

October 19, 2017

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

**RE: MICHAEL MILLER & CORY WESTBROOK SITE PLAN – 3311 STATE ROUTE 364
TWO-STAGE PRELIMINARY SITE PLAN REVIEW
TAX MAP NO. 98.08-1-16.000
CPN No. 067-17
MRB PROJECT NO.: 0300.12001.000 PHASE 120**

Dear Mr. Finch:


MRB has completed a review of the submitted Two-Stage Preliminary Site Plan, dated September 25, 2017, prepared by Venezia Land Surveyors and Civil Engineers regarding the above-referenced project. 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. Signature line should be provided for the Planning Board Chairman and the Town Engineer.
2. The proposed driveway width was increased from approximately 20' in width to 25.1' in width. The existing driveway culvert will need to be extended and/or replaced. Coordination with NYSDOT is required as this work is within their R.O.W. All correspondences with NYSDOT are to be forwarded to the Town Development Office.
3. The plans are to be revised to address the NYS Department of Transportation (DOT) email correspondence dated October 5, 2017. All correspondences with NYSDOT are to be forwarded to the Development Office and MRB.
4. In accordance with ADA standards, the gravel parking surface may not provide adequate access. This is to be reviewed and approved by the Code Enforcement Officer.
5. Accessible parking signage is to be provided for both accessible parking stalls and the locations identified on the plans. Please clarify how pavement markings and stripping will be achieved with a gravel surface.
6. Please specify the width and grade of the proposed access ramp.
7. Is a dumpster proposed? The location(s) should be depicted on the Site Plan, including details (design and materials) for the dumpster enclosure.
8. If lighting and signage is proposed, the locations and details are to be added to the plans.

9. The Town Fire Marshal and Code Enforcement Officer should be satisfied that emergency access is adequate and Floor Plans meet the NYS Building and Fire Code requirements.
10. A detailed Statement of Operations for the proposed salon should be provided on a separate cover. What are the hours of operation, how many employees, signage, etc.
11. The Site plan references a single-story apartment with a salon, however, the October 10, 2017 Ontario County Planning board Agenda references site plan approval for 2-story apartment with a salon. Please clarify.
12. The site plan should be updated to show existing features such as the limits of the existing gravel parking area, vegetation, etc. In addition, the limits of disturbance boundary should be delineated on the plans and acreage of disturbance added.
13. Please note that the existing Special Use Permit regarding the Special Events Parking for this parcel may need to be modified, as the parking alignment will be altered with the approval of this plan.

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 Services