

54 Lake Forest Drive
Lansing, NY 14882

July 31, 2013

Tom Ellis, Chairman
Town of Lansing Planning Board
29 Auburn Road
Lansing, NY 14882

Dear Planning Board:

We submit herewith copies of a sketch plan, dated today, and the long form Environmental Assessment Form, both completed by Timothy C. Buhl, P.E, as part of a formal subdivision application for Tax Parcels 32.-1-37.428 (36.15 ac) and 32.-1-37.440 (4.9 ac) in the Town of Lansing, NY.

The proposed name of the subdivision is Lake Forest Circle.

We would like to follow up our discussions during the planning board meeting of June 24th with the following additional proposals and comments:

1. As indicated on the sketch, Tax parcel 32.-1-37.428 includes a Unique Natural Area (UNA). In order to avoid disturbance on steeper slopes within the UNA, no permanent dwellings or permanent ancillary structures will be allowed below elevation 454' on Lot #2, below elevation 458' on lot #3, and south east of the existing stone driveway running along the rear portions of Lots #11 and #16, unless otherwise specifically permitted by the Town Code Enforcement Officer and/or the Town Planning Board.
2. The proposed new Town Road will lie *entirely outside* of the UNA. However, the construction of the proposed southerly retention pond, as well as homes on lots 2, 3 and 5, would occur within the UNA, subject to the restrictions noted in (1) above. We wish to point out that most of the UNA was a cow pasture for many decades, up until at least the 1950's. Before we purchased this property in 2004, the area was heavily logged (by the previous owners). There are presently no "old growth" trees in the regions of the UNA subject to disturbance.
3. Individual house/lot placement, grading, and landscaping will be dependent on the type and style of home as well as owner preferences. Site planning and erosion control guidelines will be provided to each property buyer so as to insure proper treatment of any sensitive areas.
4. The runoff from the proposed development will be addressed in two ways, both consistent with the NYSDEC Stormwater SPDES permit program. Individual house lots will be treated with bioretention filters, while the runoff from new Town roadways will be handled by a combination of permanent retention basins, dry swales, and/or infiltration

swales and ditches, as appropriate. It is proposed to establish a special Town drainage District to operate and maintain the major system components.

5. In terms of the water pressures in the proposed main extensions, it is felt that the NYSDOH and Bolton Point required 20 PSI minimum main pressure under fire flow conditions and 35 PSI pressure requirement under normal operating conditions will both be met. The 200,000 gallon Wilson Road tank serves the proposed development, and has a base elevation of 665' USGS, and an overflow elevation of 696.6'. Normal operating levels are between 692.6' and 695.6'. Flow tests run by Hunt engineers and Bolton Point Representatives in 2003 indicated that the static pressure at the Myers Road/Route 34B intersection was 63 psi, and had a residual pressure of 50 psi at a flow of 989 gpm. Subsequent computer modeling performed by the Town's Engineer (T.G.Miller, P.C.) indicate that at that same hydrant (W0460) the static pressure is 67 psi (elevation 540' USGS) with an available fire flow of 780 gpm and a 45 psi residual pressure. The model appears to be conservative, based on the actual field flow tests performed in 2003. The highest proposed portion of the water main extension serving Lake Forest Circle is located between elevation 598' and 600', the same as the high point of the main in the original Lake Forest Subdivision. Under normal operating conditions, water main pressures at the highest point in the subdivision are projected to be a minimum of 38.9 PSI (in the section of main serving proposed Lots # 7, 8, 9, & 10), and more than 20 PSI during the required 500 GPM fire flow conditions. In short, there should be no apparent problem with water main pressures or flows in the new development as the minimum standards will be met.

Here are a few additional comments that were mentioned earlier, in my cover letter of June 17, 2013, supporting my informal presentation of June 24th.

6. We hope to be able to build the entire project at once. However, a two-phase plan might be necessary. The decision between one vs. two phase construction will in part depend upon the final projected costs. The most notable uncertainty in this regard is whether one or two stormwater retention ponds need to be built. Ideally, only the pond would be required, at the southerly location adjacent to the Rieger property. Upcoming stormwater calculations should clarify this issue.
7. In order to comply with the new New York State stormwater requirements, and to keep the size and complexity of the stormwater facilities in check, we are proposing the use of on-site "rain gardens" on each lot. A deed restriction would be imposed, running with the land in perpetuity, requiring each homeowner to build and maintain such facilities on each lot.
8. The existing Lake Forest Subdivision Covenants and Restrictions of 2007 will apply to all of the lots. These were reviewed by Guy Krogh as part of the Lake Forest Drive approvals process in 2007. Among these restrictions, the minimum size of houses would be 2400 square feet and minimum lot size is 2 acres.

9. This property is presently in the Bolton Water District. A new water main would be installed to provide water to each lot. Private septic systems would be constructed and maintained by each homeowner.
10. With the exception of the area lying immediately adjacent to the existing Lake Forest Drive, construction of the proposed Lake Forest Circle will not affect access to the existing three lots via the existing private gravel driveway. A large portion of the existing gravel driveway will be removed upon completion of the proposed Town road.

Having gone through the approvals process for Lake Forest Drive in 2007, we are aware of the considerations necessary to ensure that this new project is environmentally sound and in the best interests of the community. We look forward to working with you as we move forward.

Sincerely yours,



H. Floyd Davis