

March 17, 2022

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

RE: DELANEY RESIDENCE – 3492 SANDY BEACH DRIVE
SITE PLAN REVIEW
TAX MAP NO. 98.15-1-55.000
CPN NO. 22-008
MRB PROJECT NO.: 0300.12001.000 PHASE 277

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated February 17, 2022, last revised March 16, 2022, prepared by McMahon LaRue Associates, P.C. 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 professional should consider providing written notice describing how the proposed application complies with the Shoreline Development Guidelines for the Planning Board's review.
2. The tax map number on the sheet borders starts as 098.015, whereas 098.15 is correct per Ontario County OnCor data.
3. All existing and proposed easements (if any) should be shown and labeled on the plans with grantor and grantee. Existing easements should also include liber and page in the label. Please also confirm that the existing private R.O.W. includes legal access for the project site.
4. The existing conditions plan notes that the floodplain elevation varies between datums. Please clarify which elevation was used in mapping the boundary of the floodplain. Also the mean high-water line and its elevation should be shown and noted on the plans.
5. The existing contour by the garage should have a label. Please update the plans accordingly.
6. All trees to remain should include tree protection. A tree protection detail should be added to the plans.

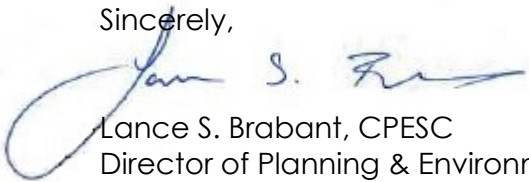
7. A demolition plan should be provided. All removals, including any work associated with utility disconnections, should be noted on the plans. The site/grading plan should only show proposed work and existing items to remain. Also the limits of pavement removal and limits of new grass pavers is to be shown on the plans and labeled.
8. Please note on the plans the material of the walkway between the driveway and covered stoop.
9. An existing A/C unit is shown in an area proposed to be a covered, concrete stoop. Will the A/C unit be removed or relocated? If so, this should be noted on the plans.
10. All existing and proposed utilities should be labeled with size, material, thickness ratio, length, slope, and inverts (if known/applicable). Some of the existing and proposed utilities are missing some or all of this information.
11. What is the ultimate disposition of the proposed drainage swales along the northern and southern sides of the property? Will these discharge into the lake? Will runoff simply flow overtop the concrete breakwall? If feasible, the ends of the proposed swales should be directed more inward so as to ensure that drainage from the property does not flow onto adjacent properties. Also, a swale section detail should be provided indicating the bottom width, side slopes, and minimum depth.
12. All proposed downspout locations should be shown on the plans and should discharge to splash blocks.
13. The use of silt fence over paved or concrete areas is generally not permissible. Compost filter socks should be used instead or the silt fence should be placed in pervious areas.
14. A construction staging area, temporary topsoil stockpile (fully encompassed by silt fence), and concrete washout area should be shown on the plans. A concrete washout area detail should be provided.
15. A site-specific sequence of construction is to be added to the plans.
16. A note is to be added to the plans indicating that all exterior lighting shall comply with section §220-77 of the Town of Canandaigua Town Code.
17. The following Town of Canandaigua details should be added to the plans:
 - Typical Water Service
 - Typical Tree and Shrub Planting Details
 - Standard Notes

18. The following notes regarding phosphorous use should be added to the landscaping plan:

- 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", is written over a faint, light blue circular stamp.

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