

October 13, 2020

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

**RE: Carver Court Subdivision
Cluster Subdivision Sketch Plan Review
CPL #15594**

Dear Chairman Mastin and Planning Board Members:

This office is in receipt of a sketch documents consisting of the following:

- Cluster Subdivision Plan dated last revised July 23, 2020

The application before the Planning Board represents a proposed cluster subdivision consisting of four existing contiguous parcels (#145-1-121, #155-5-4, #155-5-2, #155-5-3) with a total combined area of approximately 110 acres, located off Upper Mannis Road as well as Thompson Hill Road.

The Planning Board has previously reviewed the as of right subdivision sketch plan in order to determine maximum allowable density for the project as 110 residential lots.

General Comments

1. The project contains areas of Army Corps of Engineers (ACOE) federal wetlands, as well as a minor watercourse that the requires a crossing. While the wetlands have been located and mapped by the applicant's consultants, no documentation regarding a Wetlands Report or Jurisdictional Determination from the ACOE has been provided. This office recommends that the applicant submit a Jurisdictional Determination from the ACOE for the project site regarding a conformation of the wetlands determination as well as any permitting required by the ACOE for the project.
2. It is the understanding of this office that the developer intends to convey the water and sewer infrastructure serving the proposed project to the Water and Sewer Districts. Therefore, all water and sewer infrastructure shall be designed in accordance with the Town of East Greenbush water and sewer standards. This will continue to be reviewed once the detailed utility plans are submitted during the site plan process, including the need for utility easements as part of the project phasing process.
3. Pursuant to information obtained from the Town's Commissioner of Public Works, both the water distribution mains and sewer collection mains shall be located outside of the pavement area as much as practical. Therefore, water and sewer mains shall be located on the opposite sides of the roadway outside of the pavement.
4. The applicant has provided for an emergency fire access road as a secondary entrance into the project site from Thomson Hill Road. This roadway shall be constructed in



- accordance with the Building Code and as such, this office recommends a joint meeting with the Town's Building Inspector, Fire Department, Highway Department and Planning Department to further discuss this issue as well and the internal site traffic pattern and maintenance of the roadway to insure it is passable during winter months. This office also recommends that the roadway be gated at each end.
5. This office recommends that the applicant's engineer provide a proposed phasing plan for the project during the preliminary plan review process. This phasing plan shall take into consideration minimizing disturbances to the best extent practical in accordance with NYSDEC guidelines to minimize soils disturbances to under 5 acres at one time.
 6. Prior to developing the Stormwater Pollution Prevention Plan (SWPPP), this office recommends a meeting with the Highway Department and Planning Department to discuss the proposed stormwater practices and their future maintenance.

Recommendations

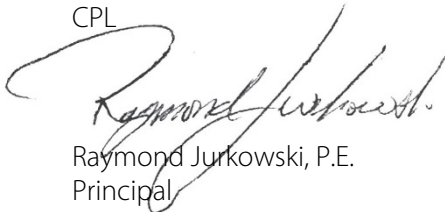
Based on this office's review of the application, it is the opinion of this office that the Cluster Plan layout plan can be accepted conditional upon the applicant addressing the minor comment outlined above and the maximum density of the cluster subdivision be set at 110 parcels.

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

If you have and questions or concerns, please feel free to contact this office at 518-828-2300.

Very truly yours,

CPL



Raymond Jurkowski, P.E.
Principal

RJJ/sg

CC: Adam Yagelski, Director of Planning and Zoning