

January 17, 2018

Time Wales, PE
City Engineer
City of Saratoga
474 Broadway
Saratoga Springs, NY 12866

RE: Review Comments from Chazen Engineers, January 5, 2018

Dear Mr. Wales:

This letter is a response to the comments from the Chazen Companies, dated January 5, 2018. The following are responses to the comments. Revised plans, engineers report and SWPPP will be submitted at a later date. This is for the site plan application which has followed a subdivision approval to create the second lot, and a Special Use Permit approval which allows the use on the parcel. The DRC has agreed on the massing of the building at this point.

General:

Comment 1: The City's project number of 17.080 should be added to all site plan application documents.

Response 1: **The project number will be included on all site plan application materials from this point forward.**

Site Plans:

Comment 2: Please provide a signed and sealed copy of the boundary, topographic and utility survey prepared by ABD Engineers LLP.

Response 2: **A signed and sealed copy of the boundary, topography and utility survey will be included with the final plans. A survey was previously provided during the subdivision and special use applications and is part of the record for the project.**

Comment 3: Please indicate the proposed height of the building and include this information in the site statistics table on the cover sheet to verify compliance with zoning requirements.

Response 3: **The height of the building complies with city standards and will be indicated on the site statistics table on the cover sheet to show compliance with the zoning requirements. As part of the DRC massing and final architectural review the building height was discussed.**

Comment 4: The SWPPP identifies that inlet protection measures will be employed for the project however none are shown on the site plans. Please add these to the plan to protect the public storm sewer system near the project site.

Response 4: **Inlet protection measures will be shown on the Site Demolition and Preparation Plan for the existing public storm sewer system.**

Comment 5: Parking calculations have not been provided; please submit. It appears as if the number of parking spaces may exceed the maximum allowed by the City Code – please confirm.

Response 5: **The parking calculation will be included on the cover sheet of the site plan application. The Special Use permit allows for the number of spaces shown within the proposed building.**

Comment 6: Please indicate proposed dimensions of the modified parking spaces on the north side of the Four Seasons lot and confirm that they will meet parking space dimensions required by City Code.

- a. The parking spaces appear to be less than 18'.
- b. Also, the two-way drive is only 19' when 24' is required.
- c. Please provide a maneuvering plan showing how the reduction in the drive width allows delivery trucks to access the existing loading dock.

Response 6: The parking spaces on the Four Seasons parcel will not be modified or painted differently because of this development. The illustration of the parking on the Four Seasons lot will be removed in the final plans.

- a. This is an existing condition.
- b. This is an existing condition.
- c. The delivery trucks can access the existing loading dock thru the new curb cuts on the property.

Comment 7: It appears as if the sidewalk proposed along the Four Seasons property will prevent stormwater from flowing into the Henry Street storm system and may create a ponding situation in the parking lot. Please provide spot elevations and if required, catch basins should be provided to collect and convey the stormwater.

Response 7: The sidewalk and curbing in this area will be proposed to allow stormwater to flow in the existing direction toward Henry Street as to not allow ponding within the parking lot. Spot elevations will be added to the plan to show the detail grading required. The sidewalk was required to be shown during the subdivision review by the city planning department.

Comment 8: The installation of the sidewalk restricts the drive lane serving the Four Season lot to 20' where 24' is required by City code. Please revise accordingly.

Response 8: This is an existing condition for the adjacent property. The sidewalk is proposed on the city ROW as directed by the planning department.

Comment 9: The proposed relocated utility pole does not appear to provide adequate ADA clearance to the face of curb. Please confirm.

Response 9: The relocated utility pole will be shifted to allow clearance to the face of the curb in the road. The curbing in that area will be adjusted to allow for this shift.

Comment 10: The proposed street trees along the Four Seasons lot are located in the middle of the sidewalk – it is unclear if this is supposed to be a concrete island. If not, the trees will block pedestrian movement. Please clarify or revise accordingly.

Response 10: The street trees will be placed within tree grates in the concrete sidewalk. A detail for the tree grates will be added to the site plan drawings.

Comment 11: Existing signs will need to be relocated to accommodate pedestrian movement along the sidewalk – please clearly indicate those relocations and show required dimensions.

Response 11: A note will be added to the plans indicating all relocated signs will be coordinated with the Department of Public Safety and Works to ensure acceptable locations of signage with the City ROW.

Comment 12: Please show dimensions of the sidewalk and planter/bench areas along Henry Street and confirm there is adequate room for pedestrian movement.

Response 12: Dimensions for the sidewalks will be shown in the revised drawings.

Comment 13: The southernmost curb cut proposed appears to be 12.5' wide and is too narrow for a commercial drive. Please revise accordingly.

Response 13: The curb opening will be modified to be 24' wide in accordance with the commercial drive details.

Comment 14: Two drainage swales are proposed to convey stormwater on the north and east sides of the proposed building, however, there are no means to safely dissipate the channelized flows into sheet flows where the swales discharge onto the public ROW or Four Seasons property. These locations may be prone to

erosion, icing during the winter, and damage to pavement and sidewalks. Please consider inclusion of means to safely transition from channelized flow to sheet flow or collect with catch basins/yard drains.

Response 14: **A stone drip strip will be placed between the building and the property line in both swales to prevent erosion.**

Comment 15: Please show and quantify the limits of disturbance on the site plans and ensure consistency with the FEAF and SWPPP. The FEAF indicates 0.47 acres of disturbance and the SWPPP indicates 0.85 acres of disturbance.

Response 15: **The FEAF was submitted and reviewed by the planning board previously and a negative declaration of environmental significance was issued for this project prior to issuance of the Special Use Permit and other City approvals.**

The area of disturbance was increased due to sidewalks and other improvements that were part of the review process.

Comment 16: It appears that construction easements will be necessary to accommodate grading on the neighboring property owned by McTygue (to the north). Please provide.

Response 16: **It is the Applicants' opinion that the construction of this building can be done completely within the property boundaries.**

Comment 17: Sheet UT1.0 shows six (6) stormwater discharges at the east corner of the building while Sheet L-3 shows only one 12" stormwater pipe connecting to the new stormwater manhole. Please provide detailing to show how the six stormwater discharges combine at or prior to the new manhole and verify that the 12" pipe is adequate.

Response 17: **The Mechanical Engineers plan will be revised to show the stormwater discharges mentioned combining at the west corner of the building. These pipes are roof drains, and a 12" pipe will be adequate to convey roof drainage from the building to the structure in the street.**

Comment 18: The following inconsistencies were noted between the provided details and City standards. Please revise.

- a. The asphalt pavement section binder and gravel course depths do not match City standards.
- b. The dimensions for concrete curbs do not match City standards, and the City standard is for precast concrete rather than cast-in-place.
- c. The length of transition curb shown is less than the City standard.
- d. Additional information must be added to the detectable warning strip detail for compliance with the City standard (dimensions, orientation, manufacturer, dome spacing, color, etc.).
- e. The City standard for fire hydrants is to be 4'-6" minimum from the watermain rather than 3'-6" as shown.
- f. Sanitary sewer manhole covers are to be marked "City of Saratoga Springs Sanitary Sewer" per City standards.
- g. Sanitary sewer manholes are to have a 2'-6" clear opening per City standards.

Response 18:

- a. **The detail will be revised accordingly.**
- b. **The detail will be revised accordingly. Although we do a lot of cast in place concrete curbs within the city ROW for other projects.**
- c. **The detail will be revised accordingly.**
- d. **The required additional information will be added to the detectable warning strip detail.**
- e. **The location of the hydrant will be updated to show a distance of 4'-6" from the watermain.**
- f. **The sanitary sewer manhole detail will be modified to include that the cover should be marked "City of Saratoga Springs Sanitary Sewer."**
- g. **The sanitary sewer manhole detail will be modified to show that 2'-6" is the required clear opening per City standards.**

Comment 19: Please provide a Lighting Illumination Plan.

Response 19: **A lighting illumination plan was provided during the special use permit application and can be made available for review if required. This plan was extensively reviewed during the SEQRA**

process in relation to neighborhood impacts, prior to the issuance of the negative declaration by the City Planning Board.

Comment 20: ADA detectable warning strips are not shown where the sidewalks cross the two driveway entrances to the Four Seasons store. Please clarify.

Response 20: **The ADA detectable strips will be shown at the driveway entrances to the adjacent parcel.**

Comment 21: Accessible parking space details must be included in the plans and submitted for review (striping, signage, parking and loading zone dimensions, etc.).

Response 21: **The accessible parking spaces are within the building and would be reviewed and approved by the City Building Department.**

Comment 22: The ADA loading zones are not compliant with ADA guidelines in that they do not extend the full length of the parking space. Please revise accordingly.

Response 22: **The loading zones adjacent to the handicap parking spaces will be adjusted to meet the ADA guidelines.**

Comment 23: Please provide a maneuvering plan for the parking garage for vehicles delivering packages or performing waste pickup.

Response 23: **Delivery vehicles and waste pick up will be handled in similar ways. The truck will be parking on Henry Street in the existing loading area on the west side of the street. The packages will be delivered thru the service door near the garage door entrance. Waste removal would happen in a similar manner. The waste would be compacted within the building then bins would be rolled out to the trucks which would be parked on Henry Street.**

Comment 24: Dimensions must be added to the parking plan shown on Sheet A1.0.

Response 24: **Dimensions will be added to the parking plan on Sheet A1.0.**

Comment 25: Please clarify the following potential inconsistencies in the FEAF:

- h. Item C.2.b has been answered “no” although the DEC EAF Mapper indicates that the project is within the Mohawk Valley Heritage Corridor and Saratoga Heritage Area.
- i. Item E.2.l has been answered “no” although the DEC EAF Mapper indicates that the project site is located over or immediately adjoining a principle aquifer.
- j. Item E.3.e has been answered “no” although the DEC EAF Mapper indicates that the project site is located in the East Side Historic District.
- k. The water and wastewater demands presented in the FEAF are not consistent with the Engineer's Report.
- l. The area of disturbance presented in the FEAF is not consistent with the SWPPP.

Response 25: **The FEAF was submitted and reviewed by the planning board and a negative declaration of environmental significance was issued by the Planning Board prior to issuing a Special Use Permit for the project.**

- h. **SEQRA process is complete.**
- i. **No aquifer is below or adjacent to the property.**
- j. **The area is not within the East Side Historic District according to the city historic district map.**
- k. **The number of units have decreased since the EAF so that would be the reason for the differing numbers, i.e. water and wastewater demands have decreased.**
- l. **See response to number 15.**

Water Services Connection Agreement:

Comment 26: The estimated water generation for the project must be added to the Water Services Connection Agreement and the agreement must be signed.

Response 26: **The estimated water usage will be added to the connection agreement form.**

SWPPP:

Comment 27: The applicant is requesting a waiver from providing water quality volume treatment for impervious surfaces other than the building roof (i.e. sidewalks). Given the location/configuration of the sidewalks we do not object to this waiver request. The City should decide if this is acceptable to them.

Response 27: **No response required.**

Comment 28: The applicant also requests a waiver from maintaining or reducing 10-year and 100-year storm peak rates of runoff.

The submitted HydroCAD model analyzes the green roof as a subcatchment rather than a storage area, so any storage in this system is not accounted for in the calculations.

The model should be updated to account for the storage afforded by the green roof system. If the green roof system does not adequately attenuate peak flows, a supplemental detention system such as an underground detention system could be constructed within the parking garage or elsewhere. Please revise the SWPPP accordingly.

Response 28: **The HydroCAD model will be updated accordingly to include storage from the green roof system. We anticipate the decrease in peak flow rates will not be sufficient to reduce the post development run off to below predevelopment runoff rates.**

A downstream analysis was performed, as described in the SWPPP. The municipal stormwater system in Henry Street flows via a closed drainage system down York Street and connects into the City's large twin box culverts. The York Street 18" stormdrain and the twin box culverts have sufficient capacity to mitigate the minor proposed increase in flows.

Comment 29: Subcatchment 3 as shown on the post-development watershed delineation map has two distinct discharge locations: one onto the public ROW at the north side of the site and the other across the portion of the original property containing the Four Seasons store before discharging to the public storm sewer system in Henry Street. Subcatchment 3 should be broken into distinct drainage areas that correspond with these discharge locations and the stormwater model should address the change in runoff rates onto the Four Seasons property and public ROW from predevelopment to post-development conditions.

Response 29: **Subcatchment 3 will be divided into additional subcatchments accordingly; however, the discharge point will remain the same, since all flow is directed to the south west corner of the site.**

Comment 30: The SWPPP indicates that the green roof will provide 2.16 gal/sf of stormwater retention. Documentation supporting this retention rate were omitted from the SWPPP. Please provide.

Response 30: **This documentation is provided in Appendix A, within the Post Development HydroCAD Calculations section.**

Comment 31: The SWPPP indicates that 1" of ponding will be provided on the green roof system. Additional details are necessary to indicate how the ponding depth will be maintained or indicate overflow provisions. Similarly, please provide details relationship of the roof drains to the ponding depth and roof surface.

Response 31: **Additional details regarding the green roof will be included in the plans for review.**

Comment 32: Please submit information regarding the green roof soil media composition complying with the design guidance in the NYS Stormwater Management Design Manual (SMDM).

Response 32: **Information regarding the green roof soil media will be included in the plans for review.**

Comment 33: Please submit a planting plan for the green roof complying with the design guidance in the SMDM.

Response 33: **A planting plan for the green roof will be included for review.**

Comment 34: The maintenance recommendations included in the SWPPP are very limited, and specify only to reseed/replant as necessary and clean trash and debris from the surface as necessary. The SMDM

contains more stringent maintenance recommendations, including weeding of invasive species, clearing of clogged roof drains, watering, fertilizing, and more. The maintenance requirements in the SWPPP should be expanded for consistency with the SMDM.

Response 34: The SWPPP will be revised to include more maintenance requirements.

Comment 35: The SWPPP includes a screenshot from the Environmental Resources Mapper which indicates that the project area may contain rare plants/animals. The SWPPP contains a statement that the project will not impact any natural communities. Please provide documentation to support this conclusion by a qualified professional.

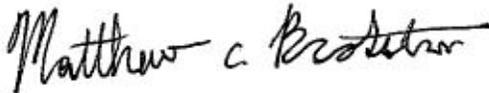
Response 35: Documentation has been received indicating that there are no records of rare or state-listed animals or plants at the project site or in its immediate vicinity. This will be included in the SWPPP, Appendix E. This was addressed during the SEQRA process which is complete.

Comment 36: City Code Chapter 242 requires long-term maintenance of the stormwater management practices. The following notes need to be added to each SWPPP *under Post-Construction Operation and Maintenance of Stormwater Control Devices*:

- m. "All post-construction stormwater management facilities must be inspected annually by a qualified professional, a report prepared and submitted to the City Engineer documenting the inspections as well as the maintenance activities that were completed during the prior year."
- n. "The City of Saratoga Springs shall approve a formal maintenance and inspection agreement in accordance with City Code Chapter 242 for stormwater management facilities to ensure the practices will be properly operated and maintained in accordance with the long-term operation and maintenance plans. This agreement shall be binding on all subsequent land owners and recorded in the office of the County Clerk as a deed restriction on the property."

Response 36: The notes provided will be included in the SWPPP.

Sincerely,



Matthew Brobston, RLA
Associate
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