

# TIMOTHY C. BUHL, P.E.

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Auburn, NY 13021  
(607) 423-1919

August 28, 2018

Ms. Katherine S. Wickwire  
Planning Board Chairperson  
Town of Cortlandville  
3577 Terrace Road  
Cortland, NY 13045

LAURA -SEE MY MARK UPS IN RED BELOW

Re: Leonidas Group – Proposed Starr Road Residential PUD  
CHA Project Review Letter of August 24, 2018 & Revised Site Plan Submittals

Dear Ms. Wickwire:

Separately we have forwarded the Town updated copies of the site plans and SWPPP documents for the Starlite Ridge project. We apologize for not having our plan set revised prior to tonight's meeting, but with the late deliver of the letter there was simply not enough Below you will find a point-by-point response to both CHA's review letter and to those of the CCSWCD district's letter of August 7, 2018 as well. Please see our responses in boldface type below:

*1. The proposed sanitary sewer main and water main will NOT become public Town and will remain private utilities to be owned and operated by the land owner/home owner's association. Utilities in developments of this nature within the Town have historically remained private; and therefore, the Town does not intent to change this practice. As such, all reference to public water and sanitary sewer utilities and easements shall be removed from the plans. The Applicant will need to coordinate the project's water and sanitary sewer connections at Starr Road and Parti Drive with the Town Water and Sewer Superintendent.*

**NOTE REGARDING PRIVATE OWNERSHIP  
HAS BEEN ADDED TO THE PROFILES ST-17&18**

**We just recently learned from Peter Alteri that the Town does not want to take easements/dedication of the water and sewer utilities if the main roadway is not a Town road, and there are several other projects in the Town with this situation. We have no problem with the onsite utilities remaining private so long as no major master meters or backflow prevention devices are required at the municipal connection points. Only separate building meters and backflow preventers should be required.**

*2. The roadway will be a private road. The ownership, operation and maintenance will be the responsibility of the land owner/home owner's association. Although the roadway will be private, we do recommend that the sidewalk be buffered from the travel lane for the safety of pedestrians and motorists. The ideal location for the sidewalk would be on*

*the back side of the swale so that there is complete separation of the pedestrians from the motorists. As a reminder, Highway Work Permits will be needed from the County DOT and Town Highway Department.*

**NOTE REGARDING PRIVATE OWNERSHIP  
HAS BEEN ADDED TO THE ROAD PROFILE ST-5**

**We agree that the roadway will remain private and be maintained by the HOA. It is proposed to use the extra five-foot lane as a combination walkway and bike lane. As the road will be used only by residents and local deliveries and will have only a limited speed allowed, it is not felt to be a high-risk situation. Additionally, there are several other pedestrian pathways shown connecting each building area to other buildings and facilities. Our opinion is that the walkway will be little used by pedestrians because of the steeper slopes and alternative pathways available. We would rather remove it entirely and have a more standard Town road section. All required highway work permits will be obtained prior to the start of construction.**

*3. Turf reinforcement shall be utilized in all the vegetated swales due to the channel slope and stormwater flow velocities. The turf reinforcement shall be noted within the plans on the grass/vegetated swale detail and be installed in accordance to manufacturer's recommendations.*

**NOTE ADDED TO THE GRADING PLAN AND  
ON THE E&SC DETAIL SHEET ST-6 & 7**

**We have shown extensive stone/rip-rap lining on all roadside swales, perimeter ditches, and interior swales where anticipated runoff velocities are high and/or slopes are steep, as required in the NYSDEC Stormwater Design Manual. Stone check dams are shown on flatter slopes where velocities may be above those suitable for grass-lined swales, also as allowed in the manual. We have no difficulties with using turf reinforcement if there is a problem with the establishment of suitable vegetative growth in certain non-hardened swale areas.**

*4. The construction activity sequencing in Section 3.0 of the SWPPP also needs to be shown on the plans. The sequencing information on the plans should clearly specify how to handle the infiltration practices during construction.*

**SEQUENCE ADDED TO  
SHEET ST-10**

**This delineation will be added to the final plans/drawing set when resubmitted.**

*5. The Applicant shall provide detailed information for the features that will be included in each picnic playground area.*

**LOCATIONS CLARIFIED ON SHEET PUD-1;  
DESCRIPTIONS LISTED ON ST-3**

**This delineation will be added to the final plans/drawing set when resubmitted.**

*6. The Sign Location Plan shall be supplemented with detailed sign information (dimensions, construction materials, etc.) for the building signs and monument sign, as well as the distance from street line. The traffic control signs shall reference the appropriate MUTCD sign designation, and the handicap parking sign details shall be noted on the plans and meet ADA Regulations.*

**DETAIL & NOTES ADDED TO ST-21  
MUTCD TABLE ADDED TO ST-2**

**This information will be added to the final plans/drawing set when resubmitted.**

*Furthermore, we understand the Planning Board's concern on the functionality of the storm water management features. Both CHA and CCSWCD have reviewed the updated stormwater models, report, and plans, and have determined that the stormwater management system adequately meets the Town Code's Stormwater Management and Erosion and Sediment Control and is consistent with the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.*

*As such, it is important that the construction of the stormwater management facilities are consistent with the plans and that regular inspection and maintenance of the facilities takes place once the project is complete. To ensure that these actions are taken by the developer/land owner/homeowner's association, we recommend that the Town require the following:*

- 1. Stormwater Maintenance Easement*
- 2. One Year Warranty*
- 3. Performance Bond*
- 4. Full implementation of the SWPPP, to include: submission of the completed NOI, MS4 Acceptance Form, and NOT; and inspection at least once every seven calendar days by a licensed professional.*
- 5. Regular construction observation reports, certified by a Licensed Professional Engineer*
- 6. As-Built Drawings of the constructed facilities, certified by a Licensed Land Surveyor*
- 7. Certification of Completion, by a Licensed Professional Engineer*
- 8. Development of a Site-Specific Inspection and Maintenance Plan, consistent with the NYSDEC Maintenance Guidance for Stormwater Management Practices, including the development of a reporting schedule with the Town.*

**We Appreciate that both CHA and the CCSWCD have approved the revised plans and SWPPP documents. We have no difficulties with most of the numbered items directly above are standard NYSDEC requirements for SWPPP documents and project close-outs, except that we were unaware that Cortlandville is an MS4 community. We assume that the Bond and Warranty are short term in nature specific to the Stormwater practices only. We will need to discuss the amount and the duration of any Performance Bond, as the SWM practices will remain privately owned and yet be subject to an easement (#1 above) with the Town for maintenance access should the HOA fail to perform these functions adequately. The Town of Cortlandville, in turn, has the right to invoice the HOA for any repairs/maintenance performed and add it to the property tax bill if not paid.**

We hope that the above response to the CHA comments and the revised plans to be forwarded to the

Town in the next week or so to help in your finalization of the site plan review. If you need anything additionally, please let me know.

Very truly yours,

**TIMOTHY C. BUHL, P.E.**

A handwritten signature in blue ink, appearing to read 'Timothy C. Buhl', written in a cursive style.

Timothy C. Buhl, P.E.

Cc: Al Kryger  
Kathy McGrath, CCSWCD  
Bruce Weber  
Laura Casalia, CHA  
(all via email)