

March 16, 2016

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

RE: JOY R. WEGMAN - 4417 COUNTY ROAD 16
ONE-STAGE SITE PLAN APPROVAL
TAX MAP NO. 126.16-2-3.31
CPN NO. 011-16
MRB PROJECT NO.: 0300.12001.000 PHASE 76

Dear Mr. Finch,

MRB has completed a review of the submitted One-Stage Site Plan regarding the above referenced project, dated February 12, 2016, prepared by Venezia Associates. 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.

Cover Sheet and Existing Conditions (Sheet C-0 and EX-1)

1. The location map as depicted on the Cover Sheet is different than the parcel boundary shown on the Existing Conditions Plan. The parcel boundary for Tax Map # 126.16-2-3.31 should be verified and accurately depicted on the plans.
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. The site plans should be updated to delineate the 100 year flood zone and the Mean High Water Mark.
4. A Flood Development Permit Application will be required and is to be approved by the Code Enforcement Officer.
5. The Tax Map # on the Existing Conditions Plan (Sheet EX-1) should be revised to read "126.16-2-3.31".
6. Coordination with and approval from New York State Department of Environmental Conservation (NYSDEC) and Army Corps of Engineers (ACOE) will be required for the proposed relocation of and improvements to the existing stream and associated piping. All correspondences with these agencies are to be forwarded to the Town Development Office and MRB.



7. The Tax Map # on the Existing Conditions Plan (Sheet EX-1) should be revised to read "126.16-2-3.31".

Site Preparation and Erosion Control Plan (Sheet C-1)

8. What does the label "R&D" stand for as depicted on the Site Preparation Plan? It is our understanding that those features with this label (existing retaining wall and detached garage) are to be removed and disposed of. Please clarify?
9. Please clarify no work is proposed on the parcel located on the west side of West Lake Road or within County right-of-way? A note should be added to the plans.
10. It is our understanding that topsoil will NOT BE stockpiled on the site. The offsite location and proper disposal of the soil is to be approved by the Town of Canandaigua.
11. The existing utility easement should be labeled with liber and page number on the plans.
12. The construction sequence should be revised to include more detail with regards to when the sediment traps and basins associated with the main site work will be installed. More detail as to how the existing stream will be relocated while maintaining active conveyance at all times and when the existing pipes will be removed. Please detail when and how the proposed improvements to the existing tennis court will occur and when will the rain garden be installed.
13. All slopes 3:1 or greater are to be stabilized with steep slope seed mix and an erosion blanket is to be applied. These areas are identified on the Site Layout and Utility Plan (Sheet C-2) and should also be clearly identified on the Site Preparation and Erosion Control Plan (Sheet C-1).
14. The proposed limits of disturbance for 'A' and 'B' should be labeled on the Site Preparation & Erosion Control Plan (Sheet C-1). The total site disturbance anticipated should be labeled on the plans.
15. Since the project will disturb more than 1 acre, A Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) will be required. A note should be added to the plans.

Site Layout and Utility Plan (Sheet C-2)

16. All comments from the Town of Canandaigua Highway and Water Superintendent regarding his review of this application are to be addressed.
17. All correspondences regarding Canandaigua Lake County Sewer Districts review regarding the proposed sanitary sewer improvements are to be provided to the Town Development Office and MRB.
18. Calculations supporting sizing of the proposed rain gardens are to be provided for review.



19. The roof leaders for the residential structure should be identified on the plans. Please specify where the roof leaders will tie into the proposed storm sewer system.
20. Details of the proposed retaining wall(s) are to be provided on the plans. Design information including foundation, supports, etc... is to be provided with final plan submission.

Miscellaneous & Planting Plan

21. All proposed lighting locations are to be depicted on the Site Plan. All lighting is to be dark sky compliant.
22. Elevation drawings should be provided to assist the Planning Board in determining the architectural design and materials of the proposed residential structure.

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
Senior Planning Associate