

June 17, 2020

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

**RE: ROBERT & SUSAN TAYLOR – 3564 OTETIANA POINT
SITE PLAN REVIEW
TAX MAP NO. 98.19-1-3.000
CPN No. 20-028
MRB PROJECT NO.: 0300.12001.000 PHASE 200**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated May 5, 2020 prepared by Venezia & Associates. 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. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies with these guidelines.
2. Renderings of the proposed garage, including materials and architectural elevations should be provided for review by the Planning Board (if not done so already).
3. It is our understanding that an area variance is required for this application. If approved, the conditions of the approved variance and date of the approval are to be noted on the plans.
4. All existing easements (watermain and sanitary sewer) should be shown and labeled on the plans. If not, then easements may need to be provided for both services. Further coordination with the Canandaigua Lake County Sewer District and the Town of Canandaigua Water Superintendent is required.
5. The mean high water elevation should be shown and noted on the plans, as well as the flood zone boundary.
6. Are the plans referenced to a horizontal datum? If so, the horizontal datum should be noted on the plans.
7. A staging area, topsoil stockpile, and concrete washout area (if needed), should be shown on the plans to verify if these will impact neighboring properties.

8. All field inlets are to be provided with inlet protection until all contributing drainage areas have achieved final stabilization. A catch basin inlet protection detail should also be provided.
9. The following notes regarding phosphorous use should be added to the site plan sheet:
 - 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 NYS DEC regulations.

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".

Lance S. Brabant, CPESC
Director of Planning & Environmental Services