

Mr. Tim Wales, PE  
City Engineer  
City of Saratoga Springs  
474 Broadway Saratoga Springs, New York 12866

July 16, 2018

Delivered via email: [timothy.wales@saratoga-springs.org](mailto:timothy.wales@saratoga-springs.org)

Re: City Designated Engineer Services for Technical review of SWPPP and Site Plans – 1<sup>st</sup> Site Plan submittal  
550 Union Avenue Redevelopment  
City of Saratoga Springs, Saratoga County, New York  
City Project No. PB#18.037  
Chazen Project No. 31804.09

Dear Tim:

The Chazen Companies (Chazen) have completed our review of the following materials received:

- Site Plan application package containing:
  - Project Narrative prepared by The Phinney Design Group, dated April 20, 2018.
  - Application for Site Plan Review, signed by representative of 550 Union LLC.
  - Complete Streets Checklist, dated June 6, 2018.
  - SEQRA Full Environmental Assessment Form, unsigned signed, undated.
  - Site Plan Review Submittal Checklist, prepared by The LA Group, dated 6/7/2018.
  - New Water Service Connection Agreement & Application Form, signed by representative of 550 Union, LLC, dated 6/7/2018.
  - Cost Estimate for LOC prepared by the LA Group dated June 7, 2018.
- Water Sewer Engineering Report, prepared by The LA Group, dated June 7, 2018.
- Stormwater Pollution Prevention Plan, prepared by The LA Group, dated June 7, 2018.
- Site drawings entitled “Lake Local - Site Plan Application”, dated June 7, 2018, prepared by The LA Group, unless noted otherwise, consisting of the following 12 sheets:
  - Cover Sheet
  - Topographic Survey Map, prepared by Thompson Fleming Land Surveyors, P.C. dated November 20, 2015
  - L-01 Site Preparation, Erosion & Sediment Control Plan
  - L-02 Layout Plan
  - L-03 Grading & Drainage Plan
  - L-04 Utility Plan
  - L-05 Landscape Plan
  - L-06 Lighting Plan
  - L-07 Site Details
  - L-08 Site Details
  - L-09 Site Details
  - L-10 Utility Details

- L-11 Stormwater Details
- L-12 Site Details

Following are our observations / comments:

General:

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

Water Sewer Engineering Report:

3. 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.

Survey:

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

Site Plans:

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.
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.
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.
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.
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.
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.

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.
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.
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.
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.
11. Please provide inverts and rim elevation for proposed for grease trap.
12. Provide proposed rim elevations for all SMH frame modifications and indicate invert elevations of proposed invert connections.
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.
- 14.
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.
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.
17. Please indicate on the plans the locations where the falling head permeability tests were conducted.
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.

#### SWPPP

19. 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.
20. 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.
21. The Green Roofs (SMP 3) were not included in the HydroCAD model. Please revise the report accordingly.
22. 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.
23. 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
24. Please provide information on the amount of fill being placed within the flood plain and proposed mitigation.
25. 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.
26. 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.
27. Appendix I – Stormwater Maintenance Agreement of the SWPPP was not included in the report received by our office. Please add.
28. 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.

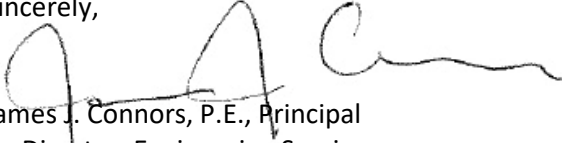
In order to expedite and simplify the review of revised materials we would appreciate if the next submission be accompanied by a response letter that describes the revised materials and how our comments were/were not integrated.

July 16, 2018

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If you have any comments, questions or need additional information, please do not hesitate to contact this office at 518-273-0055.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Connors', written over a horizontal line.

James J. Connors, P.E., Principal  
Sr. Director, Engineering Services

cc: Jessica Brown, P.E. Chazen  
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