

January 21, 2021

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

**RE: BATTISTI RESIDENCE – 3542 SANDY BEACH DRIVE
SITE PLAN REVIEW
TAX MAP NO. 98.15-1-33.000
CPN No. 20-073
MRB PROJECT NO.: 0300.12001.000 PHASE 216**

Dear Mr. Finch:

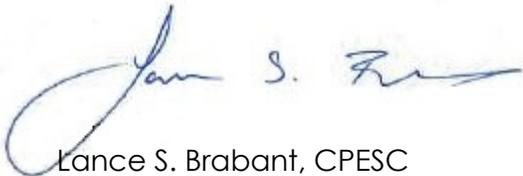
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated October 6, 2020 last revised January 14, 2021 prepared by Hanlon Architects. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided 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 engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies with the Shoreline Development Guidelines.
2. The location of the nearest fire hydrant should be shown on the plans, or indicate the direction and distance to the nearest hydrant if it would not be visible on the plan.
3. Both vertical and horizontal datums are to be added to the plans.
4. All existing and proposed easements should be shown on the plans, existing easements should reference liber and page number.
5. All approved variances are to be detailed and noted on the plans.
6. Are any utilities being proposed to be moved? The plans should clearly state that and the plan for the relocation of utilities. Further coordination with the Canandaigua Lake County Sewer District and the Town of Canandaigua Water Superintendent is required regarding the proposed adjustments to the lateral connections. All coordination should be forwarded to the Town Development office.
7. All proposed downspout locations should be indicated on the plans. A note is to be added to the plans indicating that all downspouts are to be provided with splash blocks and directed away from neighboring properties.

8. A staging area and concrete washout area (if pouring of concrete will occur), should be shown on the plans to verify if these will impact neighboring properties. For the staging area it should be noted that there is no loading or unloading in the right-of-way.
9. All exterior lighting should be called out on the site plan and noted that all lighting is to be night sky compliant as well as not be directed onto the neighboring properties.
10. All restoration notes in regards to the gravel driveway should be added to the plans.
11. Note number 19 under the General Notes states that there will be grading occurring onsite however, there are no contours shown? All proposed grading and contours associated with the improvements should be shown on the plans especially within the limits of disturbance boundary. The limits of disturbance should be clearly shown on the plans with the square footage called out. Per Town Requirement Article 5.0 - §D.3(a): If the total project disturbance is 20,000 square-feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.
12. The following notes regarding phosphorous use should be added to the site plan sheet:
 - 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,



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