

July 23, 2021

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

**RE: CANANDAIGUA CROSSINGS LLC – 2536 ROCHESTER ROAD
SITE PLAN REVIEW
TAX MAP NO. 70.11-1-7.110
CPN No. 21-056
MRB PROJECT NO.: 0300.12001.000 PHASE 233**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated June 9, 2021, last revised July 2, 2021, and Engineer's Report dated June 9, 2021, both prepared by BME Associates. 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. Building elevations and/or architectural renderings (if not done so already) should be provided for the Planning Board's review. The size of the proposed building should be labeled on the plans.
2. The proposed work within the NYS Route 332 right-of-way will require review and approval from NYSDOT. A copy of all correspondence with NYSDOT is to be provided to the Town Development Office.
3. The source and date of survey information should be noted on the plans.
4. The grantee of the existing storm sewer easement should be indicated on the plans. Is there any existing easement over the watermain within the front setback? If not, an easement may need to be provided.
5. All approved variances (if any) should include the date of approval on the plans and should note the conditions of each variance approval (if any).
6. A stormwater facility easement may need to be provided to the Town of Canandaigua. Said easement should include a suitable route from a public right of way and be depicted on the plans. All proposed easements are to be provided to the Town Development Office and MRB Group for review.

7. A statement of operations is to be provided and shall include the following information:
 - a. A description of each proposed use
 - b. The anticipated maximum number of employees on site for each use
 - c. The hours and days of operation of each use
 - d. Whether or not there will be any commercial vehicles associated with each use
 - e. Anticipated delivery needs for each use
8. Vehicle turning movement analysis should be provided to demonstrate how a garbage truck will navigate to and from the proposed dumpster enclosure without intruding upon the bioretention area. Posts may need to be provided around said bioretention area to prevent intrusion.

Utility, Grading, and Erosion & Sediment Control Plans

9. The location of the fire department connection and RPZ should be shown on the plans.
10. The stone aprons around the bioretention areas should be a stone diaphragm instead, and the bioretention area underdrains should be shown on the plans with cleanouts.
11. An easement or agreement may be required for the riprap and other construction activities extending into the railroad right of way.
12. The notes regarding protection of bioretention areas and installation of soil media should also be applied to the proposed dry swale.
13. Silt fence or silt sock should extend along the southeast property line (near inlet D-2A). Sediment controls may also need to be provided along the lot line shared with the railroad from the dumpster enclosure to the northern corner.
14. Structure D-1 is labeled with a top of grate elevation. If a grate is proposed, inlet protection should be shown for this structure on the E&SC plan.
15. Will there be any interconnection between the storm chambers at the base invert, or only at the manifold invert?

Landscaping, Lighting, and Details

16. What is the purpose of having cobblestone paths extend into the bioretention areas? Also, the field inlets and storm pipes/underdrains should be shown on the bioretention area landscaping plans to verify that there aren't any conflicts.
17. Full manufacturer cut sheets should be provided for all proposed exterior lighting.
18. True photometric analysis should be performed for the proposed lighting, and the photometric contours should be labeled. Also, sufficient information is to be

provided to demonstrate that the project meets the illuminance and uniformity requirements of § 220-77.1 of the Town Code.

19. 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.

20. All Town of Canandaigua Standard Notes and Standard Details should be replaced with the 2018 versions.

21. The dry swale soil media should be the same soil used for the bioretention areas.

Engineer's Report

22. A full Stormwater Pollution Prevention Plan (SWPPP) in compliance with GP-0-20-001 will need to be prepared and provided for review.

23. The following comments pertain to the hydrology model:

- a. Based upon the utility plans, the underground detention system connects into the existing, cut 24" storm pipe at a manhole, whereas this system bypasses this pipe section in the hydrology model. The model should be revised to combine the flows of nodes 9 and 15 at the existing, cut pipe; or, provide calculations demonstrating that the 24" pipe can handle the flows of both nodes combined.

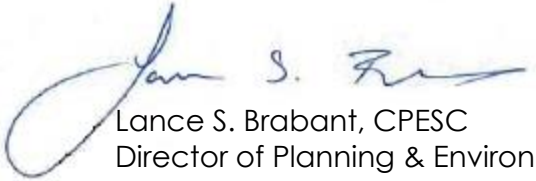
24. As the proposed project does not involve redevelopment, the use of an alternative practice to provide WQv would be considered a deviation from the design standards. Additional information is to be provided to justify the use of an alternative practice instead of a standard SMP or GI practice. Also, information is to be provided to demonstrate that the practice is properly sized, provides the amount of WQv claimed, and meets the required minimum standard of 80% removal of Total Suspended Solids, and 40% phosphorus removal. In addition, the proposed ADS Barracuda unit is not on the NYSDEC list of verified proprietary practices for new development. If a standard SMP or GI practice cannot be utilized, it is encouraged that a verified proprietary practice be utilized instead of an unverified practice.

25. The CDS unit contributing drainage area should be indicated on the WQv/RRv map.

26. The proposed project will be required to enter into a Stormwater Maintenance Agreement with the Town of Canandaigua.
27. Maintenance information should be provided for all proposed stormwater management practices.

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". The signature is fluid and cursive, with a large loop at the beginning.

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