



March 12, 2021

Mr. Peter Chapman  
Planning Board Chairman  
Village of Marcellus  
6 Slocombe Avenue  
Marcellus, New York 13108

**RE: Baltimore Ridge Subdivision Site Plan Review**  
**MRB Project No. 1375.21000.000-002**  
**CHA Project No. 067298**

Dear Mr. Chapman:

CHA, on behalf of the applicant, is pleased to submit updated site plans for the above referenced project based on comments received from MRB Group dated February 23, 2021 and March 3, 2021. The following repeats those comments and indicates how each was addressed:

**Environmental Review**

1. Based on our review, the proposed project would be considered a Type 1 action under SEQR due to the following criteria under Section 617.4:
  - a. *A project or action that involves the physical alteration of 10 acres (Section 617.4 (b)(6)i)*
    - i. It appears that ultimately approximately 15 acres will be disturbed as a result of this project per the description in the SWPPP.

***Response: The Full EAF is currently being reviewed by MRB Group.***

- b. Any Unlisted action (unless the action is designed for the preservation of the facility or site), that exceeds 25 percent of any threshold established in this section, occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places (volume 36 of the Code of Federal Regulations, parts 60 and 63, which is incorporated by reference pursuant to section 617.17 of this Part), or that is listed on the State Register of Historic Places or that has been determined by the Commissioner of the Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places pursuant to sections 14.07 or 14.09 of the Parks, Recreation and Historic Preservation Law (Section 617.4 (b)(9))*
      - i. The Dan Bradley House is located at 59 South Street and in the immediate area of the project site.

***Response: Our office has received correspondence from SHPO. A copy of the No Adverse Impact letter is attached and included in the SWPPP.***

- c. Any Unlisted action, that exceeds 25 percent of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Natural Landmarks pursuant to 36 CFR part 62 (which is incorporated by reference pursuant to section 617.17 of this Part)(Section 617.4 (b)(10))*

- i. Marcellus Park access is connected to South Street Road and is in the immediate area of the project site.

**Response: Acknowledged. The project is not substantially contiguous to the Park and will have no impacts.**

2. A Full Environmental Assessment Form (FEAF) Part 1 including the summary sheets will be required for this project since it is considered a Type 1 action. A coordinated review will also be required since this is a Type 1 action.

**Response: A copy of the requested Full EAF is included in this submission.**

### **Site Plan**

3. The conceptual full buildout of the site should be provided to approximate the final grading. This should include a schematic of how each lot will be graded and the general footprint of the dwelling as well as the driveway. If any accessory structures are being proposed at this time they should be also shown and called out on the plans.

**Response: The attached site plans include layout and grading showing approximate lot buildout and elevations.**

4. The plans show proposed drainage easements along lot lines, however, without any proposed grading shown, it is unclear what drainage is being directed through these easements and if any drainage piping or structures are proposed. This needs to be fully detailed out as part of the proposed overall site grading plans.

**Response: The grading plan has been updated to provide additional information concerning the collection and conveyance of drainage within the subdivision. All drainage within the improved areas will be routed to the stormwater management area so that there are no adverse impacts on neighboring properties. The attached site plans include grading for swales and area drains within the drainage easements to collect stormwater.**

5. There appears to be an existing Riverine 895-122 (C)(C) to the southwest of the project site that will need to be depicted on the plans.

**Response: The approximate stream location in the southwest corner of the project has been added to the site plans.**

6. All proposed and existing utilities should be represented on the plans. This should include identifiers for each catch basin and manhole, size, material, slopes (where applicable), and inverts of the utilities.

**Response: The design plans show the proposed sanitary sewer collection system, pipe type, slopes, and inverts. The project appears to be able to reach the existing invert of an existing sanitary sewer manhole at the corner of Hillside Drive and Baker Road.**



7. Survey information needs to be provided beyond the boundary of this development in order to review how the proposed grading will blend with existing offsite grading and roads, and to better define the location of existing utilities and proposed utility connection locations.

**Response: CHA is working with the site surveyor to obtain additional grading for the perimeter of the project site and at utility and roadway tie-in locations.**

8. Additional evaluation will be required for the point of connection for the proposed sanitary sewer. Plans currently call out a connection on South Street Road near the curb cut for this development, however, the Village does not have an existing sanitary sewer at that location. Any decisions on the point of sanitary sewer connection(s) will need to be coordinated with the DPW Superintendent.

**Response: The revised Utility Plan is included in this plan set.**

9. Details will need to be provided on the proposed course that drainage will take once leaving the proposed stormwater management facility. Depending on the proposed path, this may require offsite drainage improvements and easements.

**Response: As explained in the Existing and Proposed Conditions sections for DA-1 in the SWPPP, runoff will leave the basin and discharge to the existing roadside ditch which drains to the south approximately 330' before discharging to an unnamed tributary to Ninemile Creek. Peak flow rates for this area decrease after development in all storm events (the 1-year storm event is completely infiltrated resulting in zero discharge). Since peak flow rates decrease and the existing ditch has no flooding issues, it is anticipated that the existing ditch has the capacity to adequately convey runoff from the development.  
CHA 3-12-21: No additional response at this time.**

10. The plans will need to better detail how the project will be phased and which phase(s) the applicant is pursuing final approval for at this stage.

**Response: The project will be constructed in one phase and utilize the new roadway connection at South St for the main point of ingress/ egress.**

11. Details for any dedicated infrastructure will need to meet the approval of the Village DPW Superintendent and generally conform to the Village's draft design criteria guidelines. For example, the road section shown on the plans proposes paved travel lanes with grass shoulders. The Village will require either concrete gutters or granite curbs.

**Response: The road section detail has been revised to meet Village design guidelines. CHA will work with the Village to update subsequent plan sets to conform to their design guidelines as needed.**

12. The configuration of the stormwater drainage system will need further evaluation. Areas to be examined more closely include how drainage coming off the western lands will be captured in or around the cul-de-sac. Also, the alignment of the storm sewer and how it connects into the stormwater management facility needs further review.



**Response: Stormwater runoff from the western lands and cul-de-sac will be collected in the concrete gutter line along the edge of pavement or by the drainage swale along the south property line. Revisions to the drainage pipe system include an additional catch basin structure and second flared end section into the stormwater forebay. We have eliminated the acute pipe angle from the catch basin closes to State St Rd.**

13. A separate detail and profile of the stormwater management facility should be added to the plans.

**Response: A detail/cross section of the stormwater pond and forebay has been included on the revised plan set.**

14. Profiles of the utilities should be provided on the plans.

**Response: The revised plan and profile sheets include a design for the gravity sanitary sewer system.**

15. Has there been any coordination with the Onondaga County DOT with regards to the proposed curb cut location? Site distance information along with other required County details will be required.

**Response: Email correspondence is included with this submission.**

16. All watermain design and details will need to be coordinated with the Onondaga County Water Authority.

**Response: Email correspondence is included with this submission.**

#### **SWPPP**

17. Please review the site description to make sure it is consistent with the current proposed plans.

**Response: The site description has been updated accordingly.**

18. Please include the approximate footprint of the residential dwellings and driveways in the calculation for the impervious area.

**Response: Please see response to Comment #21 below.**

19. Several Appendices are empty and should be populated for review.

**Response: Since our original submission, SHPO has since responded to our inquiry. That correspondence is now provided in Appendix B. Appendix E was the only other appendix not populated which will contain a copy of the SPDES permit. In order to conserve paper, we respectfully request to include the permit upon final submission.**

20. Proposed full buildout conditions should be presented in the SWPPP to confirm that the Stormwater pond is adequately sized, to confirm that the stormwater runoff is being conveyed properly, and to adequately represent the anticipated impervious surface of the subdivision.



**Response: The analysis provided accounts for full build out of 24 residential lots.**

21. It appears that the curve numbers (CN) values seem to be inaccurate due to the fact that impervious surface has not been accounted for. Please review and revise.

**Response: The curve numbers for residential lots incorporate the associated impervious surface based on lot size. Table 2-2a of the TR-55 manual shows that ½ acre residential lots have an average impervious area of 25%, 1 ½ acre lots average 16% (interpolated) and 2 acre lots average 12%. Based on these averages, approximately 3.25 acres of impervious surface is considered. The proposed roadway is 1.35 acres which leaves 1.90 acres assumed for the homes and driveways. Since there are 24 proposed lots, this calculation assumes 3,450 SF of impervious surface per lot which is quite conservative.**

22. The grading plans for the pre- and post-development should be revised to be consistent with the proposed plans, include elevations, and accurately demonstrate the drainage areas.

**Response: The plans have been revised accordingly.**

23. Please update and resubmit a completed NOI for review.

**Response: The NOI has been updated accordingly.**

24. Please include the NYSDEC Specifications that will be used on the project.

**Response: All stormwater and erosion control practices have been designed in accordance with the NYS Stormwater Management Design Manual, the SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001) and the NYS Standards and Specifications for Erosion and Sediment Control (Blue Book). The SWPPP outlines many specific regulations and references these documents for further consultation. Due to the abundance of associated specifications included in these documents and the fact that our design complies with all associated regulations, it is our opinion that no further guidance is necessary.**

Should you have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or [bbouchard@chacompanies.com](mailto:bbouchard@chacompanies.com)

Very truly yours,



Brian F. Bouchard, P.E.  
Project Engineer V

Enclosures

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