

July 18, 2018

The Chazen Companies
547 River Street
Troy, NY 12180

**RE: 550 Union Avenue Redevelopment
City Project No. PB#18.037**

Dear Mr. Connors:

The LA Group is in receipt of comments from Chazen Companies, dated July 16th 2018. The following are responses to the comments. Revised plans, Engineers Report, and SWPPP will be submitted with this letter. The site plan application is being modified to remove all the lodging uses and the board shop rental. The plans and layouts have been updated to depict the modifications to the application. The narrative describing the changes will be included with the submission.

General

Comment 1: The City's project number of 18.037 should be updated on all site plan application documents.

Response 1: **The city project number has been added to all site plan application documents.**

Comment 2: Since the project will consume/generate more than 2,500 gpd of water/wastewater, NYSDEC must review and approve the plans for the service connections/extensions. Please provide a letter from NYSDEC approving the service connections/extensions for this project.

Response 2: **The LA Group will provide an approval letter from the NYSDEC once received.**

Water Sewer Engineering Report

Comment 1: The project lies upstream from the Saratoga County Sewer District Saratoga Lake Pump Station #2, but the report does not discuss the existing wastewater flows being serviced by the pump station or the available capacity to service any increase in flows due to the proposed redevelopment. Please revise the report to discuss this and provide a letter from Saratoga County indicating that they can accommodate the projected flows from the development.

Response 1: **The engineering report has been sent to the sewer district along with the request for them to provide a letter stating they can handle the projected flows for the proposed project compared to the existing development.**

Survey

Comment 2: Please provide a signed and sealed copy of the boundary, topographic and utility survey prepared by Thompson Fleming Land Surveyors, P.C.

Response 2: **Comment noted, survey included with this submission.**

Site Plans

Comment 1: The plans do not indicate the location of proposed informational signs, advertising/monument signs, wayfinding signs, parking signs, etc. Please revise the plans accordingly.

Response 1: **The locations of signage has been added to the plans.**

Comment 2: The plans do not reflect all work planned in the vicinity of the proposed Inn. Please updated accordingly and clearly identify what is to remain/be removed, etc. consistent with that presented on the special use permit plan submitted previously.

Response 2: **The Inn and Bed and Breakfast has been removed from the site plan application which also removes the requirement for a Special Use permit.**

Comment 3: The plans do not indicate/show the existing number of boat docks nor the additional boat docks proposed. Please revise the plans accordingly to clearly indicate all proposed improvements.

Response 3: **The additional docks are approved in the location by the DEC in the February 2, 2016 dock replacement permit, the permit is included with this submission. The number of slips existing and proposed is indicated on the cover sheet. The city does not have jurisdiction on the layout of the docks, we have the layout approved by DEC.**

Comment 4: The plans do not indicate the locations of proposed transformer(s), switchgear, etc. Please indicate the proposed location(s) along with appropriate screening that will be installed.

Response 4: **The location of proposed electrical equipment is not expected to change due to the revised application and the existing services available.**

Comment 5: The plans do not indicate the location of proposed gas service(s). Please indicate the location(s) for the gas meter(s) and if gang meters will be utilized please indicate appropriate screening.

Response 5: **In the amended site plan application the gas service location will remain and no proposed extensions will occur and no additional meters will be required.**

Comment 6: The site lighting plan does not indicate any lighting serving the band stand, exterior dining area or the Inn. Please indicate the type of lighting and illumination levels for these areas.

Response 6: **The site lighting plan will be updated to reflect the lighting levels and types which serve the parking area, band stand and exterior dining.**

Comment 7: Any work proposed within the NYS Route 9P Right of Way will require permitting from NYS DOT. Please provide documentation of permit approval when received.

Response 7: **A DOT work permit will be obtained for the grading in the DOT right of way.**

Comment 8: The grade of the northern site drive appears to be at a 16.7% slope off Route 9P. This is considered extreme, especially during the winter months. Please indicate on the plans if:
a. this drive be closed during the winter months.
b. movements in or out will be restricted/limited to entering or exiting anytime during the year, etc.

Response 8: **a. and b. The drive will be closed to incoming traffic for the proposed development but will remain as the access point for the existing houses near the lake on the ROW/easement road. Signage will be added along Union Ave. describing the entrance as a private drive commercial traffic do not enter.**

Comment 9: Please include in the set of plans maneuvering plans indicating how vehicles (including emergency response vehicles, vehicles towing boats, etc.) will enter, exit, and maneuver throughout the site.

Response 9: **The maneuvering plans will be included to show movement around the site.**

Comment 10: It is noted that a shared parking space waiver has been requested for 14 parking spaces (7% parking reduction). Chazen does not object to this request.

Response 10: **Waiver will not be required with the revised plans.**

Comment 11: Please provide inverts and rim elevation for proposed for grease trap.

Response 11: **Rim elevations and inverts have been added to sheet L-4 for the grease trap.**

Comment 12: Provide proposed rim elevations for all SMH frame modifications and indicate invert elevations of proposed invert connections.

Response 12: **Rim elevations have been added for all SMH frame modifications.**

Comment 13: There are no water or sewer service laterals shown going to the expanded board shop or the 25-bedroom Inn. Please indicate how they are being served.

Response 13: **This project does not include an expansion to the existing board shop. Future water and sewer lateral are provided for the Inn at the parking level.**

Comment 14: No comment provided

Response 14: **N/A**

Comment 15: The thrust block detail provided on sheet L-10 indicates a minimum compressive strength of 4,000 psi. The Fire Hydrant and Water Main Connection Details on the same sheet indicate thrust blocks with compressive strength of 3,000 psi. Please revise details as needed for consistency.

Response 15: **The fire hydrant and water main connection details have been updated to show a thrust block with a minimum compressive strength of 4,000 psi.**

Comment 16: The detail for the proposed retaining wall indicates a storm pipe behind the wall to provide drainage. Please indicate on the plans where the retaining wall storm pipes will outlet/daylight.

Response 16: **Underdrains behind the wall will be delighted through the wall at intervals recommended by the retaining wall designer and manufacturer.**

Comment 17: Please indicate on the plans the locations where the falling head permeability tests were conducted.

Response 17: **The location of the infiltration test was at TP-5. This has been indicated in the test pit information listed in detail 8 of sheet L-11.**

Comment 18: Please add the following information to the Layout Plan:

- a. The boat launch is for private use only and not for the public.
- b. Storage of boat trailers will not be permitted during peak season conditions, and off-peak season storage will be restricted to a maximum of (please indicated number).
- c. Launching of boats will be handled by trained marina personnel and dropping off boat/trailers will be by appointment only.

- d. The deli/convenience store/kayak rental space is for internal use of marina patrons and not for the public.
- e. The bandstand will not be used as a music venue to attract customers. It is to provide casual music as a background mood for customers to enhance their dining experience.
- f. The capacity of the outdoor seating area and band stand area needs to be posted for a maximum capacity of 146 to ensure that music events and standing-room only crowds do not occur. Please indicate the location of these signs and provide a detail of the signs stating this limit.

Response 18: The layout notes have been modified to include the recommended modifications which apply after the application modification.

SWPPP

Comment 1: The Proposed Conditions Watershed Map indicates that all runoff from Subcatchment 2 is captured and infiltrated in the porous pavement, however based on the proposed contours, it appears that a portion of stormwater runoff would potentially sheet flow toward Subcatchment 4 and into the roadside drainage swale. Please clarify and revise the model or proposed grades as appropriate.

Response 1: Subcatchment 2 in the proposed conditions watershed map has been revised.

Comment 2: Table 5-2 of the Stormwater Management Report indicates 0.005 ac-ft RRV is provided in a rain garden. However, it is not clear on the plans where the rain garden is located and there is no detail provided. Please clarify.

Response 2: The rain gardens is no longer included in the design. The SWPPP and site plans have been updated.

Comment 3: The Green Roofs (SMP 3) were not included in the HydroCAD model. Please revise the report accordingly.

Response 3: The green roofs are no longer included in the design. The SWPPP and site plans have been updated.

Comment 4: The Stormwater Pollution Prevention Plan indicates that the project is located within the limits of the 100-year flood plain. Please revise the survey and site plans to clearly indicate this and delineate the limits of the flood plain boundary and base flood elevation if one has been determined.

Response 4: The FEMA 100-year flood plain elevation for the project site is 210'. The flood plain limits have been added to the site plans.

Comment 5: Any structures and/or utilities located within the flood plain must be constructed in accordance with the applicable standards indicated in the City of Saratoga Springs Code, sections 120-16 and 120-18, and NYS Building Code

Response 5: Structures and utilities proposed within the 100-year flood plain will be anchored in accordance with City of Saratoga Springs Code sections 120-16 & 120-18.

Comment 6: Please provide information on the amount of fill being placed within the flood plain and proposed mitigation.

Response 6: A cut/fill analysis was performed on the project site and the total fill to be placed within the flood plain is 7,302 CY.

Comment 7: The soil test data provided indicates the locations of the deep hole test pits, however it is not clear where the infiltration test shown on the data sheet were performed. Please clarify so infiltration rates used in the model can be verified.

Response 7: The location of the infiltration test was at TP-5. This has been indicated in the test pit information listed in detail 8 of sheet L-11.

Comment 8: Requirements for temporary and permanent seeding, as stated in the project SWPPP, need to be added to the erosion control plan on Sheet L-01.

Response 8: The requirements for temporary and permanent seeding have been added to the erosion and sediment control plan, General note 17 and 18.

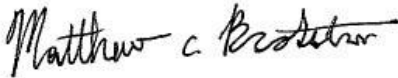
Comment 9: Appendix I – Stormwater Maintenance Agreement of the SWPPP was not included in the report received by our office. Please add.

Response 9: The stormwater maintenance agreement has been added to Appendix I of the revised SWPPP.

Comment 10: The site area listed in the NOI is not consistent with that listed in the EAF or on the site plans. Please revise as appropriate.

Response 10: The site area listed on the EAF (3.22 acres) is correct. The NOI has been updated for consistency.

Sincerely,



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Associate/Landscape Architect
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