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April 7, 2014

Town Board
Town of Guilderland
P.O. Box 339
Guilderland, NY 12084

Attn: Honorable Kenneth Runion
Town Supervisor

**Re: Albany County Referral Comments
Wolanin 1700 PUD Zone Change
Town of Guilderland**

Dear Mr. Supervisor and Town Board Members:

We have reviewed the Albany County Planning Board referral comments dated May 17, 2012 (never received by this office) and can answer as follows:

Recommendations

1. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.

As a regulatory requirement, a preconstruction notification (PCN), dated November 12, 2010, was submitted to the U.S. Army Corps of Engineers and received on December 7, 2010 for proposed minor wetland disturbances. As final Site Plan approval has not yet been granted by the Planning Board, the plans are not finalized and subject to minor modifications. Final plans, with exact wetland disturbances and a final revised PCN, will be submitted to the U.S. Army Corps of Engineers. However, in the meantime, Corps representatives have visited the site and confirmed the wetland delineation completed by Ingalls.

2. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-10-001, January 29, 2010) for construction activities that disturb more than one acre of land.

Upon final design/approval and as a regulatory requirement, a NOI affirming that a SWPPP has been completed and will be implemented will be submitted to the NYSDEC. The SWPPP will be in accordance with all requirements of the SPDES General Permit for Stormwater Discharges (GP-0-10-001), including Water Quality and Quality treatment.



3. Review by the New York State Department of Transportation for design of highway access, drainage and assessment of road capacity.

A traffic impact study, dated March 2, 2011, was submitted to the State of New York Department of Transportation (NYSDOT). A letter was received from NYSDOT, dated February, 24, 2012, approving the traffic impact study. With regards to the road capacity, the letter states “*The methodology, trip generation and distributions in the Traffic Impact Study (TIS) seem reasonable. In general, we concur with the findings of the TIS that overall there are no significant degradations in Level of Service to the existing adjacent intersections studied as a result of this development.*” With regards to the design of highway access and drainage, the letter states “*The Traffic Impact Study and associated plan indicate that no work is proposed within the New York State right-of-way. If no work is proposed within the State right-of-way, a highway work permit will not be required, though our review of the Drainage Report is still required given the potential impacts to the existing state drainage system.*” A completed drainage report will be submitted to NYSDOT once final detailed site plans are completed.

4. The Town should make any approvals for this development project subject to drainage being stored and treated on site. Albany County DPW Engineering has concerns about the impact of the project to on-going drainage issues in this watershed.

This watershed contains a wetland area at the rear of the property that is connected to wetland areas on the adjacent property to the south as well as to the natural drainage system that originates west of Johnston Road and flows eastward toward Johnston Road to properties south of this project site.

The existing natural drainage flow on the applicant's property is from the south towards the north and then to the east to a catch basin located on a residential property on Joseph Terrace. The proposed stormwater management basin on the eastern property line of the project site should not allow off site drainage flow to the neighboring development to the east along Joseph Terrace as presently exists. The basin should also be sized to consider the impact of the interconnected wetlands.

As a regulatory requirement and in accordance with the SPDES General Permit for Stormwater Discharges (GP-0-10-001), post-development stormwater flow conditions must be equal to or less than pre-development flow conditions. The SWPPP will provide detailed analysis of a comparison of pre- vs post-development conditions. Green Infrastructure Practices and Best Management Practices will be utilized to reduce the amount of stormwater runoff from the development site. AS required by the NYSDEC regulations, neighboring properties and the existing stormwater system will realize either equal or lessened flow from the development parcel.

5. The proposal for underground parking also raises a concern regarding drainage. The water table appears to be high in this area of the Town. Soil borings should be made prior to approval of the design density in case underground parking is not an option.

Sixteen soil borings were conducted by Ingalls & Associates, LLP on December 6, 2010 and December 8, 2010. Many of the test pits observed showed sand soils with no groundwater within the maximum explored depth of 12 feet. Additionally, the underground parking garages



will be constructed with foundations/finished basement floor near existing grades and have fill placed around the foundation, further distancing the garages from any potential groundwater interaction. Industry standard perimeter and floor drains will be employed to intercept and convey any water to the on-site stormwater management system.

Advisory

The County prefers the new site design with the elimination of the access to CR 203 at the elementary school's driveway.

The elementary school access road has been eliminated.

If you have any further questions or require any additional information, please do not hesitate to contact me at (518) 393-7725 ex 113.

Respectfully,
Ingalls & Associates, LLP

A handwritten signature in black ink, appearing to read "David F. Ingalls, Jr.", written in a cursive style.

David F. Ingalls, Jr., PE, LEED BD+C
Principal