

November 18, 2016

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

**RE: LAKEWOOD MEADOWS SUBDIVISION SECTION 9B
FINAL SUBDIVISION PLANS, ENGINEERS REPORT, & SWPPP REVIEW
TAX MAP NO.: 112.00-1-32.111
CPN NO. 051-16
MRB PROJECT NO.: 0300.12001.000 – PHASE 87**

Dear Mr. Finch,

MRB Group has completed a review of the submitted Final Subdivision Plans for Section 9B of Lakewood Meadows dated July 15, 2016, last revised October 18, 2016, Engineers Report dated October 17, 2016, and the Stormwater Pollution Prevention Plan (SWPPP) dated October 17, 2016 prepared by Marathon Engineering. We offer the following comments for the Town's consideration. A brief written response to each comment should be provided by designer.

1. Easement maps and descriptions for all proposed easements to the Town of Canandaigua should be provided for review and approval prior to receiving signatures.
2. Prior to transferring maintenance responsibilities of the proposed trails, open space areas, and stormwater management facilities from the developer to the existing Home Owners Association (HOA), the HOA agreement is to be revised to detail these maintenance requirements associated with Section 9B and submitted to the Town of Canandaigua Development Office for review and approval.
3. Prior to issuance of the signed MS4 SWPPP Acceptance Form for Section 9B, the 5-acre waiver approval letter from NYSDEC is to be provided. All correspondences with NYSDEC are to be forwarded to the Town Development Office.
4. A cross section of the proposed stone dust trail is to be added to the plans.
5. Per the Planning Board's conditions of Final Site Plan Approval, the Homeowners Association Agreement for the Townhomes (St. James Parkway) regarding the maintenance of the open space areas, trails, and stormwater management facilities is to be submitted to the Town Planning Board Attorney for review and approval. The approval is to be obtained prior to the Planning Board Chairman's signature being affixed to the Final Subdivision Plan.

6. Per the Planning Boards conditions of Final Site Plan Approval, the deed restrictions concerning accessory structures are to be submitted to the Planning Board Attorney for approval and an approval is to be obtained prior to the Planning Board Chairman's signature being affixed to the Final Subdivision Plan. Also the deed restrictions are to be filed at the Ontario County Clerk's Office at the same time as the approved Final Subdivision Plat. Copies of the filed deed restrictions are to be submitted to the Town Clerk within five (5) days of them being filed. Failure to file such restrictions at the time of filing the Final Subdivision Plat shall invalidate this approval.

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