



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

September 14, 2021

Robert Lacourse  
Town of Canandaigua Planning Board  
5440 Route 5 & 20 West  
Canandaigua NY 14424

Re: Response to Comments  
Pierce Brook Subdivision - CPN-21-052  
Town of Canandaigua, County of Ontario

Dear Robert,

On behalf of our client, Morrell Builders, we are submitting this letter to address each comment received from you, regarding this application.

***PB COMMENTS – 09/10/2021***

***SHEET C1.0***

1. *The plan does not depict the required 30-foot pavement requirements at each entrance.*

Final section plans will include detailed dimensional information, conforming to the Town of Canandaigua and NYSDOT (where applicable) requirements.

2. *On the Canandaigua Lake County Sewer district notes, note #15 make mention to the use of garage floor drains.*

- a. *My question is, will the developer use garage drains, and if so, where will they be day lighted? Will they have an oil/water separator installed at each drain?*

This note is required to be on the plans by the sewer district. There will be no drains in the garages of these proposed units.

***SHEET C3.1 & 2***

1. *Reference public trail parking areas.*

- a. *The main parking area depicts lines for parking, is this assumption that these are for reference only? This due to these being stated as gravel.*

That is correct, as this area is a square of stone, the lines were added to depict the intended number of parking spaces that this area was designed to accommodate.

*Going the distance for you.*

- b. The smaller area has no lines, question how many total vehicles are planned to use this secondary parking location?*

That area is shown as 100' long as a stone 'shoulder' area. As a parking space is generally 20 feet long, this is intended to provide an area for 5 vehicles to park.

- 2. Are you planning any signage for these trails, e.g., public trail system, map of the trails, etc.?*

Yes, a combination of signage/trail markings will be placed along the trails and field located at the time of construction.

#### ***SHEET C7.0***

- 1. Landscape Schedule*

- a. Tree labeled as PC depicts a 2" C when it should be 2.5" C*  
*b. Tree – River birch depicts a 2" C when it should be 2.5" C*

The plans will be updated to show a 2.5" caliper.

- 2. "Typical Townhouse Layout" Key depicts a 4-unit layout when there are no four-unit layouts in this development. Would like to see a three-unit layout.*

The plans will be updated to show 2-unit and a 3-unit details.

- 3. This sheet depicts the layout of landscaping but does not provide a key for referencing each tree/bush. There are just different circles/shapes with no identification initials. For example, at the main trail head parking area there are circles shown with no ID listed.*

The plans will be updated to include id labels.

#### ***OVERALL***

- 1. Playground space? - Why isn't there an area set aside for a playground? This community should have one.*

As the proposed layout contains plenty of open space, the developer will work with the Parks and Recreation staff to identify a suitable area for this space.

- 2. What will the community signage look like? Where will it/they be placed?*

Community signage will be located at both entries. Final Section 1 plans will include community sign details.

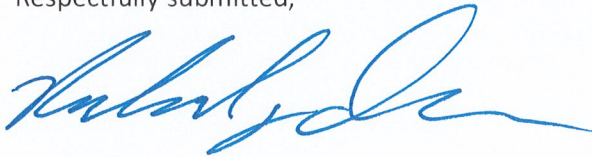
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3. *I didn't see a street detail; can you provide one?*

The street cross section is shown on the first detail sheet and is the Town of Canandaigua's subdivision road, consisting of 22' of pavement and 30" concrete gutters on each side as discussed/circulated in recent emails between Town staff and the developer.

Please do not hesitate to contact our office with any questions.

Respectfully submitted,



Richard Tiede  
MARATHON ENGINEERING

cc:

Scott Morrell, Morrell Builders  
Jeff Morrell, Morrell Builders