

September 4, 2022

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

**RE: SUNSET RIDGE ESTATES – 3535 STATE ROUTE 364**  
**Preliminary Overall Subdivision/Site Plan Review**  
**TAX MAP NO. 98.19-1-20.100**  
**CPN No. 22-012**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 279**

Dear Mr. Finch:

MRB has completed a review of the submitted Preliminary Subdivision & Site Plans regarding the above referenced project, dated February 1, 2022, last revised August 22, 2022; and Engineer's Report dated February 1, 2022, last revised April 26, 2022, all prepared by Marks Engineering, P.C. We offer the following comments for consideration. A brief written response to each comment should be provided by the design engineer.

**PRELIMINARY COMMENTS**

1. The Preliminary Overall Subdivision Plans, as per our previous comment letter, are to be updated to provide fire apparatus turning movement diagrams to demonstrate the ability for fire apparatus to enter and navigate the shared private drives.
2. Per Appendix D of the NYS Fire Code, the roadway would need to be 26' wide, exclusive of shoulders, for 20' to either side of a fire hydrant (40' in total). The plans should be revised where necessary. The design engineer should coordinate with the Town CEO to determine if any revisions are necessary.
3. The watermain at 10+80 should be adjusted to maintain 10' horizontal separation from the adjacent catch basin.
4. On sheet C202, the proposed watermain is shown under a swale. The watermain may need to be relocated outside of the swale area.
5. On sheet C202, on the northern side of the proposed dedicated road, two culverts are shown contributing to a single end section on the downslope side of each driveway. The comment response letter indicated that the two culverts are not sharing an end section and that this is noted in the labels, however the labels do not clearly indicate what is being shown. The labels should be revised to clarify.

6. The plans currently proposed dry swales of highly variable width, shape, length, and slope. Per the NYS Stormwater Management Design Manual (SWMDM) and associated documentation, dry swales shall have a bottom width between 2' and 8'. Side slopes shall be no steeper than 2:1, and the maximum longitudinal shall be 4%. The majority of dry swale areas called out on the plans do not meet these requirements, primarily channel/longitudinal slope limits, and as such would not qualify for providing WQv/RRv. If so desired, features of dry swales (such as the soil media) may be installed in swales that do not meet the requirements, however they may not be counted towards meeting the required WQv and RRv.
7. All dry swales for WQv/RRv purposes are required to be provided with adequate and appropriate pretreatment in accordance with section 6.5.3 of the NYS SWMDM in order to count as practices providing WQv and RRv. This will need to be clarified.
8. The plans currently appear to route rooftop runoff from lots 11 through 16 and 25 through 31, as well as some of the driveway areas, to the back of lot 16 where it will be routed around the phase 1 SWMF. It also does not appear that the hydrology modeling accurately reflects this. Based on this, the above comments regarding dry swales, and the enhanced phosphorus removal requirements, we would strongly recommend that a regional SWMF and/or bioretention area be provided on lot 16 to intercept and treat runoff from the development area prior to entering the bypass pipe.
9. Per our previous comment letter, the SWMFs should be provided with forebays for all pipe discharges into the SWMFs. Stabilized access to both SWMFs is required to be provided. A subsurface maintenance access drive may be permitted. A detail is to be added to the plans.
10. The western SWMF should be revised so that the aquatic bench extends from 0' to 1-1.5' deep.
11. Due to the steep slopes of the project site, all swales terminating to "flat" contours will require use of appropriate practices to convert concentrated flows to sheet flow, such as level spreaders or flow diffusers. Sizing calculations will be required to be provided as part of final for each section, and the dimensions and inverts of the practices will need to be noted.
12. As part the overall phasing plans, a feasible construction staging area, stabilized construction entrance, concrete washout area, and soil stockpile location should be shown for each phase.
13. Per our previous comment letter, the fertilizer specified in the seeding notes of the landscaping plan (note #9) is to be revised to specify a zero-phosphorus fertilizer (middle number should be zero).
14. Who will be responsible for the long-term maintenance of the proposed street light? Also, the light pole is shown within a sidewalk, and should be relocated. Please also update the quantity in the lighting schedule.

15. The riprap outlet protection detail should include the cutoff trench from the NYSDEC details.

**ENGINEER'S REPORT AND SWPPP COMMENTS**

16. Please note that we are completing our review of the Engineer's Report and SWPPP. Any remaining comments (if any) for these items will be provided under separate cover. These will be required to be completed and addressed prior to receiving final approval for the first phase.

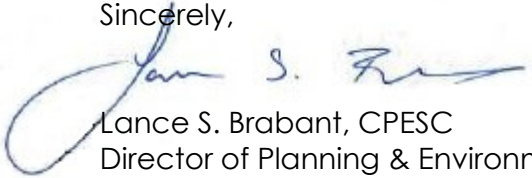
**CONDITIONS OF PRELIMINARY OVERALL APPROVAL – PRIOR TO SIGNATURES**

1. A Management and Operation Plan/ Agreement and HOA documents for the overall project shall be submitted to the Town Attorney for review and approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Preliminary Overall Subdivision Plans.
2. The comments within the Town Highway & Water Superintendent comment letter and any subsequent reviews are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to Preliminary Overall Subdivision Plans being signed by the Planning Board Chairman.
3. Lots 20-31 will require individual site plan approval from the Town of Canandaigua Planning Board prior to issuance of permits and construction taking place on said lots. A note is to be added to the Preliminary Overall Subdivision Plans to this effect.
4. Lots 1-19 as part of the building permit application for each lot are to be forwarded to the Town PRC meeting for review and compliance with the Final Subdivision Plans. If the PRC determines that the plans are not in compliance with the Final Subdivision Plans, then PRC will forward the individual lot plan to the Planning Board for review and approval.
5. A road maintenance agreement between the Town of Hopewell and the Town of Canandaigua regarding proposed Road 'B' is to be completed and approved by the Town of Canandaigua Town Board prior to receiving signatures on the Preliminary Overall Subdivision Plans.
6. Proposed Road 'B' as depicted on the Preliminary Overall Subdivision Plans for Section 3 and Section 4 is to be a public road and dedicated to the Town of Canandaigua. A note is to be added to the plans.
7. The Preliminary Subdivision Plans are to be revised to depict conservation easement markers/ plaques along the property lines of each proposed lot along the conservation easement areas and a detail of the conservation easement marker is to be added to the plans.

8. The applicants proposed Deed Restriction language is to be submitted to the Town of Canandaigua Town Attorney for review and approval prior to signatures being affixed to the Preliminary Overall Subdivision Plans.
9. The Preliminary Overall Subdivision Plans are to be revised to update the construction sequence identifying that the stormwater management facility is to be installed prior to issuance of building permits.
10. All easements identified on the Preliminary Overall Plans are to be forwarded to the Town of Canandaigua for review and approval by the Town Attorney prior to signatures being affixed to the plans.
11. The Preliminary Overall Subdivision Plans are to be updated to indicate that sidewalks along NYS Route 364 are to be installed from the southern property line of Lot 19 to the northern property line of Lot 1 and to be constructed as part of Section 1.

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", is written over a faint, larger signature that appears to read "Lance S. Brabant".

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