

August 13, 2018

UPDATED on September 11, 2019

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

**Re: Response to July 18, 2018 Full EAF Review by T.G. Miller, P.C
Townhomes at Dryden project**

Dear Mr. Burger:

We are in receipt of a review letter by Town consultants T.G. Miller, P.C. regarding the project referenced above. Since receiving the letter we have been working to respond to each of the comments by your engineer. While some work remains, we wish to share with you and the Board the progress that we have made to date. Responses to the concerns are as follows:

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.

Anticipated domestic water usage demands for the project are found in Appendix A. Fire flow demands for the project are anticipated to be 2,500 – 3,000 gpm based on IFC and ISO Calculations. A Utility Plan has been included in the submission to the Town. Final engineering of the utility plan will continue with review by the Town's Engineer. The Town's engineer has evaluated improvements to the water system to accommodate this project and acknowledgement of the off-site infrastructure improvements to be done by the applicant can be found in Appendix A1.

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.

Anticipated wastewater discharge for the site has been calculated for the project and is presented in Appendix A. The Town's engineer has evaluated improvements to the water system to accommodate this project and acknowledgement of the off-site infrastructure improvements to be done by the applicant can be found in Appendix A1.

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.

The proposed project will generate land disturbance in excess of 1-acre. The need for coverage under the NYSDEC SPDES program is acknowledged and a Stormwater Pollution Prevention Plan (SWPPP) has been created concurrent with final design plans. A Preliminary SWPPP has been provided in Appendix B that shows the initial sizing for stormwater management facilities proposed with the development. Computations of the outfall pipes have also been included to show that the pipes will not be overburdened with change in the existing drainage divides to divert the water around the existing residences. As the Final layout of the project take shape the final SWPPP and supporting calculations will be generated and submitted to the Engineer for a final review and approval prior to submission of the NOI to the DEC. The applicant has also secured an environmental consultant who has conducted a formal investigation of the wetlands and will work with DEC and ACOE for the proper permitting.

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.

The applicant has engaged SRF Associates to complete a Traffic Impact Study correlating to the proposed project. The traffic study can be found in Appendix C and the NYSDOT Conceptual Approval can be found in Appendix D.

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.

NYSEG has issued a Will Serve Letter on this project and can found in Appendix E.

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?

The referenced Table has been revised and updated.

h. Potential contamination history?

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

Desktop research of the NYSDEC Spills Database along with the Environmental Mapper tool have been completed. Only one spill showed up in the search and that spill record has been closed. See Appendix F.

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.

The average depth to water table across the project site is provided within the Geotech Report. See Appendix G for the Geotech Report.

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

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

Desktop research of the NYSDEC Environmental Mapper does not indicate the presence of any NYSDEC designated significant natural community. See Appendix H.

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.

*Desktop research of the US Fish and Wildlife Services online database indicate that only species of plant or animal potentially on the property to be the Northern Long-Eared Bat (*Myotis Septentrionalis*). See Appendix I for the NYSDEC online mapper. Also see Appendix J for a Letter from TES on the Northern Long Eared Bat and Appendix K for the NYSDEC Letter on the Sedge Wren. Both letters state that the endangered species that may be found on the site will not be impacted.*

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.

Desktop research of the NYSDEC Environmental Mapper does not indicate the presence of any plant or animal that is listed by NYS as rare, or as a species of special concern. See Appendix H and Appendix J and K for additional information.

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.

A soils classification map has been requested from the Tompkins County Soil and Water Conservation District so that the presence and/or disturbance of Soil classified within soil group 1 through 4 of the NYS Land Classification System can be assessed. An analysis of the information provided can be found in Appendix L.

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.

A copy of the 'No Impact' letter has been issued by the NYS Office of Historic Preservation can be found in Appendix M.

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

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

A viewshed analysis performed by HUNT can be found in Appendix N.

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC



Michael B. Keith, P.E.

Civil Manager-Rochester