

October 3, 2025

Project Number: 25124

Town of York
2668 Main Street
P.O. Box 187
York, NY 14592

RE: 2727 Genesee Street (NYS Route 63): Preliminary and Final Site Plan Approval Application for a 6,900 square foot Storage Building and associated Site Improvements

Dear Chairman McIlroy and Honorable Members of the Town of York Planning Board:

On behalf of Ms. Sara Puccia (Owner), we submit the following responses to your Planning Board meeting comments and to a design review letter dated September 22, 2025 by Mr. Lance Brabant of the MRB Group:

Planning Board Comments

1. The parking spaces facing Genesee Street have been removed from the plan.
2. A topsoil berm and plantings have been added to the Site Plan along the Genesee Street frontage. A small shrub garden has been added to the corner of the parking area at the Retsof Street driveway entrance/exit.

MRB Group Site Plan and General Comments

1. We have placed signs on the Site Plan indicating "NO PARKING" AND "RESERVED PARKING" for the handicapped parking spaces.
2. Snow storage areas have been labeled on the Site Plan.
3. The south end of the proposed new building has two roof downspout laterals draining to the stormwater basin/swale as shown on the Grading and Drainage Plan.
4. The Grading and Drainage Plan now shows the construction staging, concrete washout and topsoil stockpile areas.
5. A site-specific Construction Sequence has been added to the Grading and Drainage Plan.
6. A note has been added to the Erosion Control Notes on the Grading and Drainage Plan.

7. A stone rip-rap over flow weir has been added to the stormwater basin/swale as shown on the Grading and Drainage Plan.
8. All of the stone rip-rap outlet protection points are to be 2 foot wide by 3 foot long. A 20-foot-wide grading and drainage easement is to be obtained from the northerly adjacent neighbor to allow stormwater discharge from the proposed stormwater basin/swale.
9. A limit of work line has been added to the Grading and Drainage Plan. Total site disturbance is 0.90 acres.

10a. The planting soil filter media has been updated to comply with the 2025 Design Manual specifications.

10 b. The detail on Sheet 5 of 5 has been revised to specify shredded hardwood mulch.

10c. Vegetation has been added to the floor of the basin/swale.

10d. The detail has been revised to show the gravel jacket completely wrapped in filter fabric.

10e. We cannot use 1 on 3 sideslopes on the basin/swale due to lack of horizontal space. We are showing 1 on 2 sideslopes. Mr. Brabant has indicated in an email that this is acceptable for this project.

10f. The detail elevations have been revised to match the Grading and Drainage Plan elevations.

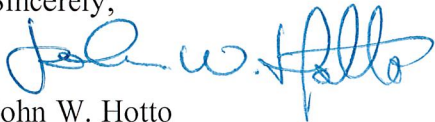
10g. The stone diaphragm has been revised to 12" wide.

11.A Stormwater Maintenance Agreement will be adhered to by the project owner.

12. The proposed retaining wall has been removed from the plans.

We look forward to obtaining Final Site Plan Approvals at your November 26, 2025 Planning Board meeting. In the meantime, if you have any questions, please don't hesitate to contact me.

Sincerely,



John W. Hotto
Senior Project Manager

C. Ms. Sara Puccia, Owner
Mr. Lance Brabant, MRB Group
Livingston County Planning Department

Project location

#2727 Genesee Street

Tax Map # 61.-1-51

1.638 acres+/-





September 22, 2025

Mr. Joe McIlroy, Planning Board Chairman
Town of York
2668 Main Street
York, New York 14592

**Re: 2727 GENESEE STREET
SITE PLAN REVIEW
MRB GROUP PROJECT NO. 2507.20001.000 – PHASE 008**

Dear Mr. McIlroy:

MRB has completed a review for the site development plans titled "2727 Genesee Street" dated September 12, 2025, prepared by LandTech Surveying & Planning, PLLC. We offer the following engineering comments for the Planning Board's consideration. A written response to each comment should be provided by the designer.

SITE PLAN AND GENERAL COMMENTS

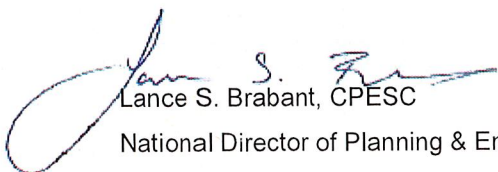
1. The Town Fire Code Official and/or Code Enforcement Officer should be satisfied that emergency access is adequate and meets NYS Building Code requirements. Any areas where parking is prohibited may need to be provided with no parking signs and depicted on the plans.
2. Snow storage locations should be identified on the plans.
3. All roof leaders and downspout locations are to be labeled as such on the plans (if any).
4. The plans should be updated to identify the construction staging area, concrete washout area, and soil stockpile locations (fully encompassed by silt fence).
5. A site-specific construction sequence is to be added to the plans. The construction sequence should also identify that the stormwater management basin/swale should not be installed until as late in construction as feasible, and that the basin/swale must be fully encompassed by silt fence until all contributing drainage areas, and the basin/swale itself, have achieved final stabilization. This silt fence should also be shown on the plans.
6. All existing and proposed catch basins and field inlets should be provided with temporary inlet protection where practicable.
7. A riprap lined emergency spillway is to be provided for the proposed stormwater management practice. Please update the plans accordingly.



8. The dimensions of storm pipe riprap outlet protection should be identified on the plans. The riprap pad should be longer than it is wide. Also, outlet protection for end section DB is shown on a different property. This feature either needs to be relocated to within the property boundaries, or a permanent easement or agreement will be required to be negotiated and executed with the adjacent land owner.
9. The plans should be updated to provide a limits of disturbance boundary labeled with the acreage of disturbance proposed.
10. The following comments pertain to the stormwater basin/swale section detail:
 - a. The proposed stormwater basin planting soil mix appears to be the 2015 NYS Stormwater Management Design Manual mix, which is known to be prone to clogging and not permeable enough. Please utilize the 2024 version of the planting soil mix.
 - b. The 2-3" of mulch should specifically be shredded hardwood mulch as shredded hardwood mulch does not have flotation issues.
 - c. There should be vegetation along the floor of the basin.
 - d. Filter fabric should fully encompass the stone drainage layer.
 - e. Please identify the side slopes as having a max slope of 1 on 3 (33%).
 - f. The indicated elevations do not match the grading plans.
 - g. The gravel diaphragm should be wider.
11. A stormwater maintenance agreement with the Town of York will be required.
12. The retaining wall detail identifies a 4" underdrain. The discharge point(s) of the underdrain should be identified on the plans.

Please feel free to contact our office with any comments and/or questions you may have in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant", is written over a horizontal line. Below the signature, the name "Lance S. Brabant, CPESC" is printed in a black, sans-serif font.

Lance S. Brabant, CPESC

National Director of Planning & Environmental Review Services

C Planning Board Members
Carl Peter, CEO