

November 18, 2022

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

**RE: J&T PROPERTIES – 5290 NORTH STREET  
SITE PLAN REVIEW  
TAX MAP NO. 70.00-1-52.110  
CPN No. 22-071  
MRB PROJECT NO.: 0300.12001.000 PHASE 302**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated August 17, 2022, last revised November 2, 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. Plans for previous expansions on the proposed project site show existing and proposed utilities within the area shown on the current plans; however, no utilities are shown on the current plans. All existing utilities are to be shown and labeled with the following information, if known: size, material, and inverts and slope (if applicable). All easements should also be labeled on the plans.
2. Tax map IDs/ownership information should be shown on the site plan for the project parcel and all adjacent parcels.
3. All existing and proposed door locations should be shown for the building to be expanded.
4. A detail is to be provided for the proposed infiltration trench. A generic pipe trench detail should also be provided for the storm pipe leading to the trench.
5. A construction staging area, topsoil/soil stockpile fully encompassed by silt fence, and concrete washout area is to be shown on the plans. A concrete washout area detail is to be provided.
6. A limits of disturbance boundary is to be shown on the plans and the acreage of disturbance is to be noted on the plans. Please note as part of a larger common plan of development or sale, if the combined acreage of disturbance from the current application and previous application (CPN-20-040) meets or exceeds 1 acre, the project will be required to comply with all post-construction stormwater management performance criteria of the most current NYS SPDES General

Permit for Stormwater Discharges from Construction Activity. If the combined disturbances remain under 1 acre, then a note to this effect is to be added to the plans, and the plans shall note both the previous disturbance area and current disturbance area. If the combined disturbances meets or exceeds 1 acre, then the plans should note that as part of a larger common plan of development or sale, the current and any future applications are required to meet all post-construction stormwater management requirements under the most current NYS SPDES General Permit for Stormwater Discharges from Construction Activity.

7. Has any soil testing or exploration occurred? If not, please note that soil exploration and testing is required. Infiltration practices should include a 2' separation between the bottom of the practice and the seasonally high groundwater table.
8. The proposed infiltration trench should be protected with silt fence or compost filter sock until all contributing drainage areas have achieved final stabilization.
9. The last item of the construction sequence should note that temporary erosion and sediment controls shall not be removed without approval from the Town.
10. Is any exterior lighting proposed as part of these improvements? If so, the locations should be shown on the plans and cut sheets provided. Site note #5 is to be revised to indicate that all exterior lighting is to comply with Section §220-77 of the Town of Canandaigua Town Code.
11. Please note that we have received stormwater sizing calculations/modeling for the proposed project; however, due to the plans lacking sufficient details/information, a review of the modeling has not been completed. A review will be completed upon receipt of revised plans addressing the above comments.
12. The phosphorus notes on the site plan shall be replaced with the following:
  - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
  - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYSDEC requirements.

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