

February 19, 2018

Mr. Rick Geiger  
Planning Board Chairman  
Village of Trumansburg  
56 East Main Street  
Trumansburg, New York 14886

**RE: 46 SOUTH STREET (FORMALLY HAMILTON SQUARE NEIGHBORHOOD PROJECT)  
PRELIMINARY SITE PLAN AND SUBDIVISION REVIEW  
PROJECT DETAILS & PRELIMINARY STORMWATER CALCULATIONS  
MRB PROJECT NO. 2040.17002.000 – PHASE 05**

Dear Mr. Geiger:

MRB Group has completed a review of the Preliminary Overall Subdivision and Site Plans dated December 13, 2017 and the Preliminary Stormwater Calculations dated December 18, 2017, both prepared by T.G. Miller P.C. We have also reviewed the Project Details dated December 14, 2017 prepared by Phillips Lytle LLP. We offer the following comments for consideration by the Planning Board. A brief written response to each comment should be provided by design engineer.

#### **SEQR**

1. The Planning Board declared their "Intent to be Lead Agency" at the January 18, 2018 Planning Board meeting and began the Coordinated Review. Preliminary Applications materials were forwarded to all identified agencies (Involved and Interested) with a request for response. Please note not all identified Involved Agencies have responded to the Planning Boards request and it is suggested that the SEQR and the project application be continued to the March 22, 2018 Planning Board meeting to provide additional time for these agencies to respond.

#### **GENERAL & SITE MATERIALS PLAN**

2. The Cover Sheet should be updated to identify the project as being a 'Preliminary Site Plan and Subdivision Plan'. A drawing index is also encouraged.
3. Please incorporate a Site Plan at the same scale as the utility and grading plans into the set. These plans should depict and label all site features including, but not limited to, parking areas, roadways, driveways, walkways, buildings, setbacks, road designations, road stationing, dumpsters, patios, easements and other typical site related information. Site Data tables with zoning information

such as setback requirements (proposed and required), parking requirements, green space, etc. should also be provided.

4. The proposed buildings should be placed as close to the front setback lines as possible to create a more uniform appearance and minimize impervious surface lengths for driveways and sidewalks.
5. All variances granted by the ZBA are to be detailed on the site plans.
6. The public road and private drive should have a designation (such as A, B, C), or name on the plans, for discussion and review purposes. This should also be considered for buildings as well with some lots having multiple structures.
7. All proposed garages and driveway locations should be labeled on the plans. Where garages are located, if shared parking spaces are being proposed, they should be depicted on the plans.
8. A typical parking space dimension and driveway dimensions are to be added to the plans. Where feasible, shared driveways should be considered.
9. Pedestrian access from the proposed driveway locations to the buildings should be provided on the plans.
10. The site plans should demonstrate compliance with the ADA requirements including handicapped parking areas, accessibility, and sidewalk connections. Handicapped parking spaces should be located at locations with the shortest accessible route of travel to the building entrances.
11. Method and assurance of perpetual maintenance of common areas, , internal sidewalks, parking areas, private roadways, stormwater mitigation measures including stormwater wetlands, bioretention filter, rain gardens and hydrodynamic separator is to be provided to the Village Attorney for review and approval as part of Final Plan submission.
12. Either the sideway or the dumpster locations associated with the Apartment Complex should be reconfigured to prevent crossing of the sidewalk by a disposal vehicle to access dumpsters. Also the eastern dumpster may need to be relocated due to its close proximity to an outdoor gathering area/ patio. Also a dumpster enclosure detail is to be provided on the plans. Are individual totes anticipated for the remaining lots?
13. All correspondences with Army Corps of Engineers (ACOE) regarding their review of the project plans and Wetland Delineation Report are to be forwarded to the Village and MRB.
14. The Site Materials Plan identifies one of the wetlands as "Wetland E" which is labeled as "Wetland F" on the Boundary & Topographic Plan. Please ensure consistent labeling between plans.

15. The Site Materials Plan is to be updated to identify that a bioretention area is also proposed within the Landscape Buffer Area.
16. The right-of-way for both terminus points of the public road should be extended beyond the pavement area for maintenance purposes.
17. The Planning Board should determine if a future public road to the southern property is warranted. According to the plans a proposed "Optional Future Road Extension" is provided at the terminus point of the public road at Lot 11. If the Planning Board desires a future connection, then the public right-of-way should be extended to the property line.
18. The length of the proposed public road and sidewalk areas extending beyond Lot 11 should be shortened to provide only what is necessary to provide access to Lot 11.
19. In order to provide legal means for the Village to be able to turnaround the vehicles, an easement is to be provided over a portion of the entrance drive to apartment complex by Lot 15.
20. An evaluation of vehicle turning movements demonstrating that there is adequate space available for emergency vehicles, disposal vehicles, vehicles with trailers, etc. to maneuver around onsite without obstructing the internal traffic flow and emergency access to the site should be provided.
21. The Village Fire Marshal and Code Enforcement Officer should be satisfied that emergency access is adequate and meets NYS Building Code requirements. The marking of fire lanes and the installation of no parking signs should be identified on the plans.
22. Signature lines for the Planning Board Chairman, Engineer, and DPW Supervisor are to be added to the Preliminary Plans.
23. The South Street right-of-way line scales as 60' but is listed as 49.5' on the subdivision plan. Please clarify.

**PRELIMINARY PLAT & EXISTING CONDITIONS PLAN**

24. All identified wetlands should be shown on the Plat Plan, as they are referenced in the notes. Please provide more information within the notes regarding the wetlands such as the report date, survey date, who surveyed them and the ACOE Determination (if one was provided).
25. The Village Attorney should confirm whether the proposed private drive making connection to South Street can be placed on its own lot (Lot 13), which is a non-confirming lot. This lot may need to be divided between the two neighboring lots (Lot 8 & Lot 14) with a perpetual access easement over to the community.
26. The Site Data table should be added to the Subdivision Plat.

27. The proposed utility easement to the Village of Trumansburg should be widened the full width of the private drive for access.
28. The right-of-ways for both Pennsylvania Ave and South Street are to be labeled on all Plans.
29. The boundaries of the wetlands are difficult to read on the Existing Conditions Plans. A different line weight should be considered.

**DRAINAGE PLANS**

30. All building down spouts and leaders are depicted on the plans and labeled. Size, material, and where connected, inverts are to be provided.
31. Please remove the "Rim" and "In" or "Out" designations from the End Section labels. These are misleading as there is no rim and some of the in and out designations appear to be the opposite of the flow direction.
32. A numerical designation for each drainage structure should be provided for clarity.
33. Proposed rain gardens do not appear to be in the primary flow path where they can provide the greatest water quality benefit by collecting runoff from both buildings and driveways. Examples of this include constructing the rain gardens next to, but not within, the swales between Lots 2, 3, 4 & 5.
34. The size and depth of the proposed rain gardens are to be added to the plans. Rain gardens should have an average ponding depth of 6" or less.
35. Some of the proposed piping configurations for the catch basins cannot be built as proposed. These include the structure at station 1+45.69 and inlets that receive piping from bioretention areas. The size of all proposed catch basins are to be added to the plans.
36. The storm sewer system draining to the bioretention filter is confusing in its design. It appears as though some storm water is piped to the bioretention filter and some is bypassed through Storm Manhole at 1+06.61 to the stormwater wetland. According to the drainage report all water quality volume related storm water from this area shall be conveyed to the bioretention filter prior to it entering the stormwater wetland. Clarification should be provided regarding this design.
37. The end section invert elevation of the pipe entering the stormwater wetland from Lot #11 is listed with an elevation of 987.78 below the bottom of the stormwater wetland which is listed at 989.90.
38. The 12" pipe exiting from the Storm Manhole at 1+06.61 does not have any cover or the top of the pipe is above grade along portions of its length. Also this pipe terminates at an end section identified as a "Null Structure". Please clarify.
39. The underdrain piping with inverts for the bioretention filter are to be depicted on the plans. Based on an approximate 4' depth to the invert shown on the detail

sheet, please verify the pipes can exit to daylight. The bioretention filter should also have an overflow allowing a maximum of 6" ponding depth.

40. Details of the outlet structures for the stormwater wetland are to be added to the plans. Also the inverts for the end sections are to be provided. Outlet structure inlets should have reverse pitch piping to the permanent pool.
41. The applicant should clarify why the two outlet structures for the Lot #12 stormwater wetland are separated by the rip-rap spillway? It would seem practical to keep them closer to one another for inspection and maintenance purposes.
42. Outlet Structure #3 and the Drainage Inlet at 5+17.23 appear to be shallow. A detail of these structures are to be provided for review.
43. The plans should demonstrate how access to the stormwater management areas and outfall structures will be provided as per the NYS Stormwater Management Design Manual (SWDM).
44. The dimensions and inverts for all emergency spillways are to be labeled on the plans.
45. The storm piping located on Lot #6 and #7 is missing. Also all piping from the rain gardens to the catch basins are to be labeled with size, materials, and inverts.
46. Along South Street the right-of-way lines, street name and edge of pavement labels are to be added. Also please clarify the two north-south dashed lines east of the South Street pavement.
47. More detail needs to be provided on the twin 30" underground storage pipes near South Street including, how the connection to the pipes is made, how the 30" pipes are connected, and how they are accessed for maintenance. A detail should be provided for this system on the plans.
48. The hydrodynamic separator should be moved outside the South Street public right-of-way as it is a privately owned device.
49. A change in direction of storm piping along South Street needs to be accomplished with a cleanout or structure.
50. Please confirm that an end section can be provided for the 10' x 1' box culvert.
51. A number of the proposed catch basins appear to conflict with the proposed watermain location. Proper separation is to be provided.

#### **GRADING PLANS & EROSION AND SEDIMENT CONTROL COMMENTS**

52. An erosion and sediment control plan is required. Suggest using NYSDEC standard details for all erosion and sediment control items.
53. The boundaries of all identified wetlands are to be depicted on the Grading Plans.

54. A portion of 'Wetland A' is filled on Lot 2 but not identified as such on the plans. Adjust labels regarding filling jurisdictional and/or isolated wetlands to reflect the current status of review provided by the Army Corps of Engineers (ACOE).
55. Based on the proposed project design and improvements, the existing 'Wetland A' watershed will likely be reduced. The applicant should confirm that this reduction in area will not adversely impact this wetland.
56. The proposed 993 contour on Lot 2 needs to be corrected as it shown to dead end and not connect to an existing contour. Also the proposed contours at the southeast end of the public road end abruptly without any connection to an existing contour. It appears as though the continuation of these contours will result in impact to 'Wetland F'. Additional grading appears to be required and any fill areas are to be properly identified.
57. Add end section invert, catch basin grate and manhole rim elevations to the grading plan.
58. The plans should demonstrate how the 6" maximum permitted ponding depth within the bioretention filter will be maintained.
59. The drainage swales on Lots #10 & #11 are near flat at 0.2% likely resulting in standing water. Drainage swales should be designed at a minimum of 1% slope.
60. The existing tree line should be shown more clearly along with impacts associated with the grading.
61. Some existing contours around the fringe of the project need to be labeled.
62. Provide additional spot elevations at critical locations such as ramps, building entrances, curbs and sidewalks.
63. The grading plan should identify the proposed spillway locations and incorporate spot elevations as necessary.
64. Please clarify the heavy line on Lot #8 above the 997 contour.
65. All grading between lots should be designed to provide positive flow away from building foundations and neighboring properties. The grading around Lot #14 appears to direct drainage flow towards Lot #15.
66. All snow storage locations should be identified on the Site Plan and Grading Plan. The proposed locations should minimize offsite drainage to adjacent properties.
67. An Erosion and Sediment Control Plan detailing how the site will be maintained and protected during construction is to be provided.
68. All erosion and sediment control measures and details shall be in accordance with the NYS Standards and Specifications for Erosion and Sediment Control (Blue Book).



69. Silt fence sections must be joined either with a full section of overlap, or wrapping two ends together. See NYSDEC Blue Book for typical silt fence details. Strongly recommend using NYS DEC Reinforced Silt Fence detail.
70. A construction staging area should be identified on the demolition plans to prevent storage of vehicles and equipment from impacting adjacent residential areas or properties.
71. Topsoil stockpile locations are to be identified on the plans and shown to be properly protected.
72. All slope areas of 1 on 3 to be stabilized with a rolled erosion stabilization fabric including the drainage swales. These areas are to be identified on the plans.
73. A more site specific construction sequence is to be provided detailing when the stormwater management facilities will be installed, the construction of the bioretention area, the installation of utilities, sidewalks, landscaped areas, and construction of certain storm sewers and inlets, etc. Is this project to be constructed all in one phase?
74. If the project will be developed in phases, a phasing plan defining the phase boundaries and associated acreage of each phase should be included with the plans set.
75. The proposed limits of disturbance should be clearly identified on the plans with a boundary line. This area is to include all improvements proposed including work within right-of-ways or offsite.
76. The total acreage of disturbance anticipated for this project at one time should be labeled on the plans. If the total acreage to be disturbed at one time is greater than 5-acres, then a 5-acre waiver from the NYSDEC will be required. All correspondences with NYSDEC will be required to be forwarded to the Village and MRB.

#### **UTILITY PLANS AND UTILITY PROFILES**

77. The Design Engineer shall coordinate with the associated utility companies regarding the proposed new locations and connections. All correspondences with these utility companies shall be forwarded to the Village of Trumansburg.
78. The proposed water and sewer improvements and connections are subject to the review and approval of the Village of Trumansburg Public Works Department. Also the proposed water system master meter and RPZ location will require an approval from the Village and DOH. The design engineer should forward copies of all correspondence from DOH to the Village Office and MRB.
79. Based on the New York State Fire Code, Chapter 5, a residential/subdivision road constitutes a fire apparatus access road and therefore the minimum approved surface width is 26' where a hydrant is present (20 feet on center of the hydrant). The plans should be updated accordingly.



80. On sheet C107, the sanitary sewer lateral extending from Lot #2 is shown crossing the watermain. If possible, the lateral should be connected closer to the manhole to prevent the crossing.
81. In multiple locations, the sanitary sewer and watermain are shown within less than 10 feet of each other and are not close to being perpendicularly aligned. There are many laterals and service connections shown in these areas as well. 10 foot separation needs to be maintained between the watermain and any sewers except at crossings. Crossings should be made at as close to 90 degree angles as possible.
82. At least one section of parallel watermain and sanitary sewer did not meet the 10 foot separation requirement. Verify that separation requirements are met for all watermains on site.
83. The size, materials, length of all watermains and sewers are to be added to the Utility Plan. Slopes should also be labeled for sewers.
84. All curb stops and clean out locations should be identified on the plans and shown at the right-of-way beyond the sidewalk. Proper separation is to be provided between the sidewalk and these locations.
85. Water and sewer notes regarding installation requirements, materials, testing, and inspections are to be added to the plans.
86. Water Profile – A: One 12" storm was found to have less than 18" separation at a crossing. Watermains must maintain 18" minimum separation from any type of sewer crossing.
87. Water Profile – A: The proposed box culvert at about 13+20 should be labeled with its size, does not appear to be drawn to the correct width and does not have the 18" separation from the watermain.
88. Water Profile – B: One 6" storm was found to have less than 18" separation at a crossing. Watermains must maintain 18" minimum separation from any type of sewer crossing.
89. Sanitary Profile – C: numerous 1" copper pipes are shown crossing at the same elevation as the sanitary main.

#### **ROAD PROFILES**

90. Add intersecting roads and label on the profiles.
91. Label the ends of roads and add right-of-way lines to the profiles.

#### **LANDSCAPING PLAN, SITE LIGHTING & SIGNAGE PLANS & MISCELLANEOUS**

92. The Landscape Plant Lists should be updated to provide the quantity and size of plants and trees to be provided. The landscaping plan is to be updated to identify where these trees and plants are located.

93. The Site Lighting Plan should provide manufacturer cut sheets and photometric plan depicting the true foot-candle illumination level. The proposed light fixtures are to be IDA (International Dark-Sky Association) approved. A note is to be added to the plans stating that all site lighting will be dark sky compliant and any replacement of lighting will remain dark sky compliant.
94. Proposed lighting is not very visible on the plans. Please increase the lineweight of any proposed work that is pertinent to this plan sheet.
95. The Lighting Schedule identifies a quantity of 21 for street lights, however, only 20 are depicted on the plan. Please update accordingly.
96. An additional path lighting is encouraged for the path between the private and public road.
97. Where ADA parking spots are designated, the ADA parking spot pavement markings should be shown on the plans. ADA aisles should show appropriate hatched pavement markings on the plans.
98. Suggest adding a sidewalk and marked pedestrian crossing for the ADA parking spots on the north side of the main building.
99. The applicant should consider relocating the ADA parking spaces closer to the building entrances and sidewalk locations.
100. Coordinate with the Village regarding proposed speed limits within the site and access roads.
101. No parking signs should be placed at all dead ends on the public roads.

**SWPPP / DRAINAGE REPORT**

102. Calculations supporting the sizing of storm sewers are to be provided in the drainage report.
103. As part of Final Plan submission, a SWPPP and NOI are to be provided for review and ultimately will require the approval from NYSDEC.
104. The calculations show an increase in the peak rate of runoff to South Street at the north end of the project. If this condition is to remain, an analysis of the existing Village system receiving the runoff will be required to be provided.
105. The drainage report is to be updated to include the off-site contributing impervious areas in the WQv calculations.
106. Regarding rooftop disconnection the location of the downspouts, and whether they discharge to grade or are connected, should be provided on the plans so the disconnections can be confirmed as meeting standards for WQv area reduction. In Soil Groups A & B disconnection of downspouts is encouraged to promote infiltration. In the area of the site with Soil Group D the disconnection benefit is minimized due to the impermeable nature of the soil which becomes

- exacerbated due to the compaction associated with construction. To support the credit associated with disconnection within the Soil Group D area we request a supporting letter from a geotechnical engineer determining whether soil enhancement is necessary to promote infiltration in these areas.
107. WQv area reduction credit for tree planting should be limited to those potential large trees that are within 10' of an impervious surface. It does not appear as though the trees noted in the drainage report meet that requirement. The landscaping plan shall be updated to identify the trees that meet this requirement.
  108. Any alterations in impervious cover, rooftop disconnect, and/or tree planting numbers, will impact the RRV calculations. The drainage report may need to be updated accordingly.
  109. The proposed bioretention filter is an effective method of obtaining WQv treatment. In this project it's designed to meet the minimum RRV required. Rain gardens are also proposed throughout the project site and should be included within the drainage report as they provide additional WQv treatment. The rain gardens should be designed and located to intercept as much impervious runoff as possible and sized to treat this runoff. The WQv provided by the rain gardens can then be added to the drainage calculations.
  110. Please include sizing calculations for the hydrodynamic separator per Appendix B of the NYS SWDM.
  111. Design related information should also be included in the WQv calculations for the proposed stormwater wetlands as they appear to provide the remainder of the WQv not provided by the bioretention filter and rain gardens.
  112. The bioretention area soil specifications should be provided on the plans to ensure the soil meets the requirements of the NYS SWDM. The bioretention area shall be design in accordance with the NYS SWDM.
  113. Stormwater wetland design shall be in accordance with the NYS SWDM. Stormwater wetlands must meet all requirements of stormwater ponds as well. A forebay must be constructed at each inflow point unless the inflow point provides less than 10% of the total design storm flow. A micropool must be provided at the outlet. Please see sections 6.1 and 6.2 of the NYS SWDM for more information.
  114. Watershed maps should show soil hydrologic soil group overlays, label off site contours, clearly depict the features to which the CN factors are contributed and provide directional arrows for time of concentration paths. Please update the reports accordingly.
  115. Please include the link path of flow from Watershed #1A through Watershed #1B on the Existing Watershed Boundaries Map.



116. On the Proposed Watershed Boundaries Map one time of concentration node appears to be missing from Watershed #1A and the Watershed #2A area and curve number information does not match the information within the report.
117. If possible, provide a summary sheet printout from Hydrocad for the existing and proposed watershed with all subcatchments, reaches and links.
118. In Hydrocad, the Summary for Pond 3P sheet should include the surface area and storage at elevation 992.0 since this is the elevation of the overflow grate. Also, this summary appears to reflect that four (4) overflow grates are proposed when the plans identify only two (2).
119. In Hydrocad, the Summary for Ponds 3P and 4P show overflow spillways much longer than shown on the plan. The applicant should verify these spillways can be constructed at the invert elevation shown since the inverts are at the top contour elevation of the banks of the ponds.
120. Rating tables for outlet flows at critical stages should be developed for the various existing and proposed ponds incorporated into the drainage calculations.
121. In Hydrocad the method used to combine watershed subcatchments and pond outflows is a Reach. The Reaches should show the inflow hydrograph information listed and graphically.
122. In Table 3, Hydrograph Modeling Results the Pre-Developed WS #1A 100-yr runoff rate is different from on the Hydrocad calculation pages.

**TRAFFIC IMPACT STUDY**

123. Erdman and Anthony will be providing comments regarding their review of the submitted Traffic Study prepared by SRF on a separate cover once completed.

Please feel free to contact our office with any comments or questions you may have in this regard. Thank you.

Respectfully submitted,



Lance S. Brabant, CPESC  
Director of Planning Services

- C
- A. Martin Petrovic, Mayor
  - Guy Krogh, Esq., Village Attorney
  - Planning Board Members
  - Matt Johnston, Zoning Officer/ Village Planner
  - Tom Myers, Code Enforcement Officer
  - Dana Swick, Public Works Supervisor

