

MEMORANDUM



TO: Mr. Robert Pellegrino, Planning Board Chair
CC: Members of the Planning Board
Mr. Larry Tomasso, Village Building Inspector
FROM: Jennifer L. Martinez Torres, P.E., on behalf of Anthony C. Catalano, P.E., BCEE
DATE: December 9, 2021
RE: 657 Saw Mill River Road – New Gas Station
Site Plan Review

GENERAL

The purpose of this memorandum is to provide a summary of our comments related to our review of the documents submitted for the proposed gas station at 657 Saw Mill River Road in Ardsley, New York.

The application proposes to remove an existing building, reconstruct a gas station with an 1,800 square-foot convenience store, new gas pumps with a proposed canopy, and a total of 18 parking spaces. The proposed project also includes driveway and sidewalk modifications. The project results in a net increase of impervious surfaces, disturbance to the wetland/watercourse buffer, and disturbance within the 500-year flood plain.

The review is focused on general site civil engineering items and utilities and the associated local and state requirements, including:

- Village of Ardsley Code, *Chapter 171 Stormwater Management and Erosion and Sediment Control*.
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated November 2016.
- *New York State Department of Environmental Conservation's (NYSDEC's) Stormwater Management Design Manual (SMDM)*, dated January 2015.

DOCUMENTS REVIEWED

- Cover Letter, “*RE: JMC Project 18175, Gas Station, 657 Saw Mill River Road, Village of Ardsley, NY*”, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, dated December 1, 2021.
- Full Environmental Assessment Form, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, dated December 1, 2021.
- Color Rendering of Proposed Convenience Store.



- Design Drawings, “*Site Plan Approval Drawings, Gas Station, Tax Map Section 650, Block 35, Lot 10, Westchester County, 657 Saw Mill River Road, Village of Ardsley, New York*”, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, dated May 26, 2020, last revised December 1, 2021.

DISCUSSION

The following is a summary of our comments. New comments are based on our review of the latest submittal. Previously issued comments are noted in *italics* and the corresponding current status and response is shown below in **bold**. It should be noted that further comments may be provided upon review of additional information.

1. *Per Chapter 171 of the Village Code, this project is considered a land development activity because the project proposes new construction on a previously developed lot on which a building will be demolished. Therefore, the Applicant is required to develop a Stormwater Pollution Prevention Plan (SWPPP) for review by the Planning Board and its consultants. The SWPPP shall include all the requirements presented in Section 171-7 of the Village Code. The following comments are related to these requirements: **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.***
 - a. *The Applicant shall provide a description of the soils present at the site. Note that the full EAF indicates that the majority of the site is urban land but also indicates that 100% of the soils are “well-draining.” The Applicant shall provide clarification to these responses. **Not Addressed.***
 - b. *The Applicant shall provide temporary and permanent structural and vegetative measures to be used for sediment control, stabilization, and runoff control. **Not Addressed.***
 - c. *The Applicant shall provide a description of structural practices to limit runoff and discharge of pollutants. **Not Addressed.***
 - d. *The Applicant shall provide a description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff per Section 171-7B(1)(e) of the Village of Ardsley Code. **Not Addressed.***
 - e. *The Applicant shall provide a construction phasing plan/construction sequence for the proposed work. **Not Addressed.***
 - f. *The Applicant shall provide a description of construction and waste materials expected to be stored onsite per Section 171-7B(1)(f) of the Village of Ardsley Code. **Not Addressed.***
 - g. *The Applicant shall provide a description of the proposed temporary erosion and sediment controls to be installed during construction. **Not Addressed.***



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):*
 - a. *The Applicant shall revise the E&SC plan to include the proposed limits of disturbance. **Addressed.***
 - 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.***
 - 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.***
 - d. *The Applicant shall indicate the proposed equipment staging area on the plans. **Addressed.***
 - e. *The Applicant shall indicate where construction fencing is proposed. The Applicant shall also provide a typical detail of the proposed fencing. **Addressed.***
 - f. *The Applicant shall provide a stabilized construction entrance. If existing pavement is proposed to be used, the Applicant shall indicate how the entrance/exit to the site will be maintained/cleaned during construction. **Addressed.***
 - g. *The Applicant shall show proposed stockpile areas on the E&SC plan. The Applicant shall also provide a detail for the stockpile areas. **Addressed.***
 - 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.***
 - i. *The Applicant shall indicate on the plans any trees proposed to be removed or protected during construction. The Applicant shall also provide a tree protection detail on the plans. **Addressed.***
 - j. *The Applicant shall provide specific maintenance and inspection requirements for each of the erosion and sediment controls proposed for this project. **Addressed.***
 - k. *The Applicant shall include a note on the plans which states: “Any imported topsoil shall comply with all federal, state, and local requirements for quality and use”. **Addressed.***
 - l. *The Applicant shall include a note on the plans which states: “Off-site disposal of excess cut shall be in accordance with all federal, state, and local requirements.” **Addressed.***
 - m. *The Applicant shall include a note on the plan which states “All E&SC measures shall be installed and maintained per New York State Standards and*



Specifications for Erosion and Sediment Control, dated November 2016”.
Addressed.

- n. *The Applicant shall include a note on the plans which states: “Site stabilization (80% uniform density of permanent vegetation or permanent mulch/stone) must be achieved prior to removing temporary erosion control measures.”* **Addressed.**
3. *The following comments are related to the drawing set:*
- 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.**
 - 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.**
 - c. *The Applicant shall display the “proposed NYSDOT curb ramp” on the plans.* **Addressed.**
 - 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.**
 - 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.**
 - f. *The Applicant shall revise the legend to include a description the light gray dashed line along the perimeter of the proposed development.* **Addressed.**
 - g. *The Applicant shall provide site details (i.e., proposed pavement, proposed utilities, planting details, erosion and sediment controls, etc.).* **Addressed.**
 - 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.**
 - i. *The Applicant shall provide specifications for the proposed exterior lighting for consideration of the Planning Board.* **Addressed. The Applicant provided a Point-by-Point Footcandle Plot for Gas Station/C-Store.**
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.

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.*
6. *The Applicant shall provide cut/fill volumes on the plans. Addressed.*
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.*
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.*
9. *The Applicant shall provide the basis for the estimated 400 gpd of water/sewer demand stated in the full EAF. Addressed.*
10. *The Applicant shall explain why the proposed expansion of the existing project is noted as “-24 square feet” on the full EAF. Addressed.*
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.*
12. *The Applicant shall provide a sewer connection detail and sequence of construction for the proposed by-pass system.*



We recommend the Applicant to schedule a conference call with our office to discuss this review memorandum and how comments may be addressed. To streamline future reviews for this project, we also recommend that the Applicant provides a cover letter with all resubmittals and provides a dedicated response to each of the comments in this memorandum.

Please feel free to contact our office with any questions or concerns.

Sincerely,

WOODARD & CURRAN ENGINEERING AND
GEOLOGICAL SERVICES P.A. P.C.

A handwritten signature in black ink, appearing to read "JLMT".

Jennifer L. Martinez Torres, P.E.
Assistant Consulting Village Engineer

A handwritten signature in black ink, appearing to read "AC Catalano".

Anthony C. Catalano, PE, BCEE
Consulting Village Engineer