

T.G. MILLER P.C.

Engineers and Surveyors

David A. Herrick, P.E.
Frank L. Santelli, P.E.
Andrew J. Sciarabba, P.E.
Steven R. Rowe, P.E.
Lee Dresser, L.S.
Darrin A. Brock, L.S.
Edward D. Ripic, Jr., L.S.

December 12, 2014

Mr. Tom Ellis, Chair
Town of Lansing Planning Board
PO Box 186
Lansing, New York 14882

Re: Cayuga Farms, Preliminary Plan

Dear Tom,

I reviewed the following drawings (Sheets ST-10 and ST-12 through ST-16) dated October 30, 2014 together with the revised Storm Water Pollution Prevention Plan (SWPPP) dated October 30, 2014 all provided electronically in pdf format by Timothy Buhl, P.E. on December 1, 2014. I also received a Preliminary Design of an Orenco Effluent Sewer System in pdf format on December 8, 2014. I offer the following comments for Planning Board consideration:

Water/Sewer

1. The Chair of the Town's Water and Sewer Committee will be sending a recommendation to the Town Board and Planning Board regarding the master meter connection issue.
2. With respect to the private sanitary sewage disposal system, I had suggested Mr. Buhl obtain any input from NYSDEC on the proposed Orenco System. I'm not sure if the Preliminary Design Report I received has been sent to NYSDEC. I will forward the report for your file.
3. Now that the details of the water and sewer system are becoming better understood, a comprehensive Engineer's Report fully describing what is being proposed for the water and sanitary sewer infrastructure should be prepared. Perhaps the submission of this Report can be a condition of any site plan review proceeding.

Storm Water Management

1. I've marked up several pages from the SWPPP and Sheet ST-10 with questions that can be addressed by Mr. Buhl in a subsequent plan submission.
2. I still contend the Town be provided some technical evidence that the capacity of the existing drainage channels extending across the property is sufficient to avoid flooding of the adjacent buildings. I believe this is a reasonable request and trust that the project engineers/architects share a similar interest. Specifically, what is the capacity of the existing drainage channels and under what rainfall events might these channels overflow? The road profiles indicate 36-inch CMP at the channel crossings. How have these been sized?

I can attend the January Planning Board meetings, if helpful to answer any questions regarding this and prior reviews. Thank you.

Respectfully,



David A. Herrick, P.E.

Enclosures

Cc: J. French, Highway Superintendent
K. Miller, Supervisor
M. Long, Planning Consultant
L. Day, CEO
G. Krogh, Esq.

Good.

Management, LLC. will retain the long term responsibilities for operation and maintenance of all permanent practices.

Specifically, WB Asset Management, LLC is aware that the following shall be incorporated into the project as part of an O&M post construction management plan:

1. A sign shall be erected in a conspicuous area (ie. close proximity to each developed practice) to identify each stormwater management practice including: the twelve bioretention areas, three wet ponds, and diversion swales. The sign shall be of a size not less than 18" x 24" (or 10" x 12" for footprints smaller than 400 SF) bearing the following information:

STORMWATER MANAGEMENT PRACTICE
 Project Identification (*SPDES Permit #*)
 Bioretention area, rain garden, Pond
 Must be maintained in Accordance with O&M Plan

What does "transferred" mean?

2. A legally binding mechanism shall be used to ensure long term operation and maintenance and protection of the bioretention areas, wet ponds, general diversion swales and riparian buffer area. This mechanism shall be through execution of an agreement with the Town of Lansing, carried by deed which shall be transferred upon full build-out between WB Asset Management Group and the Town of Lansing. The riparian buffer as shown on the plans, shall be protected by legal mechanism in the agreement as an area which shall remain undisturbed.
3. Copies of the practice designs and details shall be kept on record and be made available at all times. Copies shall also be forwarded to the Town of Lansing for archival purposes.

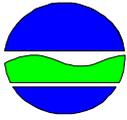
Which plan shows this?

Does this mean undisturbed after construction or not touched at all by any new development?

B. Sediment & Debris Removal

Sediment removal in the retention areas shall occur every five to six years or after 50% of total capacity has been lost. Inspection of the infiltration practices and wet ponds shall take place annually after the spring melt to determine if maintenance is necessary. Sediments excavated from the stormwater controls that have not received runoff from designated hotspots and are generally not considered toxic or hazardous may be safely excavated, transported and used as fill.

NOTICE OF INTENT



**New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505**

NYR
(For DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-10-001
All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

- IMPORTANT -
RETURN THIS FORM TO THE ADDRESS ABOVE
OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

Owner/Operator Contact Person First Name

Owner/Operator Mailing Address

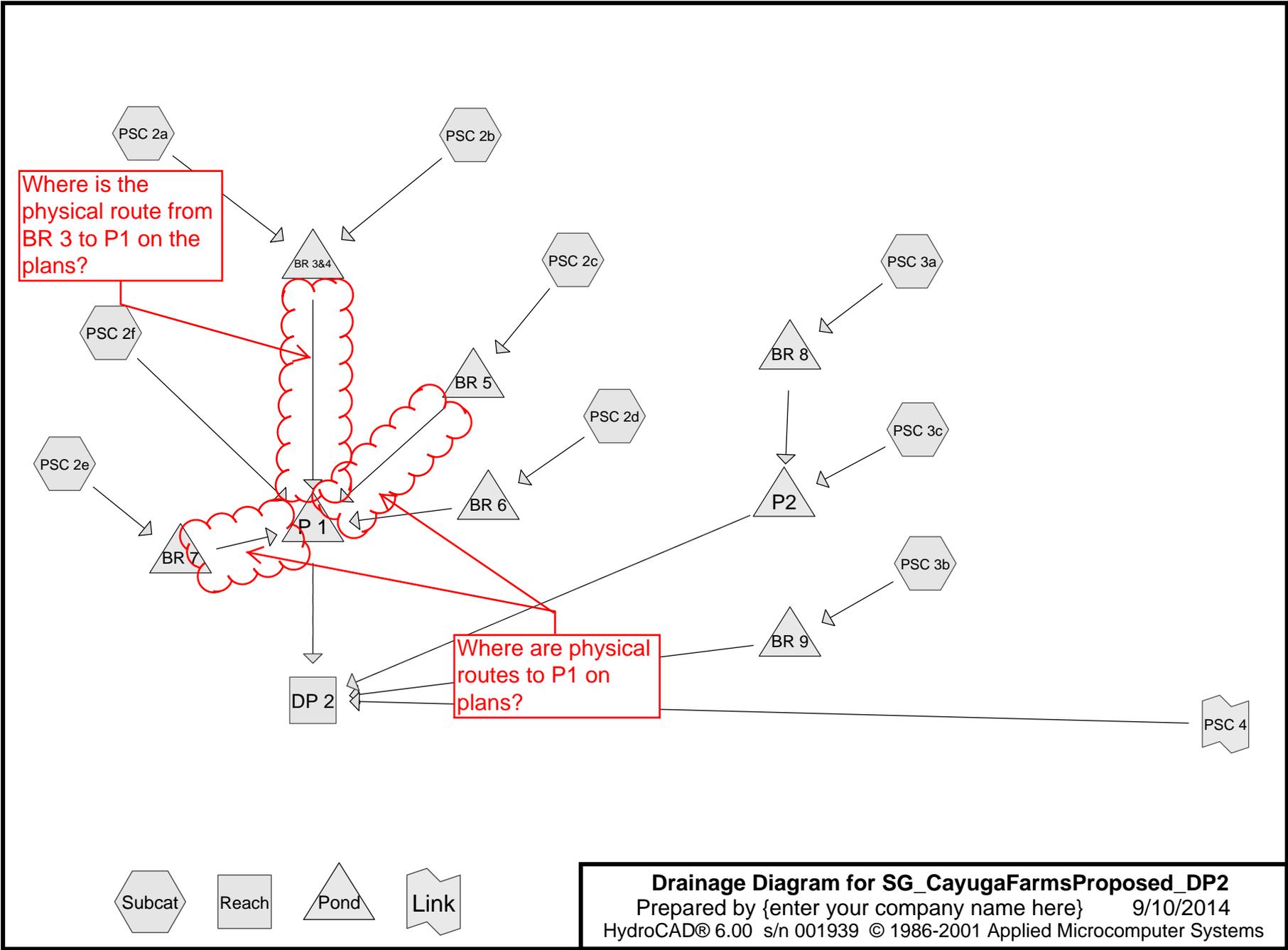
City

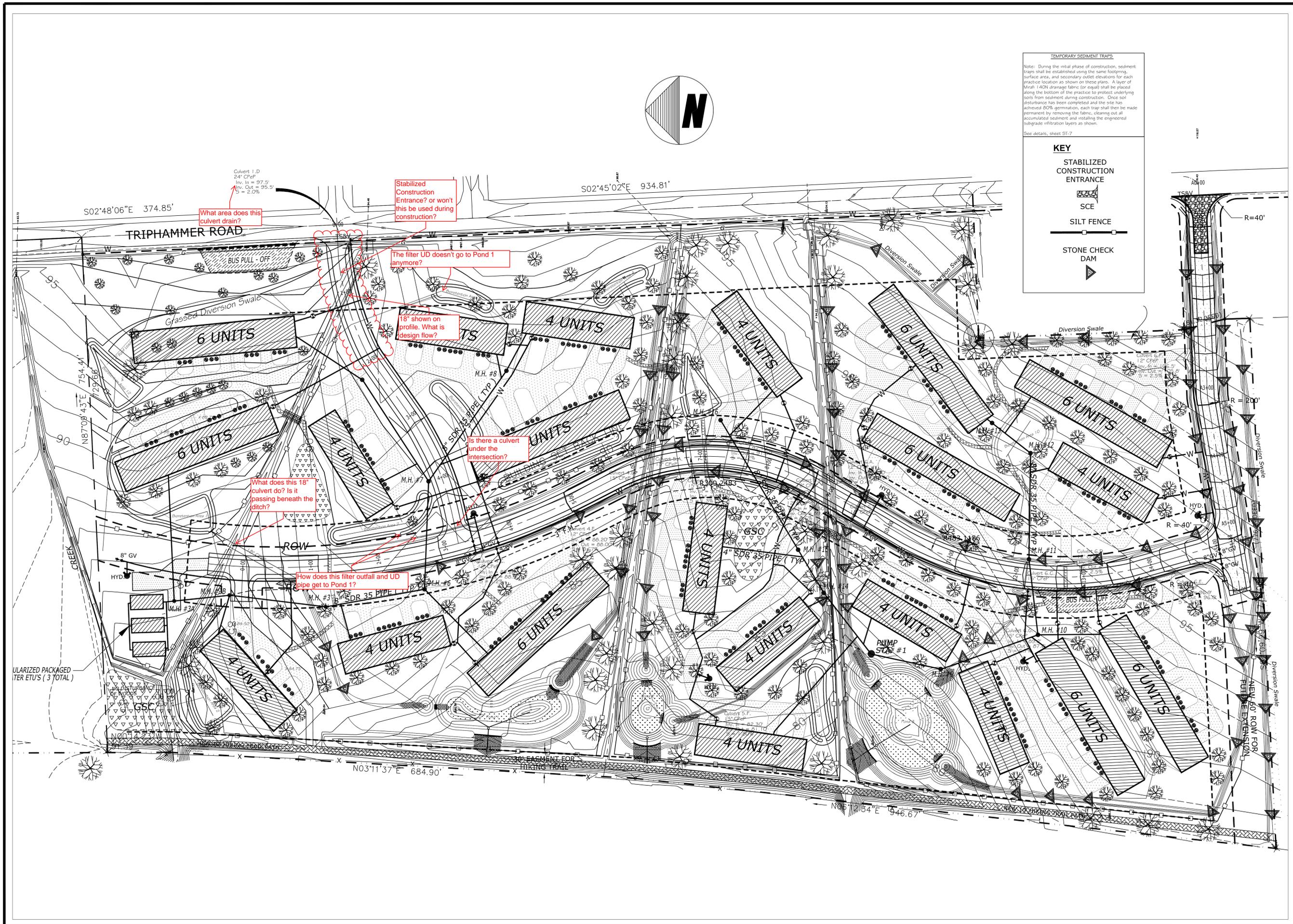
State Zip -

Phone (Owner/Operator) - - **Fax (Owner/Operator)** - -

Email (Owner/Operator)

FED TAX ID - (not required for individuals)





REVISIONS

No.	Date	SYN.	Description

E&S PLAN

WB ASSET MGMT. GROUP, LLC
 495 BROADWAY, 2ND FL.
 NEW YORK, NY 10012

CAYUGA FARMS TOWNHOMES
 N. TRIPHAMMER ROAD
 LANSHING, NEW YORK



TIMOTHY C. BUHL, P.E.

GOODRICH HILL ROAD, LOCKE NY, 13092 607-423-1919

DATE: OCT 30, 2014
 SCALE: 1"=60'
 DRAWN: SDG
 JOB: 10-07
 SHEET: ST-10