

September 21, 2018

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

**RE: THOMAS JOYNT – 4571 STEEP DRIVE
SITE PLAN REVIEW
TAX MAP NO. 140.07-1-23.000
CPN No. 18-057
MRB PROJECT No.: 0300.12001.000 PHASE 146**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated August 10, 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.

1. The Planning Board will need to discuss how this application complies with the Town's Steep Slope Protection Law (§220-8; Zoning Ordinance). The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
2. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
3. It is our understanding that this project proposes to remove gravel driveway areas which intrude into neighboring parcels. Please note that a temporary easement or agreement will need to be provided.
4. It is our understanding that overhead utilities will need to be relocated as part of this project. Coordination with RG&E will be required. A copy of all correspondence with RG&E should be provided to the Town of Canandaigua and MRB Group.
5. Steep Drive and the right-of-way width should be labeled on the site plans. The tax account numbers for the neighboring parcels should also be included on the plans.
6. The boundary for any flood zones should be shown on the plans and labeled. The mean high water line elevation should also be noted.

7. The design details of the proposed septic system and leach field will require the review and approval of the Canandaigua Lake County Sewer District. All correspondences are to be forwarded to the Town Development Office.
8. Septic tank note 1 refers to a 1,000 gallon tank, whereas the plans refer to a 1,250 gallon tank. Please clarify. Also the notes state that an expansion area is being provided for the leach field, however it does not appear on the plans. This area should be indicated on the plans.
9. The plans currently propose to remove a long section of stairway/walkway between the house and the dock area. Are new stairs being proposed? If not, how will access be provided to the dock area? This should be shown on the plans.
10. The limits of disturbance should be shown and labeled on the plans. All disturbances, including silt fence, construction staging area and stabilized construction entrance should be kept within the limits and depicted on the plans.
11. The construction sequence refers to a rain garden being constructed, however none are shown on the plans. Also, the infiltration trench should be added to the sequence along with any other storm utilities.
12. A detail should be provided for the proposed infiltration trench along with any drainage calculations supporting the sizing should be provided. Being that infiltration is being proposed, has any infiltration testing been completed? How will the infiltration trench be protected from erosion and sedimentation during construction?
13. The rip-rapped outlet from the infiltration trench should be extended beyond the limits of the existing garage to provide positive conveyance of flow away from the buildings.
14. The topsoil stockpile location should be labeled. Also, catch basin inlet protection should be utilized for the proposed catch basins.
15. Please note that due to the steep slopes present on site, multiple rows of silt fence may be required as per the NYS Standards and Specifications for Erosion and Sediment Control. It is also recommended that reinforced silt fence be utilized, specifically in this location.
16. The plans currently propose to clean out a road swale along Steep Drive. Please show the limits of this work and describe what it entails.
17. Details should be provided for the proposed retaining wall and catch basins.
18. The attached updated Town of Canandaigua standard notes should replace the standard notes currently shown on sheet C501. The trench detail should also be updated with the attached Town of Canandaigua detail.



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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".

Lance S. Brabant, CPESC
Director of Planning Services