

June 8, 2021

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

**RE: FLAH PROPERTIES LLC – 0000 THOMAS ROAD
SINGLE-STAGE SUBDIVISION PLAT & SITE PLAN REVIEW
TAX MAP NO. 70.06-1-76.100
CPN No. 21-045
MRB PROJECT NO.: 0300.12001.000 PHASE 240**

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision & Site Plan regarding the above referenced project, last revised May 21, 2021, prepared by Venezia Land Surveyors and Civil Engineers. 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.

SEQR COMMENTS

1. Per the NYSDEC EAF Mapper, the site of the proposed action is located within an archeologically sensitive area. As such, question 12b should be answered "yes," and the design engineer should coordinate with NYS SHPO.
2. As a pond is located within the site of the proposed action, question 13a should be answered "yes."

SUBDIVISION PLAT, SITE PLAN AND GENERAL COMMENTS

3. A survey certification statement should be added to the plat and signed prior to receiving approval signatures from the town.
4. What is the source of contour information? This should be noted on the plans, along with the date of survey.
5. All existing and proposed monuments, pins, pipes, and markers should be shown on the plat. If any monuments are proposed, the Town of Canandaigua Monument Detail should be added to the plans.
6. All easements should be labeled as existing or proposed. If existing, the easement should be labeled with libre and page.
7. The setback along Sommers Drive may be written or shown incorrectly. The rear setback line should be shown for lot 1, and setback lines should be shown for lot 2. Please review and revise as necessary.

8. A feasible driveway location for lot 2 should be shown on the plans. The required and provided sight distances should be indicated for each driveway (lot 1's driveway includes the provided sight distance but not the required). The width of the lot 1 driveway should be labeled on the plans.
9. A note is to be added to the plat stating no new development is proposed on lot #2, and lot #2 is not an approved "build-able" lot at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board.
10. All utilities should be clearly identifiable as existing or proposed, and should include the size, material, thickness ratio, and slope (if applicable) in the label.
11. The proposed sanitary lateral and sewer extension will require review and approval from the Canandaigua Lake County Sewer District. A copy of all correspondences with the District should be provided to the Town Development Office.
12. It appears that a sanitary sewer extension is proposed, however very little detailing is shown and the extension appears to suddenly terminate. Is the intent to provide sanitary sewer extension to serve lot 2, or will lot 2 require an onsite wastewater treatment system? Please clarify. If an onsite system is needed, a feasible location for such a system will need to be identified.
13. The water service detail should be replaced with the Town of Farmington Typical Water Service detail (appendix W – 4.0).
14. The approximate inverts of the proposed driveway culvert should be noted on the plans. The culvert should be provided with riprap outlet protection.
15. A construction staging area and concrete washout area should be shown on the plans, and a concrete washout area detail provided. The topsoil stockpile should be fully encompassed by silt fence. Silt fence should also be provided downslope of any disturbed areas.
16. It appears the multiple disturbances (such as the sanitary sewer extension, lateral, silt fencing, and portions of the driveway) are located outside of the limits of disturbance boundary. The boundary and acreage notation should be updated to include this work.
17. The Town of Canandaigua Typical Driveway Culvert Detail (Appendix H – 1.1) should be added to the plans. Driveway pavement cross sections should also be provided.

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,



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