

July 20, 2021

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

RE: DAWSON SUBDIVISION – 4455 MIDDLE CHESHIRE ROAD
SUBDIVISION PLAT REVIEW
TAX MAP NO. 126.00-1-16.200
CPN NO. 21-059
MRB PROJECT NO.: 0300.12001.000 PHASE 248

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat regarding the above referenced project, last revised June 18, 2021, 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.

SEQR COMMENTS

1. The proposed action would be considered an Unlisted Action, and as such a Short EAF Part 1 should be provided.

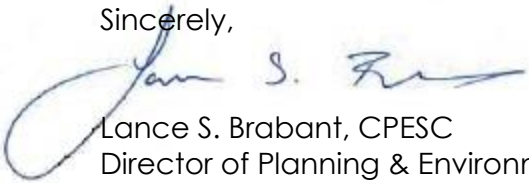
SUBDIVISION PLAT COMMENTS

2. The subdivision plat should show all proposed pins, markers, pipes, and other monuments.
3. It appears that there may be additional wetland area that should be shown outside the pond boundary. All wetland boundaries should be shown and labeled on the plans.
4. It appears that there may be a structure near the northern property line that is not shown on the plat. Please review and revise if needed. An existing shed structure on an adjacent property (northwest corner of 126.00-1-16.100) may also need to be shown to verify whether or not it encroaches onto the subject parcel.
5. To whom is the proposed common driveway easement granted to? If not to proposed Lot 2, then proposed Lot 2 would require a separate driveway to be shown with the sight distances indicated.
6. The existing water service for the existing house on proposed Lot 1 should be shown on the plans and labeled with the size and material (if known).

7. Has it been verified that the driveway for T.A. #126.00-1-22.121 does not intrude into the proposed subdivision?

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 blue 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