

October 19, 2021

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

RE: FRONTENAC HOLDING LLC – 2121 STATE ROUTE 332
SITE PLAN REVIEW
TAX MAP NO. 56.00-1-57.000
CPN NO. 21-074
MRB PROJECT NO.: 0300.12001.000 PHASE 259

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated September 2021, prepared by Thornton Engineering LLP. 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.

Site Plan and General Comments

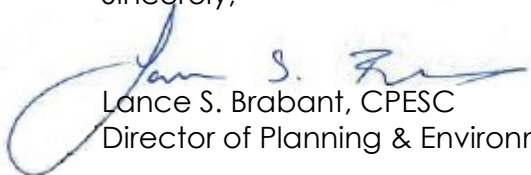
1. The Planning Board should be aware that the proposed project is located within an archaeologically sensitive area. A no impact letter was received as part of the 2018 application and therefore no further action is required.
2. The horizontal datum should be noted on the plans.
3. The plans should delineate the total number of proposed boat storage spaces within the identified display areas. The maximum number of boats to be displayed outdoors should be indicated on the plans.
4. A construction staging area should be depicted on the plans.
5. Will the establishment remain open during construction? If so, the plans are to demonstrate how customer and employee safety will be maintained, and that sufficient parking spaces will remain available during construction.
6. A note is to be added to the plans indicating that any future expansions will require additional WQv/RRv mitigation and quantity controls.
7. All currently proposed green infrastructure and stormwater management practices are to be shown on the plans and details are to be provided.
8. All landscaping shown along the State Route 332 on the 2018 approved plans, and as conditioned in the Single Stage Site Plan Approval for CPN-18-54 should be shown on the plans.

Drainage Analysis Comments

9. An existing (as-built) and proposed conditions drainage map is to be provided for the analysis area.
10. Based upon a review of aerial and street side imagery, the existing conditions should be modeled as woods/grass – good, or woods/brush – good.
11. The soils on site are dual-class HSG soils, primarily C/D. Unless drained, dual-class soils should generally be considered as HSG D. The modeling should be revised accordingly.
12. How was Q10 determined? This is to be demonstrated in the report.
13. The minimum RRV calculations are to be included.
14. The report indicates that the required WQv is 824 cf, whereas only 400 cf is provided. The rain garden is to be expanded to provide the remaining 424 cf, or provide additional practices to meet the full required WQv. Also, the large storm storage volume of the rain garden should only consist of surface level ponding storage. Soil medias for filtering practices do not infiltrate quickly enough to provide storage for 1-year or larger design storms. Only 0.5' of ponding may be considered for WQv/RRv calculations, however additional ponding may be permissible for larger storm attenuation.
15. An infiltration rate of 1 in/hr is indicated for the rain garden. Has soil infiltration testing and soil exploration been performed? If so, please provide a copy of the results. If not, please note that soil infiltration testing and soil exploration is required to support any infiltration practices. Infiltration testing must demonstrate an infiltration rate of 0.5 inches per hour or greater (or, the rate proposed in the calculations). If on site soils will not support infiltration, underdrains will be required to be provided.

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