



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

March 30, 2022

Mr. Larry Tomasso  
 Building Inspector  
 Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 10502

RE: JMC Project 18175  
 Gas Station  
 657 Saw Mill River Road  
 Village of Ardsley, NY

**Planning Board Submission**

Dear Mr. Tomasso:

Based on the Village’s Board of Trustee’s Lead Agency Declaration resolution for the above mentioned project from their December 13, 2021 meeting, we have been referred to the Planning Board for a recommendation back to the Board of Trustees. We have enclosed nine hard copies of the below listed materials for the Board’s review of the proposed redevelopment of the above mentioned property. A digital copy of the submission and accompanying documents will be provided to you via a separate email.

1. Tank Closure and Remedial Excavation Summary Report, prepared by Environmental Consulting and Management Services (ECMS), dated March 31, 2022.
2. SWPPP, dated 01/13/2022 prepared by JMC.
3. JMC Drawings

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #</u>	<u>Date</u>
C-000	“Cover Sheet”	3	1/13/2022
C-010	“Existing Conditions Map”	3	1/13/2022
C-100	“Layout Plan”	3	1/13/2022
C-110	“Turning Analysis Plan”	3	1/13/2022
C-200	“Grading Plan”	3	1/13/2022
L-100	“Landscaping Plan”	3	1/13/2022

Comment No. 2

The Applicant shall provide an Erosion and Sediment Control (E&SC) plan for review. The Applicant shall provide the following information on the plans for compliance with requirements of a Stormwater Pollution Prevention Plan (Chapter 171, Section 7):

Comment No. 2.b.

The Applicant shall show silt fence on the plans to prevent downgradient sediment migration. The Applicant shall also provide a silt fence detail on the plans.

**Partially Addressed. The Applicant shall provide silt fence along the eastern/southeastern property boundary to prevent downgradient sediment migration.**

Response No. 2.b.

The plan has been revised accordingly.

Comment No. 2.c.

The Applicant shall provide a concrete washout area on the plans and shall provide an associated detail.

**Partially Addressed. The Applicant shall locate the concrete washout area at least 50 feet from the water course as stated per Detail 14 on Sheet C-901.**

Response No. 2.c.

The plans have been revised accordingly.

Comment No. 2.h.

The Applicant shall indicate how fugitive dust will be controlled at the site.

**Partially Addressed. The Applicant shall provide further clarification of what is meant by “other approved methods” for Comment 7 on Sheet C-400.**

Response No. 2.h.

Proposed dust control measures are identified within the enclosed SWPPP prepared by JMC.

Comment No. 3

The following comments are related to the drawing set:

Comment No. 3.a.

The Applicant shall clarify the existing and proposed utilities (i.e., water, sewer) on the plans (location, size, and material).

**Partially Addressed. The Applicant shall clarify the material of the existing sanitary sewer and water main. The Applicant shall also clarify the material and size of the existing gas main.**

Response No. 3.a.

The applicant is working to identify the existing utility service materials and services.

Comment No. 3.b.

*The Applicant shall add a note stating that minimum horizontal and vertical crossing distances will be maintained per the WCDOH requirements. Controlled low strength material shall be used if minimum distances cannot be maintained.*

**Partially Addressed. The Applicant shall provide minimum horizontal crossing distances on the drawings and shall ensure that all vertical crossing distances will be maintained per the WCDOH requirements.**

Response No. 3.b.

The plans have been revised to add a construction detail identifying required operations. Concrete encasement may be required in some areas on-site.

Comment No. 3.d.

*The Applicant shall display the bollards on the proposed site plan.*

**Partially Addressed. The Applicant shall update their legend on Sheet C-903 to include Proposed Bollards and include a callout on the drawings.**

Response No. 3.d.

The proposed bollards are now called out and detailed within the drawing set.

Comment No. 3.e.

*The drawing legend indicates several proposed drainage structures and stormwater treatment practices. The Applicant shall clarify where these features are proposed to be installed.*

**Not Addressed.**

Response No. 3.e.

The proposed plans outline the stormwater design, and a SWPPP has been prepared in accordance with Village Code.

Comment No. 3.h.

*The Applicant shall indicate on the Landscaping Plan an irrigation schedule for the proposed plantings. The Applicant shall also provide a typical seed mix to be used at the site.*

**Partially Addressed. The Applicant shall indicate on the Landscaping Plan an irrigation schedule for the proposed plantings. The Applicant shall also confirm that the quantities provided in the plant schedule are consistent with the plantings provided on Sheet L-100.**

Response No. 3.h.

The applicant is investigating irrigation solutions for the site. The plant schedule has been reviewed for consistency.

Comment No. 4

A “Class A” waterbody (Bramble Brook) is located within the project site. The Applicant shall quantify the disturbance to the existing buffer and shall discuss how this disturbance will be mitigated.

**Partially Addressed. The Applicant shall provide a breakdown of redevelopment areas and new impervious areas within the watercourse buffer.**

Response No. 4

The redevelopment/new impervious areas are outlined in the SWPPP.

Comment No. 5

The Applicant shall provide a stormwater management plan for the proposed development.

**Not Addressed. The Applicant indicated that a SWPPP for the proposed redevelopment is currently being prepared. The Applicant shall provide the SWPPP for review once completed**

Response No. 5

A SWPPP is provided herein for your review.

Comment No. 7

The Applicant shall provide a contractor certification for review.

**Not Addressed. The Applicant shall provide the Contractor Certification as part of the SWPPP in accordance with Section 171-7D of the Village Code.**

Response No. 7

The contractor’s certification is provided within the SWPPP.

Comment No. 8

The Applicant shall provide a copy of the NYSDOT Highway Work Permit once obtained.

**Not Addressed. The Applicant indicated that a copy of the NYSDOT Highway Work Permit can be provided once this work begins.**

Response No. 8

The comment is so noted.

Comment No. 11

*The Applicant proposes retaining walls over 4 feet in height. The Applicant shall provide design calculations and drawings for the retaining walls which are signed and sealed by a Geotechnical Engineer licensed in the State of NY for review by the Building Department.*

**Not Addressed. The Applicant indicated that they are working with a consultant to prepare the requested design calculations and drawings for the proposed retaining wall.**

Response No. 11

The wall drawings will be provided during the permitting phase.

Comment No. 12

*The Applicant shall provide a sewer connection detail and sequence of construction for the proposed by-pass system.*

Response No. 12

This comment is so noted.

We appreciate the Board's review of the proposed redevelopment and look forward to discussing the redevelopment at the Board's upcoming meeting on April 12<sup>th</sup>, 2021. If you have any questions or require additional information with regard to the information provided above, please do not hesitate to contact our office at 914-273-5225. Thank you for your time and consideration.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

**Paul J. Dumont**

Paul J. Dumont, PE  
Design Manager

cc: Mr. Bryan Orser, w/enc. (via email)

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