

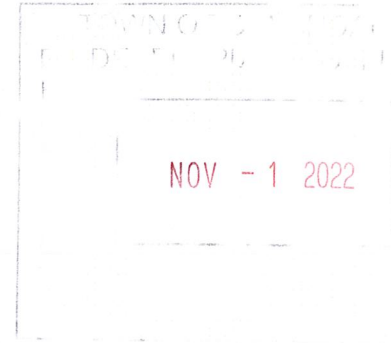


Marks Engineering

4303 Routes 5 & 20
Canandaigua, NY 14424

October 24, 2022

Town of Canandaigua
% Mr. Doug Finch, Town Manager
5440 Routes 5 & 20
Canandaigua, NY 14424



RE: Diversified Equipment, LLC - 1947 State Route 332 - Single-Stage Site Plan & SWPPP
Review -TM# 56.00-1-13.210

Dear Mr. Finch:

On behalf of our client, Diversified Equipment, LLC, we offer the following comments in response to the letter received from MRB Group dated June 22, 2022 addressing the site plans provided by McCormick Engineering:

SEQR Comments

1. *"As the project is indicated to be located within an archaeologically 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."*

Please see attached 'no impact' letter from NYS SHPO.

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."*

Acknowledged.

3. *"The horizontal datum referenced on the cover sheet is a vertical datum."*

The horizontal datum has been updated and is listed on the existing conditions plan, sheet ex100.

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."*

The updated plans provided by Marks Engineering rectify this discrepancy.

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 be provided."*

A detail of the gate has been added to detail sheet C201.



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."*

An ADA complaint space has been provided near the equipment rental/repair building with appropriate signing and access aisle.

7. *"Please show the proposed driveway culvert on the site & utility plan or the grading plan."*

All proposed stormwater facilities are shown on the site/utility plan, grading plan and construction erosion control plan, sheets C100, C101 & C102.

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?"*

Downspout locations have been added along with notation indicating they shall discharge to splash blocks. The equipment repair/rental building will have floor drains and they will discharge to an oil/water separator before being conveyed to the proposed wastewater treatment system.

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."*

This sheet has been removed with updated plans provided by Marks Engineering. Wastewater treatment design is provided on sheet C100 with wastewater design notes provided on sheet C100 & G001.

10. *"The existing watermain should be labeled as 12" ductile iron Please update the plans accordingly."*

The existing watermain notation has been added.

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 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."*

A curb stop has been added to the proposed water service at the right-of-way line. The septic system has been relocated to the northeast of the building where no conflicts or separation issues with the water service will occur. An automatic fire sprinkler will not be necessary as there is an existing hydrant located along property frontage to serve the building in the event of an emergency situation.

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."*

A 100% expansion area has been provided for the proposed wastewater system that meets the setback requirements from the adjacent property lines and the



Stormwater management facilities, existing and proposed. Dimensions are included on the site/utility plan, sheet C100.

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."*

Finish Floor elevations have been provided for the proposed buildings along with sufficient contour labeling.

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."*

The grading has been updated to direct the runoff around the equipment storage building to be conveyed to the rear yard swale.

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."*

A construction staging area has been provided with the updated plans and an updated limits of disturbance boundary provided for the re-design of the site.

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."*

Temporary check dams have been provided within swales per the spacing requirement. Permanent check dams have been provided within the dry swale portions of the proposed swales. A standard check dam detail has been provided on sheet G001.

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 a 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 in the construction sequence."*

Not applicable, the infiltration basin has been removed with updated plans.

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."*

Not applicable, the infiltration basin has been removed with updated plans.



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."*

Not applicable, the infiltration basin has been removed with updated plans.

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."*

The concrete washout detail shown on sheet G001 has been updated as requested.

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."*

Table 4.6 has been added to sheet G001, the grass replacement detail has been removed.

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 Town of Canandaigua-Farmington Water District. The typical water service line detail should be removed or revised to not conflict with the Town of Farmington detail."*

The water service detail has been updated.

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 1/2 an acre, whereas the project as a whole will disturb more than 1 acre."*

Standard pavement and gravel drive sections have been included with the updated plans. Rip-rap protection is included with the end sections for all proposed stormwater culverts. An updated erosion control sequence and erosion control notes have been provided on sheet G001.

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 is 2 whereas the plan shown 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."*

The lighting plan has been updated to show photometric contours with footcandle intervals. The lighting schedule has been revised to show the current quantities of proposed light fixtures. A note has been added to the plans to reference section 220-77 of the town code.



25. "According to section 220-76D, 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 areas in the front yard, side yard, and rear yard which adjoin 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 areas on the plans."

A landscaped buffer area has been provided along the rear property line to provide screening from the agricultural zoned district.

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 clean 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."

Hotspot runoff from this site will only include 'vehicle and equipment clean facilities' as the applicants business model is primarily cosmetic refurbishment. All cleaning/washing of equipment will occur within the wash bay of the equipment rental/repair building and as such all runoff associated with this action will be collected in the building floor drains to be conveyed to the oil/water separator and eventually the wastewater system. All other equipment will be stored within the equipment storage building, where no runoff will occur. Therefore, no hotspot runoff will be conveyed to the dry swales which are the only filtration/infiltration component of the new design plans provided by Marks Engineering.

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)."

The SWPPP has been updated as requested.

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. Once an updated SWPPP is received, we will complete a review of it and provide comments under separate cover."

Acknowledged, the updated SWPPP provided by Marks Engineering is complete and ready for final review. See attached SWPPP and Engineer's report.



MarksEngineering

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Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Brennan Marks, P.E.

Marks Engineering, P.C.

585-905-0360