

August 28, 2014

Bernard M. Molloy, Planning Board Chairman
Village of Cold Springs
85 Main Street
Cold Spring, New York 10516

Re: Concept Plan – Preliminary Site Plan Review
Butterfield Redevelopment Site
NYS Route 9D, Cold Spring, NY

File: 1593.001.002

Dear Chairman Molloy:

Barton & Loguidice, D.P.C. (B&L) has completed a preliminary Concept level technical review of the following reports and information for the Butterfield Redevelopment Site located at 1756 NYS Route 9D as prepared by Site Design Consultants:

1. “Concept Site Plan Prepared for Butterfield Site 1756 New York 9D”, 5 sheets, as prepared by Site Design Consultants, dated August 12th & August 18th, 2014.

Based on our review of the above referenced documents, we offer the following preliminary comments:

General Comments

1. Please provide detail of all existing utilities adjacent to the site on the plan. The concept plan seems to indicate connection to existing utilities but does not provide details of location or size. Include conceptual inlets, outlets and proposed emergency overflows for stormwater management practices. Include flow arrows for proposed sewers and storm drains for clarity.
2. The provided “Utility Plan” sheet shows what appears to be an existing gas pump, filler valves and oil filler cap labels near building 6. Please specify the nature and size of these facilities and details on how they will be abandoned. Removals of these facilities will need to be conducted in accordance with any and all prevailing environmental regulations, and be included in your demolition plans and permits.
3. Plans and future report submissions should clearly indicate the intended age group in the senior housing and the proposed use of the community center. If meals are to be prepared for residents in the community center a grease trap must be included and shown on the plans. We suspect the intent of the community center is not for meals or onsite preparation. Please confirm.
4. Please provide a legend to clarify existing versus proposed (bold) features on all plans.





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5. ADA parking is at the farthest location from building 2. Consider relocation this required parking to a point closer to the building.
6. At the southern entry from Rte. 9D consider a walkway from the two parking areas south of entry containing 3 and 4 spaces to building 6. The at-grade location at that end of the building is at parking/ basement level.
7. The underground parking egress/turnaround area at terminus end of buildings should be reviewed to assure adequate space for turning movements. Please provide this analysis in your revised reports.
8. The water and sewer service locations for building 4 and 5 should be clearly detailed.
9. The utility easement along the north property line should be shown in its entirety.
10. All roof drains/locations for all buildings should be shown as part of the SWPPP.
11. All refuse container locations on site should be shown and detailed with alignment consideration given to truck access and necessary turning radii.
12. Consider adding a walkway access from Lahey Pavillion to the community center along the side of building 3.
13. Grading/access to the community center should be evaluated with respect to the grade difference from the walkway to the building entrance and ADA requirements.
14. The concept site plan proposes a concrete pad between building #1 and Rte. 9D. Please confirm what this pad will be used for? The existing pedestrian warning signal and sign will need to be relocated. Please provide this detail.
15. Proposed internal traffic movements and possible vehicle/pedestrian conflict points will need to be shown on the plans and evaluated.
16. If there are any changes to the proposed site access driveways, they will need to be re-evaluated for sight distances.
17. Coordination with NYSDOT will need to be initiated by the applicant for work proposed with the State's ROW and for any potential impacts that the additional traffic volumes might have on Route 9D and the adjacent intersections.

Water

1. Applicant needs to demonstrate that sufficient fire flow capacity is available for the project site. What is the Needed Fire Flow (NFF) for the retained and proposed building in the project area? Has testing of existing hydrants within or adjacent to project area been performed to confirm the available fire flow rate and the duration the fire flow rate can be sustained? Are the proposed



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buildings going to have sprinklers for fire protection? No proposed new or internal hydrants were noted on the concept plan.

2. Applicant needs to demonstrate sufficient water capacity exists to service project area. Please provide a Water Engineers Report which includes the average daily water demand, maximum daily water demand and calculations on how these demands for the whole project were derived. Applicant needs to determine the design capacity of the water system. What is the maximum daily amount of water that can be produced by the municipality's water production facility(s) and utilized in the distribution system to service this site? Include a determination of the current maximum day water demand in the distribution system based on the most recent metered water usage data, if available. Compare water system design capacity to future maximum day demand (equal to current max day demand plus additional max day demand of project area) to verify sufficient water capacity is available.
3. Please indicate on the plans the approximate location of the proposed water services for the three single family residences.
4. The fire department and building inspector should review the location of any on-site hydrants/ fire apparatus.

Sewer

1. Applicant needs to demonstrate sufficient sewer capacity exists to service the project area. Please provide a Sewer Engineers Report for the project. Calculations need to be provided deriving the average day, maximum day and peak hourly sewer flows of project area. The Municipalities Wastewater Treatment Facility capacity should be confirmed to determine it can adequately handle additional flow. Current peak flows plus additional peak flow from project area should then be compared to available capacity of collection system infrastructure utilized to convey project areas flows to wastewater treatment facility.
2. Applicant will need to evaluate design capacity of downstream gravity sewers and pump stations which will service the project area. Need to evaluate current peak flows thru downstream gravity sewers and pump stations which will service project area.
3. Some areas of the existing sanitary sewer system have infiltration and inflow issues. An assessment of the receiving sewer systems via CCTV is recommended.

Stormwater

1. While infiltration is generally an amenable stormwater practice, the technical data of borings, percolation testing and hydrologic modeling have not yet been presented. There are concerns regarding location for infiltration practices near slopes towards Route 9D and nearby properties with basements that may be impacted by re-charging the local water table. Slope stability could be an issue if increased groundwater levels, even in the temporary sense, could be a concern. Subsurface infiltration along the proposed retaining wall adjacent to building 2 should be factored into design and mitigated. Some development is proposed near Route 9D in the form of a 7,000



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S.F. office retail building which is close to existing properties across the street and sanitary sewer infrastructure that may have infiltration and inflow issues currently and is a concern.

2. A previous submission discusses the fill soils over the original soils and discusses native soils as “Riverhead Loam”. This can be an amenable soil for development at this site if shallow groundwater levels are not encountered, which remains to be seen as borings and soil investigation data has not yet been presented. More information is required to fully evaluate the potential for stormwater infiltration practices at this site.
3. The use of the NYSDEC Blue Book re-development requirements is appropriate for a portion of the site already developed, while newly developed areas will need to comply with the NYSDEC permit GP-0-10-001. Refer to Chapter 9 of the NYSDEC Design Manual. Particular attention will be needed to show appropriate storage and conveyance of runoff from large storm events to minimize impacts to existing storm sewer and sanitary sewer infrastructure.
4. All stormwater management areas should be detailed on future plan submissions. Include detailed grading plans which will be necessary for the technical review of the stormwater management and SWPPP features. Plans for Lots 1, 2 & 3 should be highly detailed and be have sufficient information with respect to grading to evaluate designs with respect to the SWPPP.

Previous Village Comments

1. Per letter dated February 7, 2012 prepared by Gregory R. Phillips, Village of Cold Spring; the Village is requesting that an independent source of water be utilized for site irrigation/landscaping. The proposed project’s water demand should therefore not account for water usage associated with site irrigation/landscape.
2. Per letter dated February 7, 2012 prepared by Gregory R. Phillips, Village of Cold Spring; it is stated that the Collection System experiences inflow and infiltration (I&I) which is currently contributing to influent flows received at wastewater treatment plant which are in excess of SPDES permitted flow. The Village has requested that the consultant evaluate and inspect collection system components (i.e. existing structures, sewers, force mains, and pump stations) to be utilized by the proposed project to convey sewage to wastewater treatment plant and share in the repair, replace and/or upgrade collection system components/capacity as necessary.
3. The consultant should perform flow monitoring in the collection system during wet weather periods (i.e. when wastewater treatment facility experiences higher than typical flows) to evaluate peak flows which include contribution from I&I.
4. B&L is in agreement with all of these previous Village comments.



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If you have any questions, please feel free to contact our office.

Very truly yours,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in black ink that reads "Charles A. Voss". The signature is written in a cursive, flowing style.

Charles A. Voss, AICP
Senior Planner

CAV/klk

Cc: Paul Guillaro, Butterfield Realty, LLC
Matthew Moran, Butterfield Realty, LLC
Joe Riina, P.E., Site Design Consultants