

July 30, 2021

Matt Mastin, Planning Board Chairman  
Town of East Greenbush  
Town Hall  
225 Columbia Turnpike  
Rensselaer, NY 12144

**Re: Carver Court  
Subdivision Review (Updated)  
CPL #15394.00.01**

Dear Chairman Mastin:

A review of the 22 Sheet Preliminary Plan Set for the Carver Court Subdivision prepared by Brett L. Steenburgh, P.E. LLC dated February 15, 2021 has been performed. Based on this review, we offer the following comments:

### **General**

1. This review is preliminary based on the plan set provided, additional comments may be provided based on future submissions.
2. The NYSDEC should be contacted for review of the wetland flagging and proposed wetland impacts.
3. The subdivision plans must be submitted for review by the Rensselaer County Health Department.
4. The proposed limit of disturbance exceeds 1 acre. As a result, the project will require coverage under the NYSDEC SPDES Permit for Construction Activities and a full Stormwater Pollution Prevention Plan will be required. Our office should be contacted to witness all soil testing for stormwater management practices. A waiver must be approved by the Town for any disturbances greater than 5 acres.
5. The following required improvements in addition to what is currently proposed are identified in Town of East Greenbush Land Subdivision Regulations Article V: pedestrian ways, street lighting, street trees and monument placement.
6. Town of East Greenbush Land Subdivision Regulations Article VI Section 2. B. requires at least two street connections with existing public streets. In



- order to meet the subdivision requirements the applicant has proposed a secondary Fire Access point and not a secondary road access. It is recommended that the following items be considered for this access road:
- a. The applicant's engineer shall review the State Building code and the access road shall be designed to meet all requirements a Fire Access Road.
  - b. It is recommended that as an alternate to a gravel base, the use of a geotextile reinforced drive be considered. This would allow the finished surface to be grass while structurally supporting heavy vehicles.
  - c. The plan shall include gates at each end of the access road to deter its use on a regular basis.
  - d. Gang mailbox – It is suggested that the Applicant provide evidence of contact with the US Post Office that will provide mail service to this site. The location and operation of any “gang” or cluster mailboxes must be reviewed and approved by the Planning Board.
  - e. The Applicant shall provide details on any proposed project signage anticipated for the project
7. The following additional information must be submitted along with the preliminary subdivision plans per Town of East Greenbush Land Subdivision Regulations Article VII, Section 2:
- a. General statement of soils conditions;
  - b. Names of all adjoining property owners, including across the street;
  - c. All areas subject to periodic inundation or flooding by storm water;
  - d. Conceptual engineering report discussing the demands of the proposed subdivision on water, sewer, drainage, highways, and related systems, and discussing the methods through which these demands may be accommodated and the methods through which any potentially adverse impacts may be mitigated, including discussion of alternatives as may be appropriate; and
  - e. An EAF as required by SEQR regulations. The LEAF submitted must be amended to include the portion of the project site that continues to the south.
  - f. At D.2.J,iii indicates that 8 parking spaces are proposed. Please clarify the location and purpose and show on the proposed plat.
    - g. At section E.2.m, identify the source of the predominant wildlife species occupying the site. The Town's NRI indicates that portions of the site are hay/pasture and herbaceous land cover types, which likely provide year-round habitat for grassland birds, such as American Kestrel and breeding habitat for Eastern Meadowlark and Bobolink.



8. Please review the requirements of Town of East Greenbush Land Subdivision Regulations Article VII, Section 3 when formalizing a submission for Preliminary Plat review.
9. The plans show encroachment of existing shed and pool structures from the neighboring lots along Thompson Hill Road. These structures must be removed if this lot is proposed to be dedicated to the Town for open space.
10. Please clarify if the Townhomes are proposed as individual lots, it is unclear based on the use of two different line weights for the outer and inner property lines. This is specifically important as it relates to the sanitary sewer usage as indicated in the below utility comments.
11. Provide an Engineer's Report on proposed water and sewer usage and system design. Detailed review of the low pressure sewer system design.
  - a. It is unclear what is proposed in the event of power outages as it relates to sanitary sewer usage, please comment on this. It may be impractical that every home will be equipped with emergency power therefore emergency storage may be required.
  - b. The Town water and sewer department has expressed concern regarding the potential dedication of the low pressure sewer system to the Town and has recommended that the proposed low pressure system remain under private ownership, and become the responsibility of the Town. Based on the above, the applicant will need to seek the creation of a Transportation Corporation to own and maintain the system.

### **Cluster Subdivision**

12. The Planning Board may establish minimum separation distances between structures in order to maintain the character of the area and consistency with nearby development patterns.
13. Maximum structure height shall be restricted to that permitted in district R-B. This should be indicated on the plans.
14. A total of 25% minimum open space area must be provided and at least 10% of the site's buildable land must be included within this area. It is recommended that the plan set include this information.

### **Subdivision Plans**

15. Provide a preliminary subdivision plat will all associated survey information including all proposed easements.
16. Provide an existing conditions plan sheet showing but not limited to the following: existing parcel boundaries, easements, structures, driveways, utilities, limits of major vegetation and trees, wetlands, 100-year floodplain



- (if applicable), etc. Please note that the Town will only accept utility easements for drainage purposes where the involved drainage infrastructure collects and/or conveys stormwater drainage from Town-owned lands. The Town will not accept drainage easements involving private drainage systems.
17. The plans make reference to different easement notes but it is unclear where these notes are shown.
  18. Existing lot lines to be eliminated should be removed from the site plans.
  19. Provide a plan that clearly identifies all proposed area to be dedicated to the Town in the form of stormwater management lots. Please note that the Town will not accept title to or other responsibility for open space areas. Whether the Town will accept ownership and long-term operation and maintenance of proposed stormwater management areas is yet to be determined.
  20. The following comments apply to the proposed Town roads and right-of-way:
    - a. Provide sight distances for each intersection, including at Upper Mannix Rd;
    - b. Provide turning radii for each cul-de-sac;
    - c. The intersections should be revised to show radius entrances;
    - d. Label width of ROW, roads, and radii of cul-de-sacs.
    - e. Landscape islands should be reviewed by the Planning Board and Commissioner of Public Works; and
    - f. There appears to be a duplicate edge of pavement line from Sta 1+75 to Sta 6+90, please clarify and revise as necessary.
  21. The Plan shall be revised to remove proposed use of shared driveways.
  22. Driveways for sites C-35 and C-36 encroach upon the unlabeled lot in between them, it is unclear if this is proposed ROW for the Town. If that is the case: the driveways should be located as to not interfere with future extension of the road and the width of this blank lot should also be identified to confirm it is adequately sized for extension of the road.
  23. Provide further detail along Thompson Hill Road including the location of the Town ROW, size and materials of the existing sewer and water utilities.
  24. The following comments apply to the proposed fire access road:
    - a. Provide paved aprons at each connection; and
    - b. Provide a road profile.



## Utilities

25. In order to provide an adequate “looped” water supply to the project. It is recommended that the existing 8” diameter water line located at the Tech Park be extended along Mannix Road ( approx.. 0.3 miles) to project site.
26. Review all areas where water, sewer and stormwater cross or run alongside each other for proper separation. 10’ of horizontal separation and 18” of vertical separation on crossings must be showed and maintained (specifically at catch basins). If this is not practical in some area mitigation measures must be identified.
  - a. Provide a horizontal separation detail.
27. The following comments apply to the proposed water main:
  - a. Valves should be shown at hydrants, inline (for isolation) and three at each T location;
  - b. Fire hydrants should not be located on the edge of the future Town ROW, provide at least 2’ for future repairs and excavation;
  - c. The 90-degree bend shown at Thompson Hill Road should be revised to two (2) 45-degree bends;
  - d. A capped stub should be provided at the end of Road 1 and Road 2 for possible future extension;
  - e. Review the layout of the following water services in congested areas or separation requirements: C-11, E-6, E-10, and E-13;
  - f. Water services taps should be at least 2 feet apart, this should also be noted in the service connection detail;
  - g. The Typical Service Connection Detail should be revised to show 8” water main and a brass saddle tap connection if PVC pipe is used; and all curb shut off valves shall be provided with stainless steel extension rods.
  - h. The Hydrant Installation Detail should be revised to note a minimum of 1 cubic yard of  $\frac{3}{4}$ ” crushed stone behind and under the hydrant. Please also add a 4”x4” steel flag.
  - i. It is recommended that fire flow tests be conducted at the proposed connection points along Mannix Road and Thompson Hill Road.
28. The following comments apply to the proposed sanitary sewer:
  - a. Cleanouts on the low pressure sewer main should be located within a concrete vault structure, please revise and provide a construction detail;
  - b. The sewer main should remain in the middle of the road in order to maintain 10’ horizontal separation from the drainage piping;
  - c. A manhole structure should be provided on Roads 4 and 5 where the low pressure sewer main transitions from 2” to 3”;
  - d. A cleanout should be provided at the end of the main on Roads 2 and 5;



- e. The Air Release Valve detail identifies 4" HDPE, please revise as appropriate;
- f. Provide two coats of bituminous waterproofing on exterior of all concrete structures;
- g. The sewer lateral connection detail should show tracer wire to the house and to the main; and
- h. The NO. 8 copper wire identified in the sewer bedding and backfill detail should be revised to indicate coated tracer wire.

### **Drainage and Grading**

- 29. Provide further development of the stormwater details.
- 30. Provide Erosion and Sediment Control Plans and details.
- 31. Provide a phasing plan with detailed sequence of construction and areas of disturbance. Provide sizing calculation for all piping and stormwater management practices.
- 32. Provide a cut and fill analysis due to the amount of proposed grading.
- 33. Catch basins should be shifted away from driveway entrances.
- 34. Easements will be required for any proposed stormwater piping that cross through residential lots and out of the ROW, specifically noted at the end of Road 4, crossing sites E-13, C-27 and C-28.
- 35. Rip rap should be shown at all outlets for erosion protection.
- 36. The layout of CB-1 and CB-2 should be revised to separate the structures an adequate distance away from the proposed 42" HDPE crossing.
- 37. CB-10/10A should be shifted closer to the intersection in order to move the piping to CB-9 away from the edge of the ROW.
- 38. Additional CBs should be provided to keep the drainage out of the middle of the road and provide 10' of separation from the sanitary sewer in the following locations:
  - a. Road 2 on the curve and approaching the cul-de-sac; and
  - b. The run from CB-12 to CB-14.
- 39. Additions CBs should be provided along steeper slope sections in the following minimum locations:
  - a. Along Road 1 between CB-18 and CB-19;
  - b. Along Road 3 from Sta 0+00 to Sta 3+00; and
  - c. Along Road 4 from Sta 0+00 to Sta 3+00.
- 40. CB-13 is covered with a text label for 12" HDPE, please revise.
- 41. Identify the structure shown downstream of OCS-3 near the edge of Road 1.
- 42. Bioretention Basin #2 should be shifted away from the edge of the property line for home E-11.



43. The structure and piping layout at the Road 3 cul-de-sac should be shifted away from the sanitary sewer. Additionally, the run from CB-27B to CB-26 should be revised to eliminate the long diagonal run across the roadway, possibly by adding a CB near site C-11.
44. Any grading on proposed lots should be identified, specifically on sites E-1 to E-4. It is also unclear how the driveways are to “bridge” wetlands as identified.
45. Any proposed grading on steep slopes should be identified with hatching and erosion control fabric utilized.
46. Sheet GP-2 is in the plan set twice.
47. Access roads must be provided to all permanent stormwater management practices for maintenance purposes.
48. Provide fencing around all permanent stormwater management practices.
49. All catch basins shall be provide with a minimum square grate opening of 31” x31”.

#### **Stormwater Pollution Prevention Plan (SWPPP)**

50. Provide documentation related to OPRHP (historic preservation) approval in appendices and resource mapping (ie. CRIS letter/response & inventory mapping).
51. Provide staging areas, concrete washout areas, 5-acre phasing callouts for site disturbance limits, temporary stormwater controls (check dams, inlet and outlet protection, etc.) in erosion and sediment control plan.
52. Provide relevant data/reports for geotech surveys carried out on site. Depth of water table and depth of bedrock are needed for bioretention practices and narrative on RRv provided.
53. Provide table summarizing WQv, Min.RRv, Prov.RRv per each design point and indicate in table which analysis point (A,B,C) each design point (1-6) is upstream of. Labeling between narrative summary tables, calculation tables, hydrocad files, and site plans should be uniform and readable (larger fonts are needed on post-development watershed plan in particular). Label (or enlarge existing text for) bioretention areas, dry swales and contributing sub-catchment areas in post-development watershed plan with the associated hydrocad pond designations.
54. Provide draft copy of NOI in the report and fill out all calculations/information that does not rely on bid results/signatures. A draft NOI will indicate additional aspects of SWPPP that require attention.
55. Provide summary of status of wetlands located in plan. Identify, jurisdictional oversight of wetlands and indicate applicable setbacks.



56. Include updated drawing plan set with SWPPP (including relevant landscaping, and stormwater details and/or provide details from NYSDEC standard practice cutsheets).
57. Provide description of pollution prevention measures (litter, spills, debris).
58. Provide sample/template site inspection documents.
59. Provide CPv and associated calculations.
60. Provide further justification in narrative for RRv provided. RRv provided for each analysis point is almost bare minimum.

### **Traffic Study**

61. The applicant's engineer noted that the vehicle counts were lower due to COVID but do not provide any backup for that. Please provide an analysis of the impact that the COVID-19 pandemic had on the volume of traffic, and how it has been accounted for.
62. The applicant's engineer shall review site line distance requirements , potential clearing and easement requirements associated with access point onto Upper Mannix Road.

This correspondence shall be utilized in conjunction with additional comments from the Planning Board, Fire Department, Planning and Zoning Department and the Town Attorney. This office will continue with its review of the project once the proposed Cluster Subdivision preliminary plat is submitted.

Should you have any questions or require additional information, please do not hesitate to contact me at 518-828-2300

Very truly yours,

**CPL**

Raymond Jurkowski, PE  
Principal

Cc: Adam Yagelski, Director of Planning and Zoning