

April 9, 2014 Comments of Barton & Loguidice
regarding the Preliminary Site Plan
for Wilmot Casino and Resort



Engineers - Environmental Scientists - Planners - Landscape Architects

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MEMORANDUM

TO: Town of Tyre
 Ronald F. McGreevy, Supervisor **JN. 1650.001.001**

FROM: Adam Cummings, P.E., BCEE

DATE: 9 April 2014

SUBJECT: Preliminary Site Plan clarification requests and comments for Wilmot Casino and Resort,
 Town of Tyre, Seneca County, New York

Staff from B&L have reviewed the documentation referenced below and have the following questions/comments in anticipation of receipt of the Preliminary Site Plan documents.

Submittal Documents provided for review:

- SEQRA Documentation and Engineer’s Report, prepared by BME and dated March 2014
- Appendices to Engineer’s Report, prepared by BME and dated March 2014
- Development Plans (six sheets), prepared by BME and dated March 2014
- Site Plans

Preliminary Site Plan clarification requests and comments:

1. Stormwater management ponds do not appear to be designed in accordance with current NYSDEC design standards. Typically, pond forebays are required for pre-treatment of stormwater. Additional detail regarding pond outlets, outlet protection, spillway, landscaping and safety/vegetated benches will be required as part of the Stormwater Pollution Prevention Plan (SWPPP).
2. Construction erosion control and stormwater quality management indicates that the applicant will comply with state requirements for erosion and sedimentation control by using measures outlined in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control. While the report mentions the use of silt fence and stone check dams, there is little detail regarding specific measures that will be employed to prevent erosion. Specific measures should be discussed, and specified by location and phase of construction. Indicating that construction entrances will be stabilized is too vague; the report should indicate how they





will be stabilized, and how each sedimentation and erosion control practice will be monitored and maintained.

3. We note that detailed calculations sizing proposed green infrastructure and closed drainage systems were not included as part of this submittal. Nor was a SWPPP. We anticipate that these items will be included in future submissions by the applicant.
4. Detailed analysis of off-site tributary areas and potential attenuation practices for project storm water and for impacts from nearby existing Petro development will need to be addressed as the design progresses.
5. As submitted, the grading plans depict 5' contours. As the design is developed, a 1' contour interval must be provided during the Site Plan submission allowing for more detailed review of limits of work, proposed grading, etc.
6. Some soils identified in the site plans have a shallow depth to groundwater. These areas should be considered in siting of the green infrastructure practices.
7. "Green stormwater practices" are mentioned for stormwater treatment, but they are not specified. Specific practices should be indicated, along with their location and extent, to allow a determination whether they are being appropriately applied. Porous pavement is a recognized green infrastructure element that has proven viable for parking lot, pedestrian walkways, and vehicular thoroughfares throughout New York State. It is recommended that further justification and demonstration of the feasibility of this stormwater management element be incorporated into the Site Plan design.
8. The engineering report describes a list of green infrastructure practices (bio-retention areas, dry vegetated swales, tree plantings, and vegetation preservation) that will be included in the stormwater plan. The report further lists, "rain gardens, planters, cisterns, and porous pavements" that will, "be investigated for use on the site at the time of final design". With the exception of cisterns and porous pavement, all of these measures are no more expensive than the options listed earlier, and should be committed to by the applicant in the site plan. Again, this area is an agricultural zone.
9. It is understood that the Development Plan is conceptual in nature. We respectfully request that a more detailed water fixture schedule and hydraulic analysis be submitted to the Town Code Enforcement after the site plan has been approved to ensure that the proposed building design meets the requirements stated in Chapter 6 – Water Supply and Distribution of the latest NYS Plumbing Code.



10. Regarding on-site wastewater storage, consider provisions for odor control because of the use of an EQ tank and potential for extreme variations in flow. Please discuss what options would be proposed.