

June 22, 2022

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

**RE:     DIVERSIFIED EQUIPMENT LLC – 1947 STATE ROUTE 332**  
**SINGLE-STAGE SITE PLAN & SWPPP REVIEW**  
**TAX MAP NO. 56.00-1-13.210**  
**CPN NO. 22-029**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 287**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated May 2022, last revised May 7, 2022; and project SWPPP dated May 2022, both prepared by McCormick Engineering PC. 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.

**SEQR Comments**

1. As the project is indicated to be located within an archeologically sensitive area, and as the project will require a SWPPP, the project will require review from NYS SHPO and a "no impact" letter will need to be provided.

**Site Plan & General Comments**

2. The proposed driveway will require review and approval from NYSDOT. Copies of all correspondences with NYSDOT should be provided to the Town Development Office and MRB.
3. The horizontal datum referenced on the cover sheet is a vertical datum.
4. Numerous leaders/callouts do not appear to be pointing to any particular feature on the plans. Please verify that the leaders/callouts are accurately identifying the locations of features.
5. The plans include a proposed electric gate. Will there be any fencing associated with the gate? If so, this should be shown on the plans and a detail provided.
6. An ADA compliant accessible parking space is to be provided and marked on the plans, and should include all required signage and access aisles.
7. Please show the proposed driveway culvert on the site & utility plan or the grading plan.

8. All proposed downspout locations are to be shown on the plans. A note is to be added to the plans indicating that all downspouts shall discharge to splash blocks. Will the building have any floor drains? If so, where will they discharge to?
9. The on-site wastewater treatment system plan (sheet C-3.0) does not appear to be displaying properly in the provided PDFs. Please review and resolve this issue.
10. The existing watermain should be labeled as 12" ductile iron. Please update the plans accordingly.
11. A curb stop should be shown on the right of way line for the proposed water service. The water service, sanitary lines, and wastewater structures should be adjusted to ensure that 10' horizontal separation is provided between the water service and any wastewater structure or pipe. Will the building require an automatic fire sprinkler system? If so, a larger service would be required.
12. If there are any future expansion areas associated with the proposed septic field, they should be shown on the plans. The expansion area should meet all setback requirements from waterbodies.
13. Additional contour labels are to be provided, especially for the proposed contours which do not tie into an existing contour. The finished floor elevations should be noted on the plans for the proposed buildings as well.
14. It appears that the swale and grading adjacent to the equipment storage building would result in some drainage being conveyed towards the building. The plans should direct runoff away from the buildings and should also indicate that said swale will continue to the rear yard swale and not abruptly end.
15. A construction staging area is to be shown on the plans. Also the limits of disturbance boundary is to be expanded to include all erosion and sediment controls.
16. Check dams are to be provided for the proposed swales and drainage ditches at a maximum spacing of 1 check dam per every 2' of elevation change. A check dam detail is to be provided.
17. Prior to installation, the infiltration basin should be protected from heavy compaction. Once installed, the infiltration basin is to be protected by silt fence (except at the swale discharge into the basin), and the silt fence shall remain until all contributing drainage areas and the infiltration basin have achieved final stabilization. This is to be noted with callouts on the plans and in the construction sequence.
18. Has soil exploration and soil infiltration testing occurred at the location of the proposed infiltration basin? If not, soil exploration and infiltration testing is to be performed to verify that sufficient infiltration capacity exists and that the basin meets all groundwater separation requirements.



19. The infiltration basin/trench should be provided with a riprap emergency spillway with at least 1' of freeboard. In the detail, the sand filter and gravel filter layers should be labeled as clean sand and clean gravel.
20. The concrete washout detail should note that the liner shall be replaced when torn or otherwise deficient, and that the washout shall be emptied at or before 75% capacity. Whenever the washout is emptied, the liner shall be replaced.
21. Please add Table 4.6, Soil Restoration Requirements, from the NYS Blue Book to the plans. The grass replacement detail should be removed or revised to remove any language that conflicts with the soil restoration requirements.
22. The typical water service detail should be removed and replaced with the Town of Farmington Typical Water Service Detail, W-4.0 as this project is serviced by the Canandaigua-Farmington Water District. The typical water service line detail should be removed or revised to not conflict with the Town of Farmington detail.
23. On sheet C-5.0, driveway details, the inverts of the culvert do not match the general elevation ranges of the actual site. Riprap protection should be provided for the culvert end sections. Also, in the erosion and sediment control sequence, the note at the end indicates that the project will disturb less than ½ an acre, whereas the project as a whole will disturb more than 1 acre.
24. The lighting plan should show photometric contours at standard footcandle intervals. Full manufacturer cut sheets should be provided for all proposed lighting. A lighting schedule should also be provided. Also, in the lighting specifications, the quantity indicated is 2 whereas the plan shows more than 2 light sources. A note should be added to the lighting plan indicating that all exterior lighting shall comply with section §220-77 of the Town Code.
25. According to section §220-76.D, where any commercial, industrial, or specially permitted use in any district abuts land in any residential district, a strip of land at least 75 feet in width shall be maintained as open landscaped area in the front yard, side yards and rear yard which adjoins these other districts. The rear yard of the project site adjoins land in the AR-2 (agricultural rural residential) zoning district. As such, the project may need to comply with these buffering standards, including all landscaping quantity requirements within any required buffer yards, and clearly delineating the buffer area(s) on the plans.

#### **SWPPP Comments**

26. Table 4.3 of the NYS Stormwater Management Design Manual (SWMDM) is a listing of land uses and activities that are classified as stormwater hotspots, and that the proposed project appears to match one or more of the following listed land uses and activities: vehicle and equipment cleaning facilities, vehicle service and maintenance facilities, and fleet storage areas. As such, no runoff from the hotspot uses and activities will be permitted to be directed to an infiltration practice. Non-hotspot runoff, such as rooftop runoff, may still be treated by a suitable infiltration practice.

27. All stabilization timing notes on the plans and in the SWPPP should be updated as necessary to indicate that in areas where soil disturbance activities have temporarily or permanently ceased, stabilization measures shall be initiated by the end of the next business day and completed within fourteen days (seven days if over 5-acres of disturbance, or three days if between November 15th and April 1st).
28. Please note that the SWPPP we received was out of date and that it was not appropriate to complete a full review of the provided SWPPP. On June 20, we notified McCormick Engineering of this issue, and they responded indicating they would provide us with an updated SWPPP on June 21. As of yet we have not received an updated SWPPP. Once an updated SWPPP is received we will complete a review of it and provide comments under separate cover.

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant", is written over the typed name.

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