

Eric Cooper

From: Chris Jensen <cjensen@townofcanandaigua.org>
Sent: Tuesday, April 23, 2019 8:25 AM
To: ecooper@townofcanandaigua.org
Cc: 'Tom & Martha Schwartz'
Subject: Misty Hill Drive 4609

Comments:

The plan pulls the proposed dwelling towards the roadway and as a result reduces the amount of disturbance in the area of steep slopes. Granting the front setback variance reduces the area of disturbance within areas of steep slope.

- Area of disturbance detailed on plans is not realistic. It does not depict how the site will actually be constructed. Does not provide adequate room for operating of excavation equipment.
- Silt fence is detailed outside limits of disturbance
- Area of disturbance not listed (total square feet)
- Site has already been disturbed without a permit. Plan should detail limits of existing disturbance and proposed disturbance.
- Adjacent parcel owner at 5256 Red Fox Drive has contacted the development office with complaints about drainage concerns and disturbance that has taken place. Based on aerial images, it appears the parcel owner at 5256 Red Fox Drive has extended their yard beyond their parcel boundary and cleared approximately 5,000sq.ft. of the project owner's parcel. Area is currently being utilized as exposed earth – garden area. If there are drainage concerns from the neighbor, the area should be re-vegetated to prevent erosion.
- Site plan approval cannot be granted until we receive actual field test information and design for on-site wastewater system
- Temporary stockpile area depicted is too small and should be detailed within limits of disturbance. Silt fence detailed as entirely surrounding stock pile. Should only be detailed down slope of stockpile. Silt fence to be a minimum of 10ft. from toe of stockpile.
- There should be multiple rows of silt fence detailed
- No 'green infrastructure' is detailed. Disturbance in areas of steep slopes requires water quality treatment for up to a one year storm event. Engineer to add water quality system and associated details to plans and provide calculations, and narrative. Roof downspouts are all to be directed to water quality treatment system.
- Areas in excess of 33% slope should be detailed as receiving erosion control matting.
- Plan to detail source of power/telco/water.