

June 6, 2019

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

**RE: TACO BELL ADDITION – 4404 STATE ROUTE 5 & 20
SITE PLAN AND SPECIAL USE PERMIT REVIEW
TAX MAP NO. 84.00-1-27.200
CPN NO. 19-036
MRB PROJECT NO.: 0300.12001.000 PHASE 164**

Dear Mr. Finch:

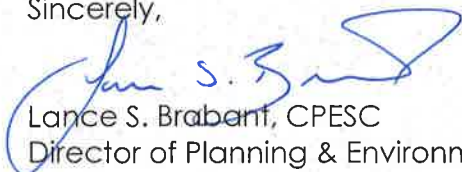
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated January 14, 2019, last revised May 15, 2019, prepared by Bohler Engineering. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. Please note that a separate approval by the Planning Board will be required for the proposed signs. A color detail including a depiction of the sign face(s) and total square footage should be provided.
2. Architectural renderings of the proposed structure addition and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, signage (color, height illumination), green space areas and proposed landscaping.
3. The horizontal and vertical datum referenced is to be noted on the plans.
4. As the site is located within the Mixed Use Overlay district, the Zoning Table is to be updated to include open/green space requirements.
5. Signature lines should be added for the Planning Board Chair and Town Engineer.
6. Coordination with NYSDOT will be required for all proposed work within the NYS Right of Way. A copy of all correspondence with NYSDOT should be provided to the Town Development Office and MRB Group.
7. Details should be provided of the proposed dumpster enclosure improvements, bollards, concrete pads, pavement sections, sidewalks, and sidewalk ramps.

8. Please note that the ADA accessible parking spaces do not meet the sizing required by the Town Code. Please update the plans accordingly. Also, please note that all sidewalk ramps should be provided with ADA detectable warning strips.
9. Many of the existing parking spaces do not appear to meet Town Code requirements for parking space dimensions. These spaces may need to be revised to meet all dimensional requirements. At a minimum, the parking spaces on the front side of the building should meet the 20' length requirement as there is sufficient pavement area to allow this modification.
10. All existing and proposed utilities should be clearly identified on the plans with size, material, thickness ratio (DR/SDR), and slope and inverts (if applicable).
11. Will the store remain open during construction? If so, the plans should demonstrate how the public will be protected during construction and the construction sequence should indicate any phasing necessary to complete the work. A construction staging area should be identified on the plans.
12. Are lighting improvements proposed? A lighting plan, including photometric analysis and contours, should be provided for all building mounted and site lighting locations. A note should also be added stating that all lighting shall be Dark Sky Compliant.
13. The following notes regarding phosphorous use should be added to the plans:
 - 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 requirements.
14. A landscape schedule is to be provided depicting the proposed type, quantity, and size of each specie proposed.

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

Sincerely,



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