

# **Brett L. Steenburgh, P.E., PLLC**

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January 26, 2022

Mr. Adam Yagelski  
Director of Planning and Zoning  
Town of East Greenbush  
Town Hall  
225 Columbia Turnpike  
Rensselaer NY 12144

Sent Via email only: ayagelski@eastgreenbush.org

RE: Carver Court Subdivision  
Mannix Road  
Town of East Greenbush, Rensselaer Co, New York

Dear Mr. Yagelski:

Please find attached to this letter the preliminary plat submission for the Carver Court Subdivision. The plans and reports have been modified as per CPL's comments dated December November 11, 2021 and the Town of East Greenbush Comments dated January 13, 2022. More specifically the following:

Town of East Greenbush Comments:

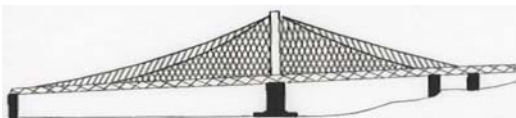
1. Preliminary plat application review fee must be paid prior to preliminary plat approval. Please see the enclosed fee letter.

**No response necessary**

2. It is our understanding that it is intended to request that the Planning Board approve filing the plat in sections. We note that a proposed Phasing Plan has been included as P-1. The Planning Board must agree at the Preliminary Plat stage with the phasing concept. In order to assist the Planning Board in making this determination, please include the land area and amount of disturbance of each phase and number of lots to be developed. We suggest including

For your information and reference we have outlined the procedural aspects and related considerations in a memorandum, which is enclosed. Under Scenario 2, you will ask the Planning Board to approve all three proposed phases as part of the final plat application. Therefore as part of the final plat application, the utility, drainage, grading, and other plans should be revised to reflect, discretely and clearly, the proposed phasing such that each phase can "stand on its own."

The Engineers Report must be revised to reflect the proposed phasing to demonstrate sufficient capacity for the proposed lot-by-lot development of the infrastructure to be



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installed for each phase and show that the infrastructure meets local, state, and other applicable requirements.

A text narrative identifying the scope of the work in each phase has been added to the phasing plan in the document set. This includes the area of disturbance and number of lots developed. With regard to the utilities, the phasing has been designed so that each phase stands on its own. Each subsequent phase will simply be a continuation of utilities of the first phase. All downstream infrastructure has been designed and will be constructed to accept the subsequent phases of Carver Court and will meet all local, state and federal requirements.

3. We have enclosed a final plat application checklist for your use in preparing the final plat submission.

No response necessary

4. Add access, drainage, and other proposed easement information to the preliminary plat sheets. Indicate on the plat to whom the proposed easements will be granted. For example, a cross-lot drainage easement in favor of the proposed HOA may need to be added covering the following proposed swales:
  - a. Behind lots T-23 through T-40
  - b. Along the shared rear line of T-41 through T-46 and T-55 through T-60;
  - c. Behind lots C-7 through C-10;

Clearly specify on the plat sheets all land area and easements which are proposed to be conveyed to the Town.

The requested easements have been added to the plans. The entities for each easement have been labeled on the plans.

5. Where will the stormwater concentrated by the swale behind lots C-7 through C-10 discharge? There are other swales that appear to discharge to catch basins within the roadway. If it is proposed to be directed to CB over the mountable curb, confirm this approach is acceptable to the Commissioner of Public Works. In the alternative, would a catch basin or FES be more appropriate?

It is proposed to directly enter the road catch basin. We do not believe the quantity of stormwater generated from these lots warrant an end section or catch basin.

6. Add typical sections for the stormwater management facility access roads and the emergency access drive.

The typical section has been added to the plan set.

7. What color will the Steel Crash Gate be? Confirm the color is acceptable to the Town Planning Board and Commissioner of Public Works.

The detail has been labeled as black.

8. Add a detail for the fencing around the stormwater management facilities.

A detail for the fencing has been added.

9. Add a detail or design for the gabion walls.

The gabion walls have been removed from the design.

10. Please review the detail sheets for completeness. For example, a concrete washout detail is not provided.

Several new details have been added to the plans including the concrete washout.

11. Add the proposed stream wetland crossing 1/3 embedment 42" pipes to the utility plan and profile for Road 1.

Cross sections for each culver pipe have been added to sheet D-4.

12. The vertical curve information on the profile sheets interferes with the other information. Also, some of the other information, like for catch basins, overlaps and could be addressed by bending and offsetting the leaders.

This has been modified to the maximum extent practical.

13. What is the disposition of the "Electric Horse Fence" that appears to encroach into proposed lots C-5 and C-6?

The electric horse fence is considered an encroachment and will be removed.

14. Confirm grades of the proposed concrete sidewalk conform to ADA standards. Grades in the vicinity of 19+90 through 23+10 on Road 1 exceed 6%.

We have modified the proposed sidewalk locations and have eliminated this location.

15. Will the 50' wide right of way and the right-of-way over a 12' roadway extending from the project site south to Upper Mannix Road (L1174, P522) be extinguished? If not, how will rights to these areas be invoked? The 50' ROW appears to cross lots C-5 and C-6.

This will be extinguished.

16. The proposed setbacks for each lot must be shown on the Overall Plan, Subdivision Plat, and other sheets, as appropriate.

The proposed building envelopes have been shown.

17. Add the proposed Road 1 sidewalk to the Road Section on Sheet DET-2.

This has been shown on the detail.

18. At the Water System meeting on October 21, 2021 with DPW, we discussed providing water and sewer service to the adjacent houses along Upper Mannix Rd immediately adjacent to the proposed entrance. Please confirm whether and to what extent these improvements will be constructed as part of this proposal.

Curb stops for water service connections have been shown the lots. Due to grade issues and development costs it will be up to the individual homeowner to connect to the sewer system.

19. Show a model home if one is requested. It is suggested that you coordinate with the Town's Building and Codes Dept. with respect to their model home requirements.

Prior to construction the developer will discuss the proposed model home location with the building department.

20. Is project signage proposed? If so show on the plans, including location, dimensions, lighting, colors, and other relevant details.

At this time there is no signage proposed.

21. Sheet numbering of the Overall Plan, Plat, and plans sets should be made consistent and a single unified numbering applied.

The sheet numbering has been updated.

22. On October 25, 2021, the Town's Conservation Advisory Council (CAC) issued a report and recommendations for the proposed major subdivision. This report is enclosed for your use. As part of your next submission, please indicate to the Planning Board how each of the recommendations have been, or will be, addressed. It appears that the following information should be added to the preliminary plat:

- a. Landscaping plan for the units close to Wetlands A and B;

A note has been added to the site plans since we are awaiting planting details from the CAC.

- b. Wetland signage detail;

A detail has been added to sheet D-4

c. Show the Watercourse Management Overlay District;

This has been added to the existing conditions plan and overall plan

d. Tree planting detail; and

A detail has been added.

e. Trail construction detail.

A detail has been added.

23. Work zone traffic control plans and applicable details must be provided, subject to Commissioner of Public Works approval, for all work proposed within the Town's right-of-way. A Town work permit will be required prior to any work performed in the Town's right-of-way.

A detail has been added.

24. Per email correspondence from Mr. Nick Laraway, dated November 10, 2021, the project will present two alternatives to achieve the required wetland mitigation, with a full on-site wetland mitigation area construction plan to be included in the next submission.

The full on site mitigation option has been sent to the USACOE and Town of East Greenbush.

25. The Town DPW's monument detail is enclosed for your use.

A detail has been added.

26. The plans also show several areas where development encroaches into the 25' vegetative buffer around protected federal wetlands as required by Section 3.13.11.O of the Town's zoning law. Indicate all encroachments on the plans and quantify the encroachment. Please submit a request to the Planning Board for a waiver of this requirement should you seek one in connection with this proposal.

This waiver has been requested.

27. This project is situated within the Western East Greenbush Generic Environmental Impact Study Area (GEIS) and is subject to the requirements of local law 5 of 2018, including payment of land development mitigation fees. In accordance with that local law, a draft fee letter is enclosed for your reference.

No response necessary.

28. Add proposed (first-story) finished floor elevations to the grading plan.

All lots have a garage finished floor elevation and walk outs have a basement elevation which will be fixed values. First floor elevations are typically not shown since it depends on the house design. It is typically 12"-18" above garage finished floor however, house types (contemporary, raised ranch, split level etc) can vary these values.

29. SWPPP

a. The SWPPP must include the required SHPO correspondence.

This has been added to the SWPPP.

b. Include a maintenance manual appendix for each type of post-construction practice.

The NYSDEC Maintenance Manual has been included in an appendix. It covers all of the SMP's proposed.

c. Include on the ESC plans a detail for the proposed sediment marker.

This detail has been added to the plan.

d. Revise Section 3.4, which inaccurately reflects post-construction O&M responsibility for the practices installed.

This has been modified accordingly.

e. Section 3.5 must be revised to reflect any further elaboration of the Open Space area requirements and/or program arising from the review. For example, "Open Area, Required" is allowed to contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents, occupants and owners of the development."

This has been modified accordingly.

f. It is our understanding that to develop the project as proposed would involve greater than 5-acres of disturbance. The NOI should be revised accordingly. A 5-acre waiver discussion must also be included in the SWPPP and an application for such waiver be submitted to my office.

At this time there is not a 5 acre waiver proposed. The sequence of disturbance in the SWPPP identifies how this will be accomplished. If a 5 acre waiver is required in the future it will be subject to submission and review.

- g. Revise the reference to “Stow Avenue” in Section 4.3.

This has been modified.

- h. Section 6.0 discusses a rain gauge. Add a rain gauge detail and its proposed location to the plans. Indicate the applicable section of GP-00-20-001.

This is no longer required in the general permit and has been removed from the document.

- i. Indicate the section(s) applicable to monthly report summaries identified in Section 6.2.

This is no longer required in the general permit and has been removed from the document.

- j. It is suggested that the whitespace provided on pages 12-19 be reduced to eliminate unnecessary printing.

This has been modified.

- k. An Operation and Maintenance manual specific to the practices proposed to be installed must be included as an appendix to facilitate future appropriate Town operation and maintenance of the dry swales and bioretention cells. We suggest including the relevant sections from the 2017 NYSDEC O&M manual: [https://www.dec.ny.gov/docs/water\\_pdf/smpmaintguidance.pdf](https://www.dec.ny.gov/docs/water_pdf/smpmaintguidance.pdf). We also suggest including in the SWPPP document the appropriate plans, profiles, and details for each of these practices.

The NYSDEC Maintenance Manual has been included in an appendix. It covers all of the SMP's proposed. Due to the varying quantity of SMP's proposed we believe it is best to include the entire document. With regard to the plans and profiles etc please refer to design plans for each practice to minimize the size of the SWPPP document. Additionally, having the documentation in two places the design plans and SWPPP can lead to revision confusions and outdated information. A note has been added to the SWPPP document as such.

- l. The SWPPP, including ES&C plan sheets, should be revised to reflect the additional grading and clearing needed to establish the proposed active recreation area and trail.

This has been modified.

- m. Shouldn't silt fence be proposed in the rear of lots C-7 through C14?

This has been added.

The following responses are in response to the CPL letter dated November 11, 2021. The response number corresponds with comment:

2. The wetlands have been recently flagged and a full impact/mitigation plan has been submitted the USACOE for review.
- 4a. The sidewalk locations have been adjusted as per our conversations
- 4b. We are only proposing residential style post lamps in the front yard of each unit. There is no proposal for sidewalk illumination.
- 4c. We have added a note to the site plans regarding the street trees. We are currently waiting on the CAC for recommended species.
- 5a. Details for the various construction types of the emergency access road have been added to the plans.
- 5b. The east gate has been relocated.
- 5c. A vertical curve has been added at the slope change. The NYS Fire Code permits roads up to 10% grade for emergency access.
6. We are currently coordinating with the USPS regarding the gang box location and design. However, we do not anticipate any significant changes.
7. There is no signage proposed at this time.
- 8a. No response necessary
- 8b. This has been revised.
- 8c. This has been revised.
9. The property owners have been notified.
10. No response this comment is outdated.
11. No response necessary.
12. Monuments have been added to the plats.
13. This information has been added to the plats.
14. No response necessary.
- 15a. No response necessary
- 15b. Crosswalks have been added
16. The Thompson Hill utilities are identified on the plans.
17. This ROW is to access the open space and SMP.
18. The profile and easement have been added to the plans.
19. As discussed separation between a water main and catch basin for a non combined sewer is not required.
20. Details for 8" and 12" mains have been provided.
21. This has been added to the water main trench detail.
- 22a. As discussed this is not practical or required.



- 22b. This has been modified on the detail.
- 22c. This has been modified on the plans.
- 22d. A note has been added to the detail.
- 22e. The sewer lateral detail has been included.
- 23. This has been modified on the detail.
- 24. Additional stormwater details have been added.
- 25. Additional E & SC details have been provided.
- 26. A text narrative has been added to the phasing plan. It further describes the work to be performed in each phase of the project. Each phase will stand on its own and the utilities will simply continue into the next phase. The SWPPP describes the sequence of disturbance in detail for each phase.
- 27. A conceptual detail for the bridge has been added. The common driveways will be maintained by the HOA.
- 28. This has been added to the plans along with a detail.
- 29. The SHPO correspondence has been added to the SWPPP.
- 30. The traffic volume data provided for Upper Mannix Road in the traffic report was based on data collected in February of 2021. Since the volumes generated by the site do not meet the industry guidelines for completing a detailed traffic evaluation, the data provided is for information only to give readers an idea of the volumes and distribution of traffic on the roadway network. The volume data illustrates that traffic volumes on Upper Mannix Road near the project site are generally low with less than 1,000 daily trips. The report noted that these volumes may represent a condition that is lower than traffic volumes experienced outside of the COVID pandemic; however, since no detailed analysis was warranted for the site, specific adjustments to the volumes were not made.
- 31. A sight distance evaluation for the proposed site access on Upper Mannix Road was completed and is summarized in the traffic study. The evaluation outlines recommendations for the driveway location and clearing of vegetation. Coordination with the Town will continue as the project progresses through the site plan approval process and construction.

If you have any questions please feel free to contact me.

Sincerely

Brett L. Steenburgh, P.E.