

March 23, 2018

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

**RE: STAR CIDER – 3365 STATE ROUTE 364
PRELIMINARY SUBDIVISION & SITE PLAN REVIEW
TAX MAP NO. 98.11-2-8.000
CPN NO. 013-18
MRB PROJECT NO.: 0300.12001.000 PHASE 134**

Dear Mr. Finch:

MRB has completed a review of the submitted Preliminary Subdivision & Site Plans regarding the above referenced project, dated February 9, 2018, last revised February 16, 2018 prepared by Marks Engineering. We have also completed a review of the submitted revised Site Plans dated March 9, 2018 prepared by Marks Engineering. 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.

SUBDIVISION PLAT

1. All existing and proposed easements (i.e. cross access easement) are to be depicted on the plans.
2. The subdivision plans are to be stamped and signed by a NYS licensed professional.

SITE PLAN

3. A color rendering of the proposed building and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, signage (color, height illumination), and proposed landscaping.
4. A full set of plans including utilities, grading, erosion control, etc... depicting the proposed revisions as identified on the site plans dated March 9, 2018 are to be provided for review and approval.
5. A cross access easement from Lot 2 will be required to be provided over the driveway to Lot 1 off NYS Route 364. All correspondences with NYSDOT are to be forwarded to the Town Development Office and MRB.

6. Fire apparatus turning templates will need to be provided. Paths shall demonstrate the ability of fire apparatus to navigate the whole site.
7. Coordinate with the Town Code Enforcement Officer to determine the need for "NO PARKING – FIRE LANE" signs and pavement markings. Provide a copy of all correspondence to the Town of Canandaigua Development Office and MRB.
8. The sidewalk shown connecting to the future sidewalk along NYS 364 should be installed as part of the initial site construction. A note should be added to the plans.
9. A painted/ marked accessible route for pedestrians crossing the parking area from the sidewalk connecting to NYS Route 364 is to be shown on the plans.
10. All pedestrian access ways are to be compliant the ADA requirements.
 - Section 502.3 Access Aisle - Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.
 - 206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.
11. A detail of the proposed dumpster and the enclosure are to be added to the plans.
12. It is my understanding that all areas labeled as Phase 2 will remain as lawn areas until proposed improvements are built? This should be clarified on the plans.

UTILITY & GRADING/ EROSION CONTROL PLANS

13. All comments from the Town of Canandaigua Highway and Water Superintendent are to be addressed.
14. The existing watermain along Marvin Sands Drive is to be labeled as an 8" waterman. The proposed water connection is to be coordinated with the Water Superintendent.
15. The proposed backflow prevention design is to be forwarded to the Town Water Superintendent and the NYS Department of Health for their review and approval.
16. This application will require to the approval from the Canandaigua Lake County Sewer District regarding the proposed sanitary sewer improvements and service connection. All correspondences with CLCSD are to be forwarded to the Town Development Office and MRB.

17. How does the project intend to handle parking lot and building runoff? All infrastructure associated with these improvements are to be depicted on the plans.
18. All future plans are to incorporate the most current Town of Canandaigua approved details (i.e. water connection, trench, manholes, etc...).
19. All future plans are to include grading, erosion and sediment control improvements and the limits of disturbance boundary added. The associated acreage is also to be labeled on the plans.
20. The slope of the proposed driveway is to be added to the plans.
21. The plans are to be updated to identify the proposed construction entrance, staging area, and topsoil stockpiling area.
22. The construction sequence is to be updated to be more site specific once more information regarding the proposed drainage improvements is known.
23. It is our understanding that the proposed site improvements will require disturbance over the 1-acre threshold and therefore the project will be required to comply with the NYSEC General Permit 0-15-002 requirements regarding stormwater mitigation. A project SWPPP is to be provided with future project submission.
24. It is our understanding that the County's offsite existing stormwater management facility may be able to handle the proposed site improvements associated with Lot 1 and future Lot 2 construction. Please note that an approval to this effect will be required to be provided as part of future plan submission. Also the plans will be required to depict the location of the offsite facility and all improvements associated with the conveyance of drainage to this facility and any additional improvements required by the County. Any and all easement associated with this will need to be added to the subdivision and site plans.
25. A note should be added to the plans stating that this project will be compliant with the NYSDEC General Permit 0-15-002 Requirements and the proposed design will be approved as part of final site plan approval.
26. The following erosion control notes should be added to the plans:
 - If required, the owner shall provide additional temporary erosion control measures, at the expense of the owner.
 - In the event there is a failure of an erosion control device, the owner is responsible to restore downstream areas at their expense.
27. The following notes regarding phosphorous use should be added to the plans:
 - 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.

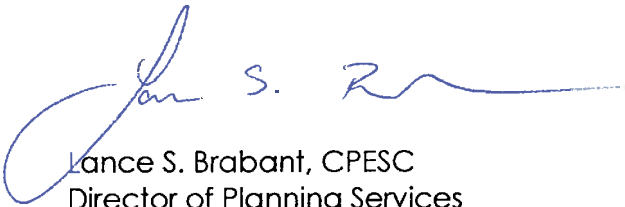
- If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC.

LANDSCAPE & LIGHTING PLAN

28. The minimum caliper tree is to be identified as 2 ½". The Plant List is to be updated.
29. All proposed site and building lighting locations are to be identified on the plans. Parking lot lighting is to be provided if hours of operation will be after dusk.
30. Wall pack lighting may not conform to the Town requirements regarding full cut-off. A Design cut-sheet should be provided for review for all proposed fixtures.
31. The proposed mounted heights of the fixtures are to be added to the plans.
32. Entrance lighting is to be considered and may be required by the Planning board and NYSDOT as part of their review.

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