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MEMORANDUM

TO: Ronald McGreevy

JN. 1650.001.001

FROM: Adam Cummings, P.E., BCEE

DATE: 18 August 2014

**SUBJECT: June 2014 Amended Engineer's Report and Site Plan Review
Lago Resort and Casino
Town of Tyre, Seneca County, New York**

B&L has reviewed the documentation referenced below and offer the following comments.

Submittal Documents provided for review:

- Amended Engineer's Report, prepared by BME and dated June 2014
- Amended Appendices to Engineer's Report, prepared by BME and dated June 2014
- Amended Site Plans (ten sheets), prepared by BME and dated June 2014

Amended Site Plan clarification requests and comments:

Engineer's Report comments:

1. **Page 10** - The Engineer's Report indicates that bioretention areas will be incorporated for green infrastructure. Bioretention will require a 2-foot separation between the filter bottom and groundwater. Please comment on the depth to groundwater in the infiltration areas. Pretreatment will also need to be incorporated into the final design of the bioretention areas. Infiltration testing will be required to confirm percolation rates per the NYS Stormwater Design Manual.
2. **Page 34** – Visual Assessment – the prior site plan and Photo Simulation showed the facility would be visible from Photo Location No. 5, 6, and 7. Please specifically clarify how the impact, whether increasing or decreasing, to the residences in the vicinity of these photo locations will be affected by the modifications contained in the Amended Site Plan.
3. As noted during the original Site Plan review, a detailed Stormwater Pollution Prevention Plan will need to be developed in compliance with GP-0-10-001 (or effective permit at time of the Notice of Intent submittal).





Site Plan Comments:

1. **Drawing 02** - Guardrails are required on retaining walls where differences in grade level on either side of the wall are in excess of 2.5' and are located closer than 3' to a walk, path, parking lot or driveway on the high side. Without wall dimensions shown on the plans we cannot confirm that the retaining walls exceed this threshold, but they appear this way based on the surrounding contour lines.
2. **Drawing 02** – As reflected during comments distributed during the original Site Plan review, we will recommend to the Town Board a condition to site plan approval that the applicant relocate the western entrance into the parking garage to the northern wall to avoid any potential disturbance impacts to the adjacent wetlands due to activities required to construct the western retaining wall of this entrance driveway into the parking garage.
3. **Drawing 02** – Several snow storage areas are unlikely to be used for this purpose due to traffic circulation patterns, and snow loading equipment movement requirements on the site. Specifically, the snow storage areas on the extreme north and south of the site (directly above and below the parking garage and casino buildings) are not likely to be used for this purpose and those labels should be removed. Additionally, the greenspace area surrounding the burial grounds was created to promote an appropriate buffer around the existing burial plots and the designated area. This area should not be utilized for snow storage.
4. **Drawing 04** – There appear to be several errors in the Storm Sewer Schedule. The Rim Elevation of DB-1.1 and Inverts of DC-3 and DC-4 appear to be incorrect. Please clarify these elevations.
5. **Drawing 04** - Consideration should be given to the potential for Stormwater Pond A to short circuit given the close proximity of the inlet to the outlet. Can the inlet be moved or baffle installed within the pond to ensure that short circuiting does not occur?
6. **Drawing 04** - The plans indicate the use of underground infiltration chambers. The sizing details and specifications of these chambers should be provided.
7. **Drawing 05** - Slopes in some areas are between 30-50% (swales, along North East entrance drive, and at the southern edge of the site). What are the maintenance practices proposed for these areas?
8. **Drawing 05** - North East drive 520 contour appears to tie into the 525 contour near the dumpster storage area. Is a retaining wall proposed for this area adjacent to the oversized vehicle parking?
9. **Drawing 05** – The western parking area shows several spot elevations at 520.5, but is lacking a contour showing the 520 elevation for this area. Please clarify this discrepancy.
10. **Drawing 05** - The proposed child care facility western pavement edge is at 520, building finished floor elevation is at 518. How will runoff be directed from the western pavement edge to the building to prevent it from draining towards the building?
11. **Drawing 05** - What is the height of the proposed retaining walls? Please provide Top-of-Wall and Bottom-of-Wall labels.
12. **Drawing 07** - Consider selecting plant species for pollination benefits, especially important in an agricultural community like Tyre. Hardy native flowering trees, shrubs and perennials will support pollinators, biodiversity and regional habitat values, which will benefit not only the formation of microhabitats on this site, but also pollinator insects for the nearby agricultural areas.