



Village of Marcellus
Planning Department
6 Slocombe Ave.
Marcellus, NY 13108

Thursday, July 18, 2024

RE: Stewart's Shop
27 East Main Street
Marcellus, NY 13108

Planning Board Members –

Enclosed are (10) sets of revised plans for our proposed Marcellus Stewart's project. This plan set is revised to address the TDE comments from Jim's July 15th comment letter.

Below is a summary of the revisions that have been made to the plan set:

SEQR COMMENTS

1. *Item number 3 on the Short EAF needs to be updated to indicate the site acreage and area of disturbance. – An updated EAF is included in the submittal packet.*

GENERAL COMMENTS

2. *The Board has previously discussed the need for a performance bond(s) which would cover site-related costs should the applicant abandon the project either now or in the future. Based on that request, cost estimates should be provided by the applicant for review for the following scenarios:*
 - a. *Demolition of the current building and restoring the site to a green space, including the installation of related new sidewalks along Orange Street (under the scenario that the construction of the Stewart's improvements did not move forward). – Acknowledged and Stewart's will supply the Village with a cost estimate.*
 - b. *Future removal of the underground tanks and above ground improvements, and restoring site as a green space (under the scenario that Stewart's closed in the future and abandoned the site). – Acknowledged and Stewart's will supply the Village with a cost estimate.*
3. *A map and description needs to be provided for the proposed easement for the new sidewalks to be installed along Orange Street. – The easement for the sidewalk has been added to the existing and proposed site plan sheets.*

Demolition Plan Comments

4. *A sediment and erosion control plan should be provided for this phase that shows a stabilized construction entrance and describes how dust control/protection will be addressed for the nearby residential properties. – Silt socks are shown for the existing onsite catch basin. The existing site is paved and all truck activity will remain on pavement so no construction entrance is proposed.*
5. *This plan should include notes for a demolition sequence describing the sequence of steps (i.e. placement of construction fencing, erosion measures, disconnecting utilities, removal of regulated (hazardous) materials, etc.). – Demolition sequencing notes have been added to the plans.*
6. *The plans should note locations and labels for proposed storage areas, and vehicle and equipment staging areas on site. – All staging and demolition is to be done from within the parcel. All truck loading to be done on existing pavement.*
7. *The plan indicates that portions of the existing sidewalk on Orange and East Main will be closed off. A detour plan should be provided for pedestrians. – For purposes of demo, the foundation wall on the Orange Street side of the grocery store will remain to minimize undermining of existing sidewalk. During overall site development, foundation wall will be removed for sidewalk replacement.*

SITE PLAN COMMENTS

8. *The Applicant has acknowledged that any future variances granted will be added to sheet S-2. – Acknowledged*
9. *The Village and MRB Group should continue to be copied on correspondence and the status of approvals with OCWA and Onondaga County DOT. – Included in the packet is a response letter that was sent to OCDOT, along with updated plans.*
10. *We note that a grease trap was added to the plans (with requested elevations) and that a detail was also supplied; however, sizing calculations should still be provided for review. – Stewart's has upsized the grease trap to 2,000 gallon to match sizing requirements by NYSDEC. Sizing chart from manual shown on detail sheet.*
11. *A note should be added to the plan that states that all lighting will be dark sky compliant. – A note is included in the photometric sheet.*
12. *Will the fueling station area have any outside speakers and if so, how are these proposed to be used? – The gas dispensers themselves have speakers. These speakers are used for advertisements, music as well as an intercom between the customer and partner in the event help is needed. Music volume is generally low and designed to be heard by fueling customers.*
13. *The plans show a proposed 6-inch "overflow" storm sewer that directs flow from the proposed pond to the existing Village storm sewer system on Orange Street. Has the applicant's engineer engaged in conversations with Village DPW regarding this proposed connection? Has the applicant's engineer verified whether or not there is capacity to take on this additional storm water flow into this system? – The 6-inch overflow pipe is installed strictly aid to minimize flooding in the event of major storms. As shown in updated plans, the infiltration basin has been designed to handle a 100-year storm at an elevation of 664.25. Stormwater will not enter the 6" overflow pipe until a storm event happens that fills the pond to an elevation greater than 667.29.*

14. *As noted in our previous review letter, vehicle fueling stations are considered to be a stormwater hotspot type use as per section 4.11 of the NYS SWMDM. The applicant has noted that they will address this issue in a future submission. – Updated plans show hydrodynamic units to handle the NYSDEC hot spot issues. Documentation in the SWPPP report will follow.*
15. *It is acknowledged that the applicant stated they will provide a Stormwater Pollution Prevention Plan (SWPPP) and stormwater details in a separate later submission. Once received, MRB will review and provide SWPPP and drainage comments under separate cover. This information will need to document that any stormwater impacts from this development will be able to be properly mitigated and not result in any significant adverse impacts to neighboring properties. – SWPPP design details and calculations are included in submittal. Formal SWPPP report to follow once completed.*

Also included is a USB drive with a PDF of the plan set to aid in Village distribution.

Thank you for your help with this project and please feel free to contact me if you have any questions or concerns.

Thank you,

Marcus Andrews
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