

January 26, 2022

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

RE: TEFFT MEADOWS SUBDIVISION AND SITE PLAN REVIEW
MRB PROJECT NO.: 1375.21000.000– 003

Dear Mr. Chapman:

The Applicant is proposing to redevelop an existing ±6.5-acre parcel located on Paul Street in the Village of Marcellus. The proposed development includes a 60-unit two story apartment building for senior citizens, on site parking, utilities, a stormwater management facility, and landscaping. The existing buildings on this site, asphalt areas and some utilities are proposed for removal.

MRB has completed a review of the Site Plan submissions received on January 14, 2022. They include the Site Plans dated January 12, 2022, Traffic Narrative dated January 3, 2022, Lighting Cut Sheets dated January 11, 2022, and Stormwater Pollution Prevention Plan (SWPPP) dated January 5, 2022. . We offer the following engineering comments for the Planning Board's consideration. A written response to each comment should be provided by the designer.

General Comments

1. Chapter 63 of the Village Code provides requirements for demolition of buildings within the Village. With respect to buildings that are proposed to be demolished as part of this project, the applicant should review this section of the code and coordinate with the Village Code Enforcement office regarding any applicable permits and procedures. Additionally, if any environmental assessment reports have been completed for this property, copies should be provided to the Village.
2. Please provide an updated Neighborhood Plan (Drawing L0.00), reflecting the most updated site layout.

3. Easement mapping and descriptions should be provided for any proposed easements to the Village.
4. Has NY State Historic Preservation Office (SHPO) issued a letter of no effect for this project?
5. Dimensioned building elevations plans, indicating colors and materials, will need to be provided. This drawing should also include details for the dumpster enclosure.
6. An Erosion and Sedimentation Control plan needs to be provided a part of the plan set.

Site Preparation Plan (L1.00)

7. Tax map information (owner, address, t.a. number) for the project parcel and adjacent parcels should be labeled on the plans. The R.O.W. for Paul Street should be labeled as well and be denoted by a different line type.
8. Refer to Section 250-24: Geometric Requirements of Article VIII in the Village Code. All setback, building height and coverage requirements must be shown and labeled on the plans.
9. The properties to the west of the proposed project show overlapping building outlines. Please revise.
10. Show all adjacent property lines on the east and south of the proposed project.
11. Clearly label the 100 Year Base Flood Elevation line.
12. Clarify what 'IT' symbol stands for. It is placed next to some of the test pits (TP-#).
13. Label bearings and distances for proposed parcel boundaries.

Grading, Drainage, and Utilities Plan (L2.00)

14. All proposed and existing utilities should be shown on the plans. This should include labeling or identifiers for waterman, sewer, catch basin and manholes, as well as size, material, slopes (where applicable), and inverts of the utilities.

15. Survey information should 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.
16. The plans should clearly address how drainage being directed to Paul Street will be handled.
17. Note 14 on L1.00 references two existing catch basins rim and grates being reset. On drawing L2.00 it is not clear how these existing catch basins connect into a storm sewer system. Please clarify.
18. The site plans will need to demonstrate that emergency vehicles can properly navigate the proposed drive aisles in order to access the building.
19. The utility labels provided (such as for the proposed catch basins) are incomplete and do not provide the corresponding numbers to reference with the details on L4.00.
20. All existing and proposed easements should be shown.
21. An engineer's report will need to be provided demonstrate that there is sufficient pressure and flow to meet the demands for the proposed on-site hydrants and any building sprinkler system.
22. Coordination will be required with the Onondaga County Water Authority (OCWA) with regards to meter/RPZ location and any other of their approval requirements related to the water system.
23. The Village fire inspector should confirm that proposed locations of the fire hydrants provide adequate building coverage.
24. Provide and label ADA detectable warning fields at all appropriate locations.
25. Show rip rap aprons at all applicable locations, including flared end section, mitered drain outlet and bio-retention emergency spillway
26. Per note 6, a spot elevation should be shown for the utility pad.
27. The storm piping and inlet on the west side of the service parking lot is not labeled or connected to the rest of the storm system. Please clarify.
28. Light pole locations should be shown on the plan.

29. Current land banked parking on north side shows a conflict with the proposed stormwater pond. Please revise.
30. The proposed sewer is planned to pass through the northern stormwater pond. A manhole should be proposed as the sewer changes direction. Please review and revise.
31. Based on the proposed bio-retention facility plantings, have considerations been made about possible clogging of the mitered drain outlet? Is there a significant advantage of using this over a flared end section?
32. Details and dimensions will need to be provided for any of the proposed fencing/screening or retaining walls.
33. The proposed land banked parking, sidewalks and walking paths should be clearly labeled on this plan and on the Layout and Planting Plan.
34. The plans should note the typical parking stall dimensions.
35. If a variance is received for land banked parking, the information and date of this variance approval should be added to the plans

Layout and Planting Plan (L3.00)

36. The land banked parking shows trees proposed within its boundary. Please revise.
37. A more in-depth planting schedule should be added. This should include at a minimum; the size, type, and quantity of all plantings as well as any applicable installation or maintenance notes.
38. Spacing between proposed utilities and proposed plantings should be considered in order to avoid future maintenance issues.
39. The site lighting and landscaping plans need to be coordinated as there are currently conflicts between these two layouts, including trees and light poles located in the same location.
40. The following Layout Construction Notes are not referenced on the drawings: Note 4, 6B, 7, 8 and 13.
41. Provide and label the proposed snow storage locations on the plans.

Details (L4.00)

42. A detail should be provided for the proposed connection into the Village sanitary sewer system.
43. The plans should call out the size of the proposed dry well. All details for the dry well should show consistent information to what is called out on the site plans.
44. The bio-retention detail refers to 'Wetland Plants per Landscape Architects Planting Plan.' Please provide this additional plan or a planting schedule.

Photometric Plan (L5.00)

45. The proposed background site plan for the photometric plan should be consistent with the current proposed site plan.

SWPPP Report

46. Please provide an Erosion and Sediment Control Plan in the SWPPP and drawing set.
47. The Existing and Proposed drainage maps should reflect the most recent plan set.
48. There is references to grass filter strips, rooftop drainage disconnection, and a pea gravel diagram on the east side of the parking lot. Please add and label these features on the plans.
49. Please provide the calculations referenced in Section 7.0 – Proposed Stormwater Drainage Facilities.
50. Some sections of the SWPPP Report reflect a previous concept where 23 stand alone buildings are shown. Please show the accurate proposed plans in all sections of the report.
51. The routing diagram in Appendix D needs to show the pond on the north side of the parking lot and the bio-retention facility on the northeast side of the parking lot.
52. The proposed ponds do not show any calculations for stormwater runoff for the 1-year through 100-year storms. Please provide for both ponds.

53. Provide a summary table that shows the pre-development and post-development runoff outflow for the 1-year through 100-year storms.
54. Please provide the signed MS4 SWPPP Acceptance Form.
55. There are steep slopes downstream of the discharge from the bio-retention facility. Please review and add SMP's as necessary.

We request that the developer's engineer provide a written response to these comments for the Board and MRB. If you or the Board have any questions or concerns regarding any of the above comments, please feel free to contact me.

Sincerely,



James J Oberst, P.E.
MRB Group

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- c: John Curtin, Mayor (e-mail transmittal)
Greg Crysler, DPW Superintendent (e-mail transmittal)
Bill Reagan, CEO (e-mail transmittal)
Jeff Brown, Esq., Village Attorney (e-mail transmittal)
Nathan LaPierre, RLA, Keplinger Freeman Associates