should be revised to provide 10' horizontal separation near the bends as they cross into the driveway.
8. What is the location of the nearest fire hydrant? This should be shown on the plans, or the direction and distance to the nearest hydrant should be indicated.

9. The retaining walls should be labeled on the overall site plan. The detailed view of the stream crossing and proposed driveway curb cut should show existing and proposed contours. Consider providing this as a separate plan sheet. The detailed view of the retaining walls should also include top and bottom of wall spot elevations. A typical retaining wall detail should be provided.
10. Based on the indicated inverts, the stream crossing culvert appears to only include riprap protection on the inlet site. Riprap protection should be provided at the outlet. All culvert ends should include end sections. Culvert sizing calculations for the stream crossing should be provided for review.
11. All proposed downspout locations should be indicated on the plans. A note should be added to the plans indicating all downspouts discharging to grade shall be provided with splash blocks.
12. Due to the project being located within the Canandaigua Lake Watershed, and the limits of disturbance exceeding 20,000 square feet, the project will be required to provide water quality measures for the 1-year, 24-hour design storm (enhanced phosphorus removal), and mitigate the impacts of the 2-year design storm. The plans should be revised to include permanent stormwater management practices, and sufficient calculations and/or modeling should be provided to demonstrate compliance with this requirement.
13. When measured, the limits of disturbance appears to meet or exceed 1-acre. Please verify and label on the plans. If the project is to disturb more than 1-acre it would be required to receive coverage under the NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, and include preparation of an erosion control SWPPP. If so, then a NOI and an erosion control SWPPP should be provided for review and approval.
14. A construction staging area, topsoil stockpile (fully encompassed by silt fence) and concrete washout area should be shown on the plans. A concrete washout area detail should be provided.

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,



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