

Paul S McCreary

From: Paul S McCreary [pmccreary@morrisengineers.com]
Sent: Wednesday, November 01, 2006 4:25 PM
To: 'mmarzocchi@Widewaters.com'
Cc: 'sboisvert@BERGMANNPC.com'
Subject: Widewaters Retail Development - Greenport, NY

Gentleman:

The following (after my sign-off) are additional comments to the plans submitted. Like the previous e-mail, these will form the basis/body of a comment letter yet to be developed for the Planning Board. Again, do not take this as our total comments on the project. More will follow, possibly, in the near future.

Please, call with any questions you have.

Regards,
Paul McCreary

MORRIS ASSOCIATES

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Additional Comments to Plans for the Widewaters Retail Development, Greenport, NY

V. Grading Plans

- 1) There is a significant amount of fill for the Retail A and Retail B portion of the overall site. This results in what appears to be retaining walls at various locations. Please provide details on the size and appearance of these (and all) retaining walls and call them out on the plans (we will also need to know about any required handrail or guiderail protection that is or will be required to protect the traveling public). The grading that is proposed to the south of the Retail A space will send drainage off-site to the parcel to the south. We recommend re-grading to direct as much, or all, of the water to the eastern end of the site and not onto the adjacent parcel. The fill that occurs to the north of the Retail B space is directed toward, and in some places very close to, a federally regulated wetland. We recommend you demonstrate how this wetland will be protected during construction and evidence should be provided that the Army Corps of Engineers takes no exception to this.
- 2) The grading around and between the Retail A and Retail B spaces shows no change from the 170 elevation contour. Is this correct? We would expect that some grade differentials would occur here to keep water flowing away from buildings, entrances and other areas to prevent problems during rain events and prevent/discourage water ponding and freezing during the colder times of the year. Please provide detail.
- 3) Similar comment to #1 and #2 above for the Retail C space/area.
- 4) The access roadways for the Retail C site show what appear to be retaining walls. Please provide information regarding these walls, if they are walls. If they are some type of large culverts or bridges, again, please provide all information. Again, these walls and the fill proposed is directed toward, and in some places very close to/in, a federally regulated wetland. We recommend you demonstrate how this/these wetland(s) will be protected during construction and evidence should be provided that the

Army Corps of Engineers takes no exception to this.

- 5) We recommend that topsoil and seeding or other good-looking (appearance) vegetative cover be placed on the two "outparcels".
- 6) The NYSDOT will need to accept the grading that will be occurring in and around their current and future right-of-way along the western side of the property. Please provide all data regarding this for completeness of the Town's records. All submission to the NYSDOT should be copied the Town.

VI. Landscaping

- 1) The proposed landscaping along the southern side of the overall site is sparse and far too regular. We recommend a mix of tree types and bushes. For example; at the south side of the Retail A parking lot, replace every other Skymaster Oak tree with an Eastern White Pine and add a mix of deciduous and evergreen shrubs clumped throughout.
- 2) In many locations where it is important for vehicles to have good vision (intersections and at the ends of circulation/parking isles) there are large trees planted. Recommend that these locations have very short shrub/groundcover plantings with trees located elsewhere or at least 20 away.
- 3) The detention ponds should have some type of vegetative plantings that will "break-up" their appearance. We recommend that be added.
- 4) There are two existing parcels on U.S. 9 that will be surrounded by this development. Relatively dense landscaping is proposed on the north and east sides of the combined parcels to act as a screen. The landscaping on the south side is sparse and we feel will not be an effective screen of the proposed gas station space noted as Retail J. We recommend that the south side landscaping be increased along with an increase in screening landscaping for the north side of the Retail J space. We also recommend that low shrub plantings be added to the north and east sides of the combined existing parcels.
- 5) We recommend that low shrub plantings be added to any tree screen plantings proposed near the senior apartments at the north side of the site.
- 6) There appears to be sufficient space to add landscape character to the entire portion of the site along U.S. 9.
- 7) We request that an overall plan of the site be plotted showing all landscaping for the site to be able to see the overall/bigger picture.

More General Comments

- 1) The detention ponds, part of the overall storm water pollution prevention plan, should have fencing that will prevent shoppers, or other wanderers, from entering the pond and to protect them from blown in litter. Additionally, the plans should indicate a roadway/driveway that will allow access to the ponds for maintenance.
- 2) It would be beneficial to the Planning Board to see the specific plans developed for the reconstruction of U.S. 9. Please provide those for the Town's review and record.
- 3) The southwestern entrance point for the Retail F area has a high likelihood of becoming an accident area due to its proximity to the interior intersection. We recommend this configuration be re-designed.
- 4) As portions of the site will need to be revised due to the relocation of the northernmost signalized intersection to Joslen Boulevard, please ensure that all revisions incorporate the above comments on the new site plan(s).
- 5) We ask that information, signage, etc. be submitted that will, or creates the protection of, the federally regulated wetlands that will remain on the site and the archeologically sensitive areas.
- 6) All easements, existing and proposed, shall be shown on the plans.
- 7) All proposed signs shall be shown on the plans and the details that make up their construction, their size, the message, and any lighting or landscaping proposed.

- 8) There are no light standards shown on the plans. Please submit this information for review and comment. Also, please include light spread information/light contours, along with light time operations.