

# T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

July 18, 2018

Ray Burger, Director of Planning  
Town of Dryden  
93 E. Main Street, Dryden, NY 13053

Re: Trinitas Ventures, LLC  
Townhomes at Dryden  
Sketch Plan Review

Dear Ray,

I have briefly reviewed the application materials digitally accessible from the Town's website. Specific to Part 1 of the Full Environmental Assessment Form which is dated June 29, 2018, I recommend to the Town that additional information, in the form of studies and/or regulatory agency documentation, be provided in order to better understand potential environmental impacts and the adequacy of the Applicants mitigation measures.

## D.2. Project Operations

*c. Will the proposed action use, or create a new demand for water?*

Comment: The *name of district or service area* is not Ithaca City Water Department. The Applicant needs to provide a detailed breakdown of the domestic water demands and also a Site Utility Plan identifying where connections will be made to the Town's system. Estimates of fire flow demand are also needed to ascertain if additional looping of the Town's distribution mains will be necessary to support the domestic and fire flow demands.

*d. Will the proposed action generate liquid wastes?*

Comment: Available treatment plant capacity in the Ithaca Area Wastewater Treatment Facility will have to be confirmed by the Town. In addition, loading impacts to the existing collection pipe and pumping facilities in the Varna Sewer District will need to be studied.

*e. Will the proposed action disturb more than one acre and create stormwater runoff...?*

Comment: Provide a SWPPP and supporting calculations for mitigation of stormwater. Provide wetland delineation report and any proposed wetland mitigation per USACE permit.

*I. Will the proposed action result in a substantial increase in traffic...?*

Comment: Provide a Traffic Impact Analysis and a copy of all correspondence with NYSDOT for any associated Highway work permits.

*k. Will the propose action generate new or additional demand of energy?*

Comment: Provide confirmation from NYSEG for electric and/or gas supply to the site.

## E.1 Land uses on and surrounding the project site

*b. land uses and cover types on the project site.*

Comment: Revise table to have equal summation of total acers. Is any of the land classified as forest? Will wetland mitigation be required per USACE?

*h. Potential contamination history?*

David A. Herrick, P.E.  
Frank L Santelli, P.E.  
Andrew J. Sciarabba, P.E.

Dondi M. Harner, P.E.  
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.  
Darrin A. Brock, L.S.

Comment: Provide supporting information from NYSDEC Environmental Site Remediation database and any other relevant publically available data.

## **E.2 Natural Resources On or Near Project Site**

*d. What is the average depth to the water table on the project site?*

Comment: Provide a copy of the geotechnical engineering report and show locations of soil borings.

*n. Does the project site contain a designated significant natural community?*

Comment: Provide supporting documentation of any NYSDEC designated significant natural community.

*o. Does the project site contain any species of plant or animals that is listed by the federal government or NYS as endangered or threatened...?*

Comment: Provide supporting documentation.

*p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?*

Comment: Provide supporting documentation.

## **E.3 Designated Public Resources On or Near Project Site**

*b. Are agricultural lands consisting of highly productive soils present?*

Comment: Provide soil classification map of onsite soils and verify if the proposed action will impact soil classified within soil group 1 through 4 of the NYS Land Classification System.

*e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation...?*

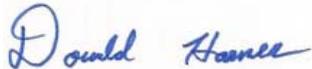
Comment: Provide SHPO review letter.

*h. Is the project site within five miles of any officially designated and publically accessible federal, state, or local scenic or aesthetic resource?*

Comment: Provide additional information for any “officially designated aesthetic resource”.

Feel free to contact me with any questions related to this review. If requested, we can be available to meet with the Town and Applicant to review project specific requirements.

Respectfully,



Donald M. Harner, P.E., CPESC

Cc: J. Leifer, Supervisor