

HART ENGINEERING

RESIDENTIAL, COMMERCIAL & MUNICIPAL SITE DESIGN & DEVELOPMENT



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Steven P. Hart P.E.

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

April 20, 2021

**RE: Town Center PDD Major Site Plan (Phase I)
Comment Response Letter – Preliminary Plan Set**

Dear Chairman Mastin and Planning Board Members:

Attached please find an updated set of plans and reports for the above referenced project. Below are our responses to the CPL comment review letter dated February 24, 2021. Please note that these comments are enumerated in the same sequence as the letter that CPL provided. Our responses are noted in **bold** text.

Drawings:

Dwg. X110 – Existing Conditions and Demo Plan

1. The north arrow on this drawing appears to be incorrect. Please confirm and revise accordingly.

Response: the north arrow has been corrected.

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 be completed.

Response: A temporary easement is being provided by the adjoiners and will be submitted upon receipt.

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.

Response: a sequencing plan has been shown and a permanent access easement over the newly proposed access road for the project is being prepared. Documentation will be submitted upon receipt.

Dwgs. C100, C101

1. The parcel information and size of Lot F shall be provided on the Site Plan.

Response: Lot F info is shown has been shown on C100.

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.

Response: a preliminary sign detail has been provided.

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.

Response: Spaces have been called out on the plan and details shown as within the detail sheets.

4. It is recommended that the site plan include truck turning movements within the site. This shall include turning movements for emergency vehicle.

Response: a sheet has been added showing the turning movements. The movements shown denote the Fire Truck turning movements as provided by the Fire Department.

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.

Response: the entire new drive will include asphalt. The gate will be relocated from its original location and has been dimensioned.

2. The plan illustrates a 6 foot high vinyl stockade fence along the property line of the storage facility. A typical fence detail shall be added to the plan set.

Response: Based on Planning Board comment we are no longer proposing vinyl stockade fencing. Throughout the site we will be using a combination of vinyl chain link, privacy slats where needed, and/or decorative aluminum.

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.

Response: We have relocated the hammer head closer to the highway. Would an easement be required if Parcel C is owned by the same entity? If needed, an easement will be provided.

4. A stop sign (sign 1) shall be added to the site plan at the new access drive leading to the existing storage facility.

Response: a stop sign has been added.

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.

Response: a detail of the gravel subbase for the turnaround has been added.

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.

Response: The valve has been added.

2. It is recommended that the sanitary manhole, San #C be moved to intersect the sanitary discharge from Building F.

Response: the manhole has been moved as noted.

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.

Response: Another sanitary manhole has been added.

Dwg. C150

1. The light calculation summary table references a "pool area". Please clarify.

Response: We are awaiting the final lighting plan and will forward to you upon receipt. We have made changes as we note below.

Reference to the Pool area was in error and has been deleted.

2. The pole mounting height for all fixtures shall be added to the luminaire schedule.

Response: The pole mounting height has been added to the schedule.

3. A manufacturer detail of the proposed luminaire shall be added to the lighting plan.

Response: The detail has been added to the lighting plan.

4. The lighting plan shall be revised to include all proposed building lighting.

Response: Building mounted lighting has been added.

5. It is recommended that additional lighting be provided at the intersection of the proposed access road and Columbia Turnpike to illuminate the intersection.

Response: A light pole has been added.

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.

Response: the water line has been deflected where needed to provide the 18" minimum separation.

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".

Response: The footing depth has been corrected.

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.

Response: The detail and notes have been revised.

2. Typical thrust block dimensional details for the watermain shall be added to detail sheet.

Response: The dimensions have been added.

Dwg. C503

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

Response: The detail has been revised.

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.

Response: The storm water planters have been removed. The finish on the ramps and stairs will be some form of decorative finish in color and style. The finish will NOT be unfinished gray concrete.

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.

Response: The silt fence has been removed and orange snow fencing has been shown in it's place where appropriate.

2. Please provide a detail for the proposed stone check dams.

Response: The detail has been added.

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.

Response: A Phasing plan has been provided to show that we will stay below the 5-acre threshold.

4. Depending on how the phasing of the plan is proposed, temporary sediment traps may be necessary.

Response: Site will not disturb more than 5 acres at any one time.

5. It is recommended that staging areas be indicated on the Erosion sediment Control Plan.

Response: Staging areas have been shown.

6. Seeding mixtures and rates of application should be listed on the Erosion Sediment Control Plan.

Response: Items have been listed.

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.

Response: the plan has been cleaned up to clearly show the above items.

2. How is the pre-treatment accomplished for the infiltration practice?

Response: The pre-treatment is achieved through the isolator row along with 2' sumps on all catch basins leading into the system.

3. How is the pre-treatment requirement accomplished for the proposed bioretention practice.?

Response: A forebay has been added to the bio retention practice.

4. It is recommended that a hydraulic grade line for the stormwater collection, treatment and conveyance system be prepared and submitted for review.

Response: A hydraulic grade line has been shown on the infiltration system.

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 NYSDOT.

Response: We have decreased the runoff that is currently draining to the NYSDOT r.o.w. and thus we have not analyzed the DOT system. We have met with DOT regarding the proposed drainage system and will be forwarding them this updated set of plans and meeting with them to discuss further.

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.

Response: The soils information has been added as requested.

Referrals

1. Rensselaer County Department of Health for approval of the proposed Extension of the Water distribution and Wastewater collection systems.

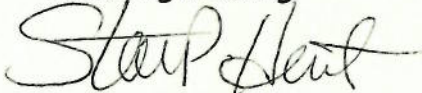
2. NYS Department of Transportation regarding the construction of a new commercial entrance onto US Route 9 & 20 (aka Columbia Turnpike) and connection to the NYS-owned drainage facilities located therein.
3. NYS Department of Environmental Conservation regarding the Stormwater Pollution Prevention Plan (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.

Response: We agree with the above items 1 – 6.

We trust the above narrative and attached plans and reports adequately addresses the comment letter. We look forward to meeting with the Planning Board to discuss this project in greater detail. Should you have any questions or concerns please feel free to reach out to us

Very truly yours,

Hart Engineering



Steven P. Hart, PE

File: cpldoc002

Cc: Mr. Adam Yagelski, Director of Planning EG
Mr. Raymond Jurkowski, PE – CPL Review Engineer