

February 8, 2020

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

**RE: Town Center PDD Major Site Plan (Phase I)
Sketch Plan Review
CPL #15593.00001**

Dear Chairman Mastin and Planning Board Members:

This office is in receipt of a set of site plan documents consisting of the following :

- Site Plan Drawing Set, 30 drawings, dated December 2020.
- Stormwater Pollution Prevention Plan (SWPPP), dated December 2020.

This office has reviewed the Site Plan documents and related data for the proposed development of Phase I of a mixed use Planned Development District known as the Town Center PDD. This office has reviewed the site plan for consideration of site plan acceptance by the Planning Board and has previously met with the Town's Commissioner of Public Works to discuss the infrastructure for the proposed project. Based upon our review of the documents provided, we offer the following comments for your consideration regarding Site Plan review:

Drawings:

Dwg. X110 – Existing Conditions and Demo Plan

1. The north arrow on this drawing appears to be incorrect. Please confirm and revise accordingly.
2. The proposed demolition plan indicates demolition and removal of asphalt pavement that extends beyond the project property at two locations, north and southwest of the project. A temporary easement shall be obtained from the adjoining property owners, allowing the work to completed.
3. A note shall be added to the site plan documents regarding the sequencing of construction to ensure continuous access to the existing storage facility on parcel 166.00-7-6.52. In addition, a permanent access



easement shall be granted to parcel 166.00-7-6.52 over the newly proposed access road for this project.

Dwgs. C100, C101

1. The parcel information and size of Lot F shall be provided on the Site Plan.
2. The Site Plan indicates a proposed project sign located on Parcel F at the proposed entrance of the access road. A preliminary sign detail shall be provided within the drawing set.
3. Typical electric vehicle charging station, and delivery parking space signs shall be labeled on the drawings and a detail shall be provided on drawing C501.
4. It is recommended that the site plan include truck turning movements within the site. This shall include turning movements for emergency vehicle.

Dwgs. C102

1. The site plan illustrates a new access drive from the new internal roadway to the existing storage facility. It is unclear if the entire access drive is to receive asphalt. In addition, the size of the proposed gate shall be shown on the site plan.
2. The plan illustrates a 6 foot high vinyl stockage fence along the property line of the storage facility. A typical fence detail shall be added to the plan set.
3. The plan includes a hammerhead turn around that extends into parcel C. A temporary easement shall be provided for the construction and use of this turn around onto parcel C until such time as the remainder of the new roadway is completed.
4. A stop sign (sign 1) shall be added to the site plan at the new access drive leading to the existing storage facility.
5. A typical detail of the proposed construction cross section of the gravel Tee Turnaround shall be added to the plan set to ensure it is designed to accommodate wheel loads from emergency vehicles..

Dwg. C120, 121,122

1. It is recommended that an additional water shut off valve be provided on the water service line leading to Building A, just down stream of the proposed hydrant. This will allow the building water service to be isolated without affecting the fire hydrant.



2. It is recommended that the sanitary manhole, San #C be moved to intersect the sanitary discharge from Building F.
3. It is recommended that an additional sanitary manhole be provided at the connection point of the discharge from Building B into the sewer main.

Dwg. C150

1. The light calculation summary table references a "pool area". Please clarify.
2. The pole mounting height for all fixtures shall be added to the luminaire schedule.
3. A manufacturer detail of the proposed luminaire shall be added to the lighting plan.
4. The lighting plan shall be revised to include all proposed building lighting.
5. It is recommended that additional lighting be provided at the intersection of the proposed access road and Columbia Turnpike to illuminate the intersection.

Dwg. C200

1. A review of the proposed roadway profile identifies several locations where the minimum vertical separation between the proposed water main and sanitary/stormwater piping is less than the required 18" minimum. This should be reviewed and revised accordingly.

Dwg. C501

1. The trash enclosure detail shall be revised so that the depth of footing is consist. One of the cross sections indicates a bottom of footing at 3'-0" below grade with the others indicate 3'-6".

Dwg. C502

1. The water main trench detail shall be revised to include both the location of a stainless steel tracer wire, and the magnetic detection tape. The pipe zone note shall be revised to remove "in rock". All pipe zone material shall be sand.
2. Typical thrust block dimensional details for the watermain shall be added to detail sheet.



Dwg. C503

1. The Building and Sewer cleanout detail shall be revised to provide a concrete collar in unpaved areas.

Dwg. C604

1. It is noted that the stormwater planter walls located in front of the buildings will extend approximately 4 feet above the adjacent sidewalk along Columbia Turnpike. It is recommended that the Planning Board review this and the applicant consider an appropriate finish that will be coordinated with the building architecture.

Drainage, Erosion and Sediment Control

1. All silt fence should be reviewed and revised such that it is installed parallel to the contours. Specific attention should be given to those areas around that outside of the project site. It is recommended that orange snow fencing be used to demark the boundaries of the site as opposed to silt fence.
2. Please provide a detail for the proposed stone check dams.
3. The proposed limit of disturbance is shown very "tight" to the proposed grading. This will result in underestimating the actual area of disturbance, which has been reported to be 5.33 acres in size. Being that the area of disturbance is over 5 acres in size a waiver will need to be requested or a phasing plan prepared and submitted showing less than 5 acres of disturbance in any given phase.
4. Depending on how the phasing of the plan is proposed, temporary sediment traps may be necessary.
5. It is recommended that staging areas be indicated on the Erosion sediment Control Plan.
6. Seeding mixtures and rates of application should be listed on the Erosion Sediment Control Plan.

SWPPP Plan

1. Drainage area boundaries and Tc flow paths for the post construction model are difficult to follow, please provide revised plan clearly indicating same.
2. How is the pre-treatment accomplished for the infiltration practice?
3. How is the pre-treatment requirement accomplished for the proposed bioretention practice.?
4. It is recommended that a hydraulic grade line for the stormwater collection, treatment and conveyance system be prepared and submitted



for review.

5. It is recommended that the roadside drainage system along Columbia Turnpike be analyzed to illustrate capacity to accommodate flows from the site. Additionally, a permit/approval for same is required from the NYS DOT.
6. Please provide soil boring and infiltration testing in the actual bioprotein and infiltration areas as may be necessary to validate infiltration rates, and separation from seasonably high ground water table, and or rock layer.

Referrals

1. Rensselaer County Department of Health for approval of the proposed Extension of the Water distribution and Wastewater collection systems.
2. NYS Department of Transportation regarding the construction of a new commercial entrance onto US Route 9 & 20 (aka Columbia Turnpike) and connection to the NYS-owned drainage facilities located therein.
3. NYS Department of Environmental Conservation regarding the Stormwater Pollution Prevention Plan (SWPPP) and also NYS Part 750-2.10 regarding a sewer service extension for the connection of a residential project conveying more than 2,500 gallons per day to an existing sewage collection system.
4. Rensselaer County Department of Planning for review and comment in accordance with Municipal Law 239-m.
5. Local Fire Department for review of the fire hydrant locations, building fire connections, and emergency vehicle turning movements.
6. Town Attorney regarding easements and roadway maintenance agreements.

Recommendations

Based on this office's review of the site plan drawings, it is the opinion of this office that while the site plans contain several technical issues to be evaluated and reviewed, it can be accepted by the planning board for continued review and it is found to be consistent with the requirements of the Town's Comprehensive Zoning Law. This correspondence shall be utilized in conjunction with additional comments from the Planning Board, Fire Department, Planning Department and the Town Attorney.

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



Matt Mastin, Planning Board Chair
Town of East Greenbush
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Very truly yours,

CPL

Raymond Jurkowski, P.E.
Principal

RJJ/sg

CC: Adam Yagelski, Director of Planning and Zoning