

January 5, 2016

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

RE: DANIEL & KONSTANZE WEGMAN - 4895 COUNTY ROAD 16
PRELIMINARY SITE PLAN REVIEW
TAX MAP No. 140.18-1-10.100
CPN No. 095,096-15
MRB PROJECT No.: 0300.12001.000 PHASE 65

Dear Mr. Finch,

MRB has completed a review of the submitted Preliminary Site Plan regarding the above referenced project, dated October 16, 2015, prepared by Fisher Associates, with revisions dated December 11, 2015 and received by MRB on December 30, 2015. 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.

Existing Conditions (C-100 and C-101)

1. The variance for the garage setback from the stream where 100' is required and 41.60 is proposed should be added to the "Variance Request" section on sheets GI-001 and C-100.
2. All approved variances granted by the ZBA at their December 15, 2015 meeting should be detailed on the plans.

Site Plan/General Comments (C-103)

3. The Planning Board will need to discuss how this application complies with the Town's Shoreline Guidelines and determine if any additional landscaping or site modifications are necessary.
4. All site improvements including the construction of the forcemain, lift station, and proposed septic system leach field area should be identified on the Site Plan (sheet C-103).
5. Details of the proposed sanitary lift station and proposed forcemain are to be added to the plans.
6. The abandonment of the existing and approval of the proposed wastewater treatment system is to be approved by the Canandaigua Lake Watershed Inspector. All correspondences are to be forwarded to the Town Development Office and MRB.

SOLUTIONS YOU CAN TRUST



7. The Site Plan should also accurately identify the watermain easement along County Road 16. The closest fire hydrant location should also be depicted on the site plans.
8. Design information and details for the proposed 17' x 75' pool are to be provided, including foundation, supports, fencing, etc.
9. A detail of the proposed perimeter fencing for the pool area is to be added to the plans.
10. Is additional lighting proposed? All locations are to be depicted on the plans and a note added that all lighting is to be dark sky compliant. A note is to be added to the plans and detail provided for review.

Erosion and Sediment Control Details (C-200)

11. The proposed limits of disturbance boundary should be clearly defined on the site plans and shown to include all disturbed areas (i.e. pool, terrace, garage, sidewalk, fencing, forcemain, septic system areas, etc.). The total acreage of site disturbance may need to be revised to reflect this update.
12. All proposed silt fencing should be identified with j-hooked ends.
13. All erosion and sediment control measures associated with the construction of the forcemain and septic system areas are to be detailed on the plans.
14. A detailed construction sequence outlining the individual steps of construction and stabilization of the site should be added to the plans.
15. All slopes 3:1 or greater are to be stabilized with steep slope seed mix and an erosion blanket is to be applied. These areas are to be clearly identified on the plans.
16. If this project is to disturb more than 1 acre, a Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) will be required.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

A blue ink signature of Lance S. Brabant.

Lance S. Brabant, CPESC
Senior Planning Associate