

June 21, 2022

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

**RE: GERMAN BROTHERS SUBDIVISION – 0000 NORTH STREET
SINGLE-STAGE SUBDIVISION PLAT REVIEW
TAX MAP NO. 70.00-1-69.111
CPN No. 22-037
MRB PROJECT NO.: 0300.12001.000 PHASE 289**

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat regarding the above referenced project, dated April 20, 2022, last revised May 27, 2022, prepared by Venezia Professional Land Surveyors. 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. According to the NYSDEC EAF Mapper, questions 12b, 13a, and 20 should be answered "yes," whereas the provided Short EAF Part 1 indicates "no" for these questions. Please revise the Short EAF Part 1 and provide additional information where required by the question (question 20). Coordination with NYS SHPO may be required.

SUBDIVISION PLAT AND GENERAL COMMENTS

2. The existing tree lines should be indicated on the plat.
3. The plat is to be signed by the surveyor prior to submitting for approval signatures.
4. The zoning chart should indicate the existing and proposed conditions as well (where applicable). Also, maximum coverage should instead be maximum building coverage on lot.
5. The proposed 50' wide drainage easement should note the grantee in the label. What is the intent behind this proposed easement?
6. Is the survey tied to a horizontal datum? If so, please note this on the plat. What is the source of contour information?

7. A note is to be added to the plat stating no new development is proposed on lots #1 and #2, and lots #1 and #2 are not approved "build-able" lot at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board.
8. The permanent trail easement to the Town of Canandaigua as depicted on the attached easement map, is to be depicted on the subdivision plans.

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