

From: [Robert Lacourse \(lacourse_robert@yahoo.com\)](mailto:Robert.Lacourse@lacourse_robert@yahoo.com)
To: [Shawna Bonshak](#); [Michelle Rowlinson](#)
Subject: CPN 22-001
Date: Friday, February 4, 2022 4:25:35 PM

Hello Shawna,

I have reviewed CPN-22-001 Sketch Plan Review concerning McMahon for Canandaigua Country Estates @5555 Purdy Road TM#55.00-1-19.000, and have the following comments/questions.

The review was IAW Town code § 134, and DEC wetlands guidelines.

Questions concerning § 134-5 Lot and setbacks

<!--[if !supportLists]-->1. <!--[endif]-->Will each lot have clearly marked lot pins? Can you depict on the sample lot drawing?

<!--[if !supportLists]-->2. <!--[endif]-->Can you place max accessory building SqF @ 144sqf on the plans, or on the sample lot drawing?

<!--[if !supportLists]-->3. <!--[endif]-->Can you state what the parking areas and/or driveways shall be constructed of?

<!--[if !supportLists]-->4. <!--[endif]-->There doesn't seem to be adequate common vehicle storage space, are you planning an extension to current area, or a new fenced/screened in area

<!--[if !supportLists]-->5. <!--[endif]-->Is the entrance road connecting the manufactured home park with the public road 22' wide. Please place measurement on drawing?

<!--[if !supportLists]-->6. <!--[endif]-->What is the size of the two-car parking area? (LxW)

Questions concerning § 134-7 Internal roads

<!--[if !supportLists]-->1. <!--[endif]-->What type road lights will be used and what are the location of each?

Question concerning § 134-8/11 Garbage

1. <!--[endif]-->Is there a plan to have a dumpster? If yes where?

Question concerning § 134-9 Fuel Supply

1. <!--[endif]-->If used are the liquefied petroleum gas tanks screened/landscaped from public view? Location if used?

Questions concerning § 134-12 Electrical

1. Can you state electrical min service on sample lot

<!--[if !supportLists]-->2. <!--[endif]-->Will all electrical/power/cable wires be installed underground?

<!--[if !supportLists]-->3. <!--[endif]-->How will you ensure park exterior lighting do not cause glare or illumination into an adjacent home?

Question concerning § 134-16 Landscaping.

<!--[if !supportLists]-->1. <!--[endif]-->Will you be providing a landscape plan for review/approval?

Question concerning § 134-17 Open space treatments.

<!--[if !supportLists]-->1. <!--[endif]-->Can you show the 50' buffer zone and what is the plan to ensure this buffer is maintained?

Question concerning § 134-19 Home stands.

<!--[if !supportLists]-->1. <!--[endif]-->How will the home stand be improved to provide an adequate foundation?

Question concerning § 134-20 Lot numbers.

<!--[if !supportLists]-->1. <!--[endif]-->Can you provide a sample of the lot number sign and where will it be placed on the lot?

Overall comments/questions:

<!--[if !supportLists]-->1. <!--[endif]-->There doesn't seem to be enough access to the open space. There is just one access on the far edge of the park.

<!--[if !supportLists]-->2. <!--[endif]-->The plan does not fully depict how the runoffs will be channeled into the retention areas

<!--[if !supportLists]-->3. <!--[endif]-->In the open area, will there be trails and any type of playground equipment?

<!--[if !supportLists]-->4. <!--[endif]-->I did not see an additional vehicle storage area for this expansion, will you be adding one, and where would it be sited?

<!--[if !supportLists]-->5. <!--[endif]-->Is this just a mobile home park or can mini homes on a trailer, (i.e. non-permanent foundation) be allowed?

<!--[if !supportLists]-->a. <!--[endif]-->This could be a great area for a mini home park, open area could include public vegetable gardens etc.

<!--[if !supportLists]-->6. <!--[endif]-->Is there a recreational/laundry building planned?

<!--[if !supportLists]-->7. <!--[endif]-->Does your plan comply with the DEC wetland setback requirements?

<!--[if !supportLists]-->8. <!--[endif]-->Lots 24,25,28,29, 90-95 appear to be in the wetland buffer, they may need to be redrawn

Planning Board Member
Robert Lacourse