

October 23, 2020

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

RE: NMS BROWNCROFT, LLC – 3411 WEST LAKE BLVD
SITE PLAN REVIEW
TAX MAP NO. 098.13-1-7.000
CPN No. 20-062
MRB PROJECT NO.: 0300.12001.000 PHASE 210

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated September 18, 2020 prepared by Veneza Land Surveying 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.

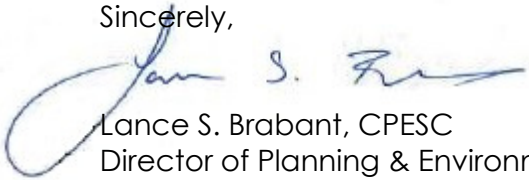
1. The Short Environmental Assessment Form Part 1 should be filled out completely. There are several parts missing such as the brief description section and question 3.
2. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies with the Shoreline Development Guidelines.
3. It is our understanding that there is an active bald eagle nest on or adjacent to 3411 W Lake Blvd. Given the proximity of the proposed project to the nest, expanding the footprint of the developed area and removing adjacent canopy trees as part of the project is likely to impact the eagles nesting. Therefore, the property owners need to apply for a NYSDEC Part 182 permit for this project prior to commencing construction. A federal eagle permit is also likely necessary for this project.
4. All proposed downspout locations should be indicated on the plans. Are they going to be tied into the proposed storm system? The locations should be indicated on the plans
5. West Lake Boulevard should be shown on sheet EXT-1, along with all right-of-way information, utility locations and easements (where applicable).

6. A signature line for the Town Engineer should be added to sheet EXT-1.
7. How is water supplied to this dwelling? The existing water service or well locations should be depicted on the plans. Also if water is available, the location of the nearest fire hydrant should be shown on the plans, or indicate the direction and distance to the nearest hydrant if it would not be visible on the plan.
8. A concrete washout should be shown on the plans to verify if these will impact neighboring properties. The concrete washout detail on sheet C-2 should include maintenance notes, the minimum height requirement, plastic liner requirements, and all other requirements per the NYSDEC Blue Book, latest edition.
9. Add a detail for inlet protection to the plans. This should comply with the NYSDEC Blue Book, latest edition
10. The locations of all proposed lighting, once determined, should be noted on the plans. A note is to be added to the plans indicating that all exterior lighting is to comply with Section 220-77 of the Town Code.
11. Since the grading to the North of the proposed garage with FFE = 696.5 is steeper than the existing grade, techniques such as a level spreader should be used to help distribute the runoff over a greater area and avoid any concentrated runoff to the lake.
12. Silt fencing should be installed along the contour. It should not be installed up and down slopes or around the perimeter of large construction sites unless accompanied by measures such as "J" Hooks. Please refer to the NYSDEC Blue Book, latest edition to determine the length of silt fencing needed.
13. Has a geotechnical study been done to prove that a drywell is appropriate for this site? If it has the geotechnical report should be submitted for review.
14. The rain garden should be protected by silt fencing during construction to prevent this area from filling in with sediment. This should be shown on the plans.
15. Seeding and stabilization related notes should be added to the plans. The following notes regarding phosphorous use should be added to the site plan sheet:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum

recommended level prescribed in the soil test following all NYS DEC regulations.

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". The signature is fluid and cursive, with a large initial "L" and "B".

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