



July 24, 2018

Thomas Schwartz
Planning Board Chairman
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Star Cider

To Whom It May Concern:

This letter is written to respond to comments received:

Preliminary Subdivision & Site Plan Approval Resolution dated April 25, 2018:

1. The 180 day limitation on resolution notice is acknowledged.
2. Marks Engineering has addressed the Town Engineer's Comments received see responses later in the letter.
3. Zoning - The parcel has been successfully re-zoned to MUO.
4. 15' sidewalk easement is represented on the plans and legal paperwork is underway.
5. 50' sidewalk easement is represented on the plans and legal paperwork is underway.
6. Cross Access - The plans include a 30' right-of-way for Lot#1 to access Route 364 through Lot#2.
7. County Wetlands Improvements – We have received a letter from the county acknowledging the ability to provide detention for the site. The Town Mixed Use Zoning sets a maximum lot coverage. We will be addressing water quality treatment on the site through the use of Grass Swales and other “soft” measures.
8. Screening on 364 – The plans now include functional landscaping along Route 364. Star Cider wishes to plant this area with dwarf cider apple trees of heirloom varieties. These trees will only be able to be purchased as grafted root stock however they grow very quickly usually reaching 8 foot tall in the third year.
9. SHPO – No Impact Letter has been provided.
10. Start-up – All start-up paper work was provide to the Town for review.
11. SEQR – The SEQR paperwork was revised.
12. Drainage Easement – A 10' drainage easement is provided along the rear of the property.

MRB Plan Review Comments in Letter 7/20/2018:

- 1) A final subdivision plat will be provided by land owner's surveyor.
- 2) Existing conditions plan updated showing proposed easements and wetlands.
- 3) The drainage easement will be to Lot #1 from Lot #2. It is also assume that the county will want an access easement over the drainage swale.



- 4) County requested easements will be provided. See revised existing conditions plan.
- 5) Sidewalk Easement label revised accordingly.
- 6) See response #1 above.
- 7) The turning movements are provided on C300. These were based on the AAHSTO standard vehicles SU-40 & SU-30. The fire apparatus typically has the same turning movements as a SU-40 vehicle.
- 8) Plans updated w/ cross walk markings.
- 9) Fenced in dumpster and loading area is shown on the plans and details are provided.
- 10) Phase 2 has been removed from the project. Construction sequences has been updated accordingly.
- 11) Detailed rendering of the sign and buildings have been provided. The sign is not illuminated.
- 12) Plans have been updated accordingly. Calculations are provided in the engineer's report (attached).
- 13) Upon site approval BFP report and design will be submitted to the Town and NYSDOH for review.
- 14) We have addressed the County Sewer comments (below) and will continue to work with them for permit.
- 15) Plans have been revised to include wheel stops at south sidewalk.
- 16) Plans revised to include note for county work permit.
- 17) After further investigation it appears that an existing vegetated grass swale exists along this property line to the wetland area. We are proposing a connection to the existing swale.
- 18) Construction entrance and staging area is shown on the plans.
- 19) See SWPPP included in the engineer's report.
- 20) See response #17 above.
- 21) A stormwater maintenance agreement will be provided.
- 22) Phosphorous notes are provided on C100.
- 23) The applicant is proposing an orchard for landscape screen. These trees are only available in grafted root stock not 2-1/2" caliper trees.
- 24) Details have been updated accordingly.

Jim Fletcher Comments:

- 1) Water Main label has been updated.
- 2) We have noted that final location of tap will be coordinated in the field.
- 3) NYSDOT paved entrance is noted.
- 4) Town site design guidelines have been updated.
- 5) Color renderings and signage have been provided for final site plan review.

NYSDOT Comments:

Upon approval we will be applying for a highway work permit. The radii and entrance layout has been revised to NYDOT standards. We have also included appropriate details for NYSDOT work to be performed.

City of Canandaigua Fire Department Comments:

We have proposed a new hydrant to be located on site to meet the requirements of the fire department.

Upon approval we will be applying for a highway work permit. The radii and entrance layout has been revised to NYDOT standards. We have also included appropriate details for NYSDOT work to be performed.



County Sewer Comments:

- 1) Permit requirement is acknowledged.
- 2) See attached engineer's report for wastewater design information.
- 3) Plans have been revised to indicate a new lateral at the location of the old lateral.
- 4) Notes have been added to the plan to re-assure this.
- 5) The lateral tie-in dimension have been noted.
- 6) The control manhole has been relocated to the pre-treatment tank discharge.
- 7) Manhole is located in the lawn areas.
- 8) Control Manhole has been re-located.
- 9) See plans for new manhole location.
- 10) Slope of up-stream pipe is 2%.
- 11) Rim & Invert of manhole has been labeled.
- 12) Detail of manhole has been provided on C502.
- 13) Pretreatment tank label has been corrected as noted.
- 14) Pretreatment tank has been relocated.
- 15) Length and slope labels have been added.
- 16) See note above.
- 17) Building inverts have been added to the plans.
- 18) Sanitary lateral have been lowered to provide min 36 cover.
- 19) We lowered the lateral to below the storm line. We do not have the grades on the site to lower the storm piping and still provide the water quality treatment required for the Town and State.
- 20) See note #15 above.

We thank you for your attention as we address these concerns. If you have any questions please contact me by phone at the number listed below.

Sincerely,

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