



DELAWARE ENGINEERING, D.P.C.

28 Madison Avenue Extension
Albany, New York 12203

Tel: 518.452.1290
Fax: 518.452.1335

August 7, 2019

Kenneth Kovalchik, AICP, Town Planner
Guilderland Town Hall
5209 Western Turnpike, P.O. Box 339
Guilderland, New York 12084

RE: Black Creek Run – Residential Development
Applicant: Christopher Meyer

Dear Mr. Kovalchik,

Delaware Engineering has reviewed the following items submitted by the applicant:

- Preliminary Subdivision Plans for Black Creek Run, Prepared by Advance Engineering & Surveying PLLC, Revised March 2019.
- Stormwater Pollution Prevention Plan for Black Creek Run, Prepared by Advance Engineering & Surveying PLLC, Revised March 2019.
- Stormwater Management System Engineering Report for Black Creek Run, Prepared by Advance Engineering & Surveying PLLC, Revised March 2019.
- Operation and Maintenance Manual for Stormwater Management System at Black Creek Run, Prepared by Advance Engineering & Surveying PLLC, Revised March 2019.
- Full Environmental Assessment Form for Black Creek Run, Dated May 2015.

The applicant is proposing a development that includes 24 single family homes, 4 townhouses (8 dwelling units), and a senior citizen apartment building (14 dwelling units).

Below are the comments related to the proposed stormwater design and the submitted Environmental Assessment Form

Stormwater Comments:

1. It appears that the post development analysis is a smaller area than the pre development area. Please review.
2. Time of concentration calculations in post construction subcatchments should have a maximum of 100 ft of sheet flow.
3. It appears that the bioretention node in the HydroCAD model allows water to enter the stone layer and soil layer before filling the ponding volume. The water should

Black Creek Run

enter the ponding volume first and then exfiltrate to the underdrain. The exfiltration is the limiting factor in stormwater leaving the ponding area.

4. What is the purpose of the culvert at the southern corner of the site (Culvert #4)?
5. Please provide a phasing plan showing that no more than 5 acres will be disturbed at any one time.
6. Please provide a clear limit of disturbance on the plans.
7. It appears there are swales between the lots in the drainage area that contribute to the Riparian Buffer area. The swales could concentrate flow to the buffer. This does not meet the Design Manual standards. Please review.
8. Please provide a calculation sheet for the riparian buffer practice proposed. Please make sure all requirements in section 5.3.2 of the Design Manual are met.
9. Burning Bush (*Euonymus alatus*) is a DEC regulated invasive plant. Please substitute with a native shrub.
10. The Filter Strip length should be increased by 20% in HSG D soils, per the Design Manual. Please review.
11. It does not appear that there is a gravel diaphragm or permeable berm associated with the filter strip. Please review.
12. Please clearly indicate the filter strip and riparian buffer areas on the plans.
13. It is not clear where the runoff from the filter strip will ultimately end up.
14. Rain garden and stormwater planter are mentioned on page 5 of the stormwater management report, but do not appear to be included in the plans. Please review.
15. Page 16 of the Stormwater Management Report references GP-0-10-0001. Please revise to meet the current permit (GP-0-15-002) requirements.
16. The outlet protection for the wet pond 24" culvert was sized assuming tailwater from Black Creek during the 100-yr event. The outlet protection should be sized with no or minimal tailwater as the peak stream elevation and the peak discharge rate may not occur at the same time during a storm event. Additionally, since the outlet protection is on the bank of Black Creek, the shear stress caused by the Black Creek flow should be considered when sizing the rock.
17. There is test pit data on some of the sheets, but it is not apparent where the test pits were located on the site. Please provide the locations of the test pits.
18. Please make sure that there is proper separation between the bioretention underdrain and the seasonally high groundwater.

Black Creek Run

19. Please provide a drawing where the existing contours can be clearly seen.
20. The drainage area going to the wet pond is not clear. The numbers from the drainage area maps, the HydroCAD model and the design sheets do not seem to match. Please review.
21. If part of the area denoted as “conservation of natural areas” drains to the wet pond, this area can be subtracted from the water quality volume. However, that same conserved area cannot be used to increase the site RRv total. Please review.
22. Post development area #3 (Subcatchment #3) appears to encompass a section of the wet pond. However, the wet pond does not flow to drainage area #3. Please review all drainage areas for accuracy.
23. Subcatchment #3 appears to have a swale (Type D grass swale) in the post development model. The Tc calculation should reflect this by using channel flow. Please review.
24. There is a rear yard swale sizing calculation included in Appendix E of the Stormwater management Report, however, it is not clear where the swale(s) are located. Please indicate the swale locations on the plans.
25. Type A and Type B drainage channel sections are included in the drawings; however, it is not clear where these channels are located. Please clearly indicate in a plan view,
26. It appears that there are many “Points of Analysis” in the pre and post development drainage area maps. These design points should have predevelopment and post development flows. Please provide a table or other summary format that lists all of the points with pre and post flow for the 1, 10, and 100-year events.
27. How is stormwater/dewatering flow going to get to the temporary sediment basin during construction?

Environmental Assessment Form Comments:

1. The Environmental Assessment Form is from the 2015 submission package; please provide an updated version of the form with new EAF Mapper results.
2. While it is evident that there was a zoning change from R-15 to RA-3, it is not apparent whether the Country Hamlet Zoning was approved by the Guilderland Town Board. Please include the change from R-15 to RA-3 in question C.3.
3. Please include all lot line adjustments as part of this Action, and give an update as to the status of all land transfer agreements.
4. Please provide specifics on the terms of the Country Hamlet Zone requirements set forth between the Applicant and Town Board.

Black Creek Run

5. Please confirm that County Planning, Highway, and health have signed off on the most recent version of the subdivision plan.
6. Please update as to the progress on the SPDES Permit for Stormwater and the Nationwide Permit for Wetlands impact.
7. Please change all reference to the total acreage of the site to 41.47 as reflected in the Project Completion Acreage in question E.1.b.
8. Please change the acreage to be physically disturbed in question D.1.b. to 13.43 acres as calculated in question E.1.b.
9. Please update the commencement and completion dates listed in question D.1.e.
10. Please update question D.1.f. to reflect the currently submitted application configuration between single-family, two-family, and multi-family residential units.
11. Please change the answer to question D.1.h. to 'Yes' since a 128,625 cubic foot stormwater wet pond will be created on the site that will be holding water due to the lack of infiltration and provide an answer to all associated questions.
12. Please explain why there is a 200 gallon/day discrepancy between total anticipated water usage and liquid waste generation.
13. Please provide answers to all associated questions for answering 'Yes' to question D.2.k.
14. Please include Rural (non-farm), Forest, and Agriculture as part of the exiting land user on and surround the project site for question E.1.a.
15. Please change current acreage to 33.47 acres and the change in wetlands to -0.33 acres in question E.1.b.
16. Along with Guilderland High School, please include the following facilities serving children, the elderly, or disabled in question E.1.d.: Center Point Community Church, Kingdom Hall of Jehovah's Witnesses, and Rodger Keenholts Park.
17. Since question E.1.h.iii. was answered as 'Yes', question E.1.h. should be answered 'Yes' and all associated questions should be answered.
18. Please change the answer to question E.2.d. to <5 feet since most of the soil types listed do not drain well and are reported as having a table of <2 feet.
19. Please change the answer to question E.2.o. to 'Yes' and include the Northern Long-eared Bat as an on-site species of plant or animal listed by the federal government or NYS as endangered or threatened, or as a suitable area identified as habitat for the endangered or threatened species.

Black Creek Run

Please do not hesitate to contact me with any questions or concerns that you may have.

Sincerely,

Jesse Fraine
Engineer

Cc: Nicholas Costa, Advance Engineering & Surveying PLLC
Jacqueline Coons, Chief Building and Zoning Inspector



Delaware Engineering, PC

28 Madison Avenue Extension
Albany, New York 12203

Tel: 518.452.1290
Fax: 518.452.1335

July 2, 2013

Mr. Christopher Meyer
4 Vly Road
Albany, New York

RE: **DUTCHMAN ACRES** – *Residential Subdivision*
Partial Review
Town of Guilderland, New York
Developer: Christopher, Gregg Meyer & Robert Kohler

Dear Chris;

It is anticipated all roads and utilities will be provided for dedication to the Town, all stormwater management, stormwater basins, lines and ditches will be dedicated to the Town if shown on the drawings within an easement. All open space will be owned by a Homeowners Association.

You have provided the follow as designed by L. Sipperly & Associates;

1. Dutchman Acres – Sheets 1 – 21 dated April 2013
2. Stormwater Management System / Engineering Report last revision May 2013
3. Response letter May 17, 2013

Our comments on the provided plans are as follows:

1. Square footage of all proposed single family homes, townhouses, and apartment building should be noted on the plans.
2. The proposed concrete sidewalks should loop full around the end of the cul-de-sac, past the proposed emergency access connection with School Road/County Route 202.
3. The proposed cuts and fills are not balanced but provide an approximate CY figure for the cut removed off the project.
4. The proposed plans should be reviewed by the Town of Guilderland Fire Department prior to approval.
5. Easements to be obtained from the owners of 17, 18, and 19 Neilsen Road should be shown on the plans and should fully encompass all proposed sidewalks, stormwater, and sanitary sewer site features.

6. Homeowners need to be aware that they are responsible for the maintenance of the proposed drainage swale at the rear of 14, 15, and 16 Zorba's Way drainage swale.
7. Interior camera inspections should be performed on all construction storm sewers prior to transfer of ownership to the Town of Guilderland. The Town should be provided with a copy of inspection.
8. The locations of all right-of-way monuments and proposed street signage should be included on the plans.
9. Stormwater Basin should have the fence line on the outside of the 12 foot access road for mowing.
10. The Town will maintain the grass swale to the Black Creek, verify the swale is a minimum of five foot wide grass swale bottom with 3 on 1 slopes, a 12 foot wide gravel access at the top of slope. Verify with Albany County that they will maintain their portion in the Right of Way.
11. Clarify the connection to the water main along Depot Road and the ditch line.
12. Verify the street design and specifications meet the Subdivision Regulations.
13. Verify Lot 12 & 13 water service size.
14. Verify the townhouse water service sizes.
15. Verify sump pump laterals are provided for Townhouses.
16. Update the highway cross-section
17. Verify a fire truck can make the turn into the Senior Citizen's center.
18. Provide a 10' minimum wide by 12" depth gravel access road along all storm sewer lines, Lots 17 thru 24 Zorba's Way, 11 thru 13 Zorba's Way, Apartment Building and Lots 26 & 27 to storm water basin.
19. Clarify townhouse lot, will there be two grinder pump units or one.
20. Clarify stormwater drainage from Nielsen Road into Dutchman Acres.

Stormwater Management System

1. Two sub-catchments no. 3 on Figure 4. One is labeled 9.8 acres and the second is labeled 6.2 acres
2. SWPPP post development Hydro Cad analysis states sub-catchment no. 3 is 8.64 acres.
3. Figure 4 sub-catchment no. 4 is labeled 0.36 acres and SWPPP states it is 0.65 acres.
4. Figure 4 two catchments labeled 2A and no catchment 2c.
5. Table 4 page 21 of SWPPP no catchment 2B or 2C listed.
6. SWPPP needs planting recommendation for the proposed stormwater planters.
7. Clarify the forebay drain & permanent pool drain

If you have any questions or comments regarding this project, feel free to call me at 518-452-1290.

Very truly yours
Delaware Engineering

Kenneth Johnson
Designer

Cc: Steve Oliver, Town of Guilderland Highway Superintendant
Timothy McIntyre, Town of Guilderland Water and Wastewater Manager
Ms. Jan Weston, Town of Guilderland, Planner

Memo

To: Ken Johnson
From: Mike Budris
Date: May, 24, 2012
Re: Dutchman Acres Plan Review and Comments

General

1. Standard Note #2 on Sheet 3 specifies the Town of Colonie. This should be corrected to the Town of Guilderland
2. A note on Sheet 2 specifies 24 3-story single family homes. Are the proposed buildings two stories, or three?
3. What is the maximum square footage of the proposed single family homes, townhouses, and senior apartment building?
4. Easement plans are shown for utilities, including storm sewer. It is unclear, however, if these easements are being given to a homeowner's association, or to the Town of Guilderland. Similarly, it is unclear as to who will own and maintain stormwater features including catch basins, storm sewers, and the proposed stormwater pond.
5. What is the intent of lands to be conveyed to existing properties along the west side of Nielsen Road?
6. An underdrain detail is included on Sheet 16, however it is not specified where or under what circumstances this underdrain shall be installed.
7. Sheets 3 and 4 appear to indicate the installation of sump pump lines connected to proposed storm sewer catch basins. No specification, however, is included regarding the size, material, or manner of connection of these sump pump lines. Furthermore it is not specified whether or not the proposed buildings will include basements. In the event that basements are constructed, where they are below the water table it is recommended that sumps and appropriate foundation drains be included in the building design. Test pits should be dug, or information from previously dug test pits should be included on the plans, to determine the existing water table.

8. All gates surrounding the proposed stormwater pond are specified as 3' wide. In order to allow for future maintenance operations, it is recommended that at least one 12' wide gate be included as well.
9. Proposed concrete sidewalks should loop fully around the cul-de-sac, with a minimum width of 5 feet. It should also be specified who will be responsible for the maintenance (including snow removal) of the sidewalks; the homeowners, the homeowner's association, or the Town.
10. Is it the intent that the homeowner's association will be responsible for the maintenance of the park lands and trails? This should be clarified.
11. Are the cuts and fills specified on the grading plan approximately balanced? Or will it be necessary for fill to either be brought in, or removed from, the site?
12. Have the proposed plans been reviewed by the Town of Guilderland Fire Department?

Water

1. Details for the connection of the proposed water main to the existing mains on both Nielsen Road and Depot Road should be shown. The only direction given on these connections is found on the overall site plan (Sheet 2), and should be clarified.
2. Due to corrosive soils, all DI water main should be wrapped in accordance with the specifications of the water department. Specifications and details applicable to pipe wrapping should be included in the drawings.
3. All water services shall be a minimum of 1" in diameter. If HDPE services are to be installed, tracer wire shall be used.
4. The curb stops for parcels 12 and 13 should be placed at the edge of the proposed Zorba's Way right-of-way in close proximity to the proposed main, not on the properties themselves. Water services beyond the curbstop shall be the responsibility of the property owner.

Wastewater

1. Sewer laterals for parcels 12 and 13 are not shown on the drawings. Please clarify.
2. Drain holes should not be included in force main manholes, as shown on the details *Typical Flat Top Pressure Sewer Terminal Manhole* and *Typical Force Main In-Line Manhole* as found on Sheet 17.
3. The forcemain diameter shown in the detail *Typical Flat Top Pressure Sewer Terminal Manhole* on Sheet 17 specifies 1.5" HDPE forcemain. It is recommended that the forcemain remain consistent in diameter (2" HDPE) through the terminal flushing connection.
4. No corporation stops are necessary on forcemain lateral connections as shown on the detail *Typical Lateral Installation* on Sheet 17. Installation of a curb stop as indicated shall be sufficient.
5. Testing procedures are specified on Sheet 17 for low pressure sanitary sewers (forcemain) and water mains. Testing specifications should also be included for sanitary sewer manholes and gravity sewer mains (including both deflection and pressure testing), as specified by the Town of Guilderland.

6. The utility profile on Sheet 9 shows the proposed 2" HDPE forcemain installed 4 feet below the proposed 30" HDPE culverts in two locations. 18" inches of separation between the forcemain and the culverts will be sufficient.
7. On the detail *Utility Easement No. 5 – Plan* on Sheet 11, the proposed sewer line is shown on private property, as the property lines of 17 and 19 Nielsen Road extend to approximately the center line of the road. While the Town of Guilderland has executed access rights in deed with these properties related the maintenance of Nielsen Road, no right-of-way or easement currently exists for the construction and maintenance of the Town's sanitary sewer system.
8. The Town is referenced to the March 2012 Engineering Report prepared by L. Sipperly & Associates for proposed flows from the development for the purposes of determining the appropriate mitigation fees; 24 single family homes with a design flow rate of 300 gpd each, 8 town house units with a design flow rate of 300 gpd per unit, and 14 apartments with a design flow rate of 200 gpd per unit. In the event that these figures change, the developer should provide the Town with updated housing unit information for the purposes of correctly determining the required mitigation fee.
9. Based on the proposed upgrades to the existing School Bus Garage Pump Station (to be completed as part of the unrelated Mat Farms development project) provided by Ingalls & Associates, LLP, the pump station will be capable of handling proposed wastewater at design flow rates from both the Mat Farms and Dutchman Acres developments. However, no further review of the pump station or of downstream sewer mains and processes has been conducted by Delaware Engineering. It is possible that given the additional flows from the two proposed pump stations, additional upgrades or equipment replacement may be necessary to ensure proper and reliable operation.
10. Sheet 4 specifies that an existing catch basin is to be removed from the end of Nielsen Road as part of the connection of the proposed sanitary sewer to the existing sanitary sewer on Nielsen Road. Is this catchbasin to be replaced or otherwise relocated?

Stormwater

Stormwater Planters:

Calculation of the required surface area/sizing for the proposed stormwater planters should be calculated following the procedure on page 5-100 of the New York State Stormwater Design Manual (June 2010).

Rain Gardens:

The stormwater plan relies on rain gardens located on individual lots for a significant percentage of the required runoff reduction volume (RRv). The SWPPP (Sheet 14) states that "Builder shall install the number and size or rain gardens in general location and conformance to plan and adjust lot grading accordingly". A procedure should be established to ensure that individual building lots are properly graded and the rain gardens properly installed.

The typical detail for rain gardens (Sheet 14) should include a note that requires the existing soil beneath the rain garden crushed stone drainage layer to be amended pursuant to the Table 5.3 (Section 5.16 of the New York State Stormwater Design Manual) if the location of the rain garden has been disturbed by site grading or compacted due to traffic.

Trees:

The SWPPP is applying RRv credit for planting 66 trees. The New York State Stormwater Management Design Manual requires the following in order to obtain the RRv credit for planting trees:

- New trees planted must be planted within 10 feet of ground-level, directly connected impervious areas.
- New deciduous trees must be at least 2-inch caliper and new evergreen trees must be at least 6 feet tall to be eligible for the reduction.

In order to claim the credit the SWPPP needs to specify where the trees were planted and the required size. However, the SWPPP design provides sufficient RRv and standard practice WQv without the credit for the tree plantings.

Permeable Pavers:

The SWPPP claims a 380 cubic foot RRv for the installation of 4,800 square feet of permeable pavers. The New York State Stormwater Design Manual limits the use of permeable pavers to HSG A or B soils. Since the majority of the site soils are HSG D, no RRv credit for the use of permeable pavers can be applied. However, the SWPPP design provides sufficient RRv and standard practice WQv without the credit for the permeable pavers and tree plantings.

Stormwater Pond Outlet:

Calculations should be provided documenting that the stone outlet apron to the Black Creek from the stormwater pond is consistent with the New York State Standards And Specifications For Erosion And Sediment Control (Blue Book), Standards And Specifications For Rock Outlet Protection (Page 5B.21).

Certification:

The certification statement on page 23 of the SWPPP and in Appendix III of the SWPPP is not consistent with the required certification statement of the current GP-0-10-001 permit (page 13).

Inspection Requirements:

The inspection requirements in Appendix VI of the SWPPP, which provides the "Construction Site Log Book, Appendix H" from the New York State Stormwater Design Manual, does not meet the requirements of the current GP-0-10-001 permit. For instance the current requirements (Page 22) require that digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The SWPPP should be updated to specify the inspections will be conducted by a qualified inspector who meet the requirements of the current permit and that the inspections will be conducted pursuant to the requirements of the current permit.

Archaeological and Cultural Resources:

The NYS GP-0-10-001 permit requires that the SWPPP must include documentation supporting the determination of permit eligibility with regard to Part I.D.8. (Historic Places or Archeological Resource). No documentation was provided in the SWPPP.

Wetlands:

It appears that the project will have an impact on U.S. Army Corps of Engineers (USACOE) jurisdictional wetlands. A USACOE and a NYSDEC Water Quality Certification) will be required,

Site Conditions:

The existing site conditions consist of 41 acres of relatively flat topography, slow draining soils and wetlands. Stormwater from the site drains to the Black Creek. The Black Creek on occasion has been known to flood the low land areas and existing homes along Route 146. The Pre and Post Development mapping indicates much of the 41 acres are wetlands.

We are in receipt of the following information provided by the developers

1. Stormwater Management System – Engineering Report for Dutchman Acres dated October 2008, prepared by L. Sipperly & Associates.
2. Creighton Manning Engineering, LLP – Traffic Evaluation dated Dec. 29, 2008

Delaware Engineering reviewed only the Stormwater Management System and Traffic Evaluation.

Water

- A Conceptual water main design is not provided on the plans. It is our understanding that it will be looped from Depot Road to School Road with all units being served by the Town of Guilderland.

Sanitary Sewer

- A conceptual sewer main design is not provided on the plans. It will be served by the Town of Guilderland for all units though the existing gravity collection system.

Roads

- The access for the subdivision will be off Depot Road and will be a dead end road. An emergency only exit off School Road will also be provided. The single interior road (1,650 feet long) will end in a cul-de-sac. The street will be dedicated to the Town of Guilderland. The road construction will conform to typical town road design requirements.

Traffic

- The project will generate 35 trips during the AM peak hour and 40 trips during the PM peak hour.
- Visibility at the entrance / exit appears good in both directions. The entrance / exit is a standard perpendicular tee intersection.

Stormwater Basin

- The proposed stormwater basin is sized to collect the existing off site and fully developed on-site drainage. The proposed (post development) flow will be less than the (pre-development) flow. Storm water discharge will be to the Black Creek as it does now.
- Ownership and maintenance of the stormwater basin will be a Homeowner Association or similar Association.

Recreation Area

- A 4,400 foot long trail is proposed will be built around the exterior of the property. The trail will be 5 feet wide and gravel based.
- The trail will be owned & Maintained by Homeowners Association
- The trail will have four entrances. (1) on School Road, (1) on Depot Road, (1) Nielson Road and (1) on Dutchman place.
- A small recreational area is proposed to be located along the trail between the storm water basin and the Black Creek.

Comments:

- Stormwater Management Report – We have reviewed the report and find the report to be acceptable for general content on pre- and post- development requirements. The report provides basic information that adequately addresses overall site conditions, topography, wetland areas, stormwater run-off requirements, size, and placement of necessary drainage features to make the subdivision environmentally functional. Based on the preliminary information provided, it would appear stormwater requirements can be adequately addressed on this site to meet Local, State, and Federal environmental regulations. *This should not be construed as site plan approval. A detailed design of the stormwater facilities is required should the site receive a zoning change.*

Additional design requirements:

1. There are no catch basins or proposed grades are provided, post developed mapping should show all catch basins, lot & road grading. All lots will require positive drainage to an acceptable feature.
2. More information is needed on the Black Creek to be sure no adjacent residents are being flooded and potentially see if there is a way to reduce existing flooding.
3. The existing catch basin at the end of Nielson Avenue needs to be connected to the storm sewer system
4. The project will require a U.S. Army Corps of Engineers Nationwide Permit 29 and a NYSDEC Water Quality Certification due to wetland impacts related to the access road and also for the stormwater pond outfall to Black Creek depending on the design of the outfall.
5. The final Stormwater Pollution Prevention Plan will need to provide details for stormwater basin construction and erosion and sediment controls during construction.
6. Install a fence around the stormwater basin.

- **Traffic Evaluation Report** – We have reviewed the report and find it to be acceptable based on site criteria and location of the single entrance / exit of Dutchmen Place off Depot Road. The report indicates very little traffic impact will result on the local roads. We will work with the Albany County Public Works Department on the overall traffic evaluation regarding Guilderland School, Northeastern Industrial Park (NEIP) and Matt Farms

Our review of the stormwater management and traffic evaluation for Dutchmen Acres is provided to help assist the Board with the overall assessment and adequacy of the site improvements should the Board determine a change in zoning is appropriate. Based on the conceptual design plans, it appears that the necessary infrastructure improvements can be made to allow the site to be developed as a *Country Hamlet District*.

We have been in contact with the following;

- a. Todd Gifford, Town of Guilderland Highway Superintendent
- b. William West, Town of Guilderland Water and Wastewater Manager
- c. William Anslow, Albany County Public Works

If you have any questions, feel free to call me at 518-452-1290.

Very truly yours
Delaware Engineering

Kenneth Johnson
Designer



Delaware Engineering, PC

28 Madison Avenue Extension
Albany, New York 12203

Tel: 518.452.1290
Fax: 518.452.1335

October 27, 2008

Ms. Jan Weston
Town Planner
Guilderland Town Hall
Town of Guilderland, New York

RE: ***DUTCHMAN ACRES –Subdivision***
Conceptual Review
Town of Guilderland, New York
Developer: Christopher, Gregg Meyer & Robert Kohler

Dear Ms. Weston:

We were provided with concept drawings of the above referenced project by Chris Meyers and designed by L. Sipperly & Associates. Delaware Engineering appreciates the opportunity to provide Engineering Services to the Town for the review of the development.

Delaware will review the following items, and make suggestions for the development. We realize that SEQRA has not been completed and these are not final comments.

- 1) Review shall include
 - a) Traffic Study as provided by CME
 - b) Wetlands delineation
 - c) Stormwater Management for the site and adjacent area.
- 2) Acquire initial comments and technical information from:
 - a) The Town Highway Superintendent.

- b) The Department of Water and Wastewater
- c) Albany County Department of Public Works.

Delaware Engineering will work the Developer in developing a plan that is acceptable with the Town.

Our budget for the review of the proposed project is \$5,500 which will be billed on a time and materials basis. This budget assumes that the project will be progressed on a reasonable schedule and provides approximately 60 hours of review time.

If you have any questions, feel free to call me at 452-1290.

Very truly yours,
Delaware Engineering P.C.

Kenneth Johnson
Designer

Cc Chris Meyers, O.J. Meyer & Son