



Site Planning
 Civil Engineering
 Landscape Architecture
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Environmental Studies
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 Construction Services
 3D Visualization
 Laser Scanning

January 29, 2024

Honorable Mayor Theresa Knickerbocker
 and Members of the Board of Trustees
 Village of Buchanan
 Village Municipal Building
 236 Tate Avenue
 Buchanan, NY 10511

RE: JMC Project 22062
 AMS Buchanan
 Albany Post Road & Craft Lane
 Village of Buchanan, NY

Response to Village Engineer Comments

Dear Honorable Mayor Theresa Knickerbocker and Members of the Board of Trustees:

We have prepared this letter and the below listed materials to address comments received in a review memorandum prepared by James J. Hahn Engineering, P.C., dated January 15, 2024 for the above noted project. Enclosed please find the following documents:

1. "Preliminary Construction Management Plan", dated 1/17/2024. (8 copies)
2. "Stormwater Pollution Prevention Plan", revised 1/26/2024. (2 complete and 5 abridged copies)
3. "Report on Subsurface Soil and Foundation Investigation", prepared by Carlin Simpson & Associates, LLC, revised 12/15/2023. (8 copies)
4. JMC Drawings: (2 full size and 6 reduced size copies)

<u>Dwg. No.</u>	<u>Title</u>	<u>Revision No. / Date</u>	
C-000	"Cover Sheet"	4	1/26/2024
C-010	"Existing Conditions Map"	4	1/26/2024
C-020	"Slope Disturbance Plan"	3	1/26/2024
C-030	"Tree Removal Plan"	3	1/26/2024
C-100	"Site Layout Plan"	5	1/26/2024
C-110	"Sight Distance Analysis Plan (Site Driveway & Craft Lane)"		1/26/2024
C-111	"Sight Distance Analysis Plan (Craft Lane & Albany Post Road)"		1/26/2024

<u>Dwg. No.</u>	<u>Title</u>	<u>Revision No. / Date</u>	
C-112	“Sight Distance Analysis Plan (Pedestrian Crossing)”		1/26/2024
C-200	“Site Grading Plan”	5	1/26/2024
C-300	“Site Utilities Plan”	5	1/26/2024
C-310	“Sanitary Sewer and Water Main Profiles”	2	1/26/2024
C-400	“Site Erosion and Sediment Control Plan”	3	1/26/2024
C-500	“Site Lighting Plan”	4	1/26/2024
C-701	“Truck Turning Plan (SU-30)”	4	1/26/2024
C-702	“Truck Turning Plan (Firetruck)”	4	1/26/2024
C-900	“Construction Details”	4	1/26/2024
C-901	“Construction Details”	4	1/26/2024
C-902	“Construction Details”	4	1/26/2024
C-903	“Construction Details”	4	1/26/2024
C-904	“Construction Details”	3	1/26/2024
C-905	“Construction Details”	3	1/26/2024
C-906	“Construction Details”	3	1/26/2024
C-907	“Construction Details”	3	1/26/2024
C-908	“Construction Details”	3	1/26/2024
C-909	“Construction Details”	3	1/26/2024
C-910	“Construction Details”	3	1/26/2024
C-911	“Construction Details”	3	1/26/2024
C-912	“Construction Details”	3	1/26/2024
C-913	“Construction Details”	2	1/26/2024
C-914	“Construction Details”	1	1/26/2024
C-915	“Construction Details”	1	1/26/2024
L-100	“Site Landscaping Plan”	4	1/26/2024
TS-1	“Topographic Survey”	2	1/15/2024
WMP-1	“Wetland Mitigation Plan”	2	1/26/2024
CS-1	“Cross-Section Exhibit”		1/26/2024

For your ease of review, we have provided the comments from James J. Hahn Engineering, PC in italics followed by our responses in standard text.

Comment No. 1

As previously mentioned, it should be verified that the proposed detention system chambers located under the fire lane can support fire-truck out-rigger loading. The applicant's engineer provided information on the proposed "grasscrete" pavers which is adequate, but information regarding the detention chambers remains to be provide. As per our meeting with JMC, the product proposed for the detention chambers may change, but the volume will remain the same.

Response No. 1

The subsurface storm system underneath the grasscrete fire lane will be an Xfiltration system by Contech. Contech has confirmed that it can adequately handle the design loading.

Comment No. 2

As previously mentioned, a soil porosity of 50% is being used in the volume calculations for the green roofs. However, the Design Manual recommends a porosity of 20%. The justification provided in the response letter and the manufacture's information included in the SWPPP appendix should be referenced in the SWPPP narrative.

Response No. 2

The green roof soil porosity is referenced in the descriptions of Proposed Drainage areas PDA-2C and PDA-2D.

Comment No. 3

As previously mentioned, wall drains and footing drains should be considered. It should be noted on the plans that such drains should not connect into the stormwater treatment system. This must be addressed prior to receiving a building department permit.

Response No. 3

Comment noted. Wall drains and footing drains will be considered and designed as necessary prior to submission for a building permit for construction of the proposed building.

Comment No. 4

As previously mentioned, more than 30% of the sites excessively steep slopes are proposed to be disturbed. Therefore, the applicant shall ensure the proper engineering standards are followed in accordance with Village Code §§165-61(2) & (3). JMC has indicated that the geotechnical engineer, Carlin-Simpson, will address this issue and has not yet provided a response.

Response No. 4

The geotechnical report prepared by Carlin-Simpson has been included within the submission package and identifies the site conditions within the regulated steep slope areas. The project proposes to perform rock cut slopes within the steep slope areas to minimize disturbance which is described within the geotechnical report. Additionally, a section through the northern portion of the site has been provided on Drawing CS-1 to depict the proposed rock cut.

Comment No. 5

As previously mentioned, the limits of disturbance should include all work, including grading for the proposed south pedestrian access route and all silt fence installation.

Response No. 5

The proposed limit of disturbance indicated on the erosion and sediment control plan has been updated to include all grading and silt fence installation.

Comment No. 6

The proposed south pedestrian access route may increase flow rates onto the adjacent property. It should be verified that the proposed impervious area will not cause adverse impacts to adjacent properties.

Response No. 6

The southern pedestrian access route to Albany Post Road has been modified to be proposed as a gravel walkway.

Comment No. 7

Grading of the proposed north pedestrian access route should be revised as necessary to ensure it does not cause ponding on the adjacent property.

Response No. 7

An additional storm drain has been provided to collect water at a low point along the adjacent property line to prevent ponding.

Comment No. 8

It should be verified that the PDA-3A Tc flow line will flow along the edge of the top of the proposed retaining wall as shown on DA-2. It appears it should be modeled as channel flow.

Response No. 8

The Tc flow line has been updated as channel flow.

Comment No. 9

Orifice sizes listed in the outlet control structure detail should match the sizes used in the hydraulic model.

Response No. 9

The orifice sizes on the plans and details have been updated to match the hydraulic model.

Comment No. 10

The two detention systems are set 0.1-1.25 ft above the observed groundwater level. A lined or partially lined detention system using an impermeable liner should be considered to ensure groundwater does not reduce the capacity of either system. The detail provided shows a permeable filter liner.

Response No. 10

An impermeable line is proposed for both systems. This is called out on C-300 and C-904.

Comment No. 11

On the pipe capacity table, it appears the peak flow exceeds the design flow capacity for several pipe lengths. Pipe sizes should be reviewed and revised as necessary.

Response No. 11

Several pipes were upsized to allow for greater design flow capacity. Updated calcs are provided in Appendix C.

Comment No. 12

Page 3 of the SWPPP proposed using “Water Quality Option III”. This option is applicable only to redevelopment projects. The proposed project is considered new development and the referenced option cannot be applied and the SWPPP should be revised.

Response No. 12

The SWPPP has been revised.

Comment No. 13

The site does not drain to Lake Meahagh; item #9 of the Noi should be revised.

Response No. 13

Lake Meahagh has been removed from Item #9 of the NOI.

Comment No. 14

A detail should be provided for the 24” depth green roof.

Response No. 14

A detail for the 24” depth green roof has been added to the construction detail sheets.

Comment No. 15

A detail for the proposed retaining wall should be provided.

Response No. 15

A typical segmental retaining wall detail has been provided on Drawing C-914.

Comment No. 16

Some of the proposed redbud and red maple trees are in close proximity to the proposed sewer and drainage pipes. It should be verified that the proposed trees will not cause issues.

Response No. 16

The location of the proposed trees, sewer pipes, and drainage pipes have been reviewed and adjusted as necessary.

Comment No. 17

The hatching used for the proposed south pedestrian access route on Sheet C-100 should be identified in the legend.

Response No. 17

The south pedestrian access route has been identified as a gravel walkway.

Comment No. 18

The information in "Notes" on Sheet C-030 are cutoff and should be corrected.

Response No. 18

Drawing C-030 has been revised to depict the complete notes.

Comment No. 19

The Construction Management Plan should be revised to indicate that all deliveries shall occur on the site and no delivery vehicles shall wait on public streets. All waiting diesel vehicles shall adhere to NYS anti-idling laws.

Response No. 19

The construction management plan has been revised to include additional notes on delivery vehicles.

Comment No. 20

An updated wetlands mitigation plan should be provided showing the flagged and surveyed wetland boundaries. Buffer area delineation should be revised as necessary.

Response No. 20

The wetlands were flagged by EcoSciences, Inc. on November 28, 2023, and indicated on the updated topographic survey prepared prior to the prior submission. For reference an updated version of the topographic survey has been included within the submission package.

An updated wetland mitigation plan has been included within the resubmission package. The improvements depicted on the wetland mitigation plan were previously incorporated within the landscaping plan (Drawing L-100).

We trust the information above and included in this submission package is sufficient to continue your review. Should you have any questions regarding the responses or enclosed documents, please email or contact us at 914-273-5225. We appreciate your cooperation during this review process.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Kevin Masciovecchio

Anthony Nester

Kevin Masciovecchio, PE
Project Manager

Anthony Nester, RLA
Principal

cc: Honorable Chairperson Jeff Faiella and Members of the Planning Board, w/enc. (via email)
Mr. Marcus Serrano, w/enc. (via email)
Mr. George E. Pommer, PE w/enc. (via email)
Mr. Ryan Sutherland, w/enc. (via email)
Mr. Mark Weingarten, Esq., w/enc. (via email)
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Mr. Peter Feroe, AICP w/enc. (via email)

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