



MORRIS ASSOCIATES, P.S. L.L.C.
ENGINEERING CONSULTANTS

9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962
 187 Church Street, Poughkeepsie, New York 12601 Tel: (845) 471-7900 Fax: (845) 471-7901
 389 Fairview Avenue, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3963
E-Mail: morrisassociates@aol.com

November 14, 2006

Mr. Donald Alger, Chairperson
Greenport Planning Board
Town of Greenport Town Hall
600 Town Hall Drive
Hudson, NY 12534

**Re: Widewaters Retail Development, US Route 9
MA# 205928.000**

Dear Mr. Alger and the Greenport Planning Board:

Per direction from the Greenport Planning Board (GPB), Morris Associates has performed a review of the plans submitted by The Widewaters Company LLC for the above noted project. This review was conducted on the plan set made available to us and consisting of 22 sheets. The plans are comprised of: a cover sheet; a general notes and legend sheet; three existing conditions plans; an overall site plan sheet; three site plan sheets; three utility plan sheets; three landscape plan sheets; three grading/drainage plan sheets and four sheets of details.

Our review has resulted in comments for the GPB to consider in their deliberations on this matter. We have grouped our comments into categories for convenience. These comments have been shared with the Applicant and the Applicants engineer via two e-mails sent at the beginning of this month. Our comments follow:

I. General

- 1) General dimensional information is given for the travel ways on the site. We recommend the Applicant provide a cross-section for the travel ways that shows lane widths, shoulders or offsets to curb (if applicable), curb width and height, etc.
- 2) The details for the pavement sections show a heavy-duty pavement section and a standard-duty pavement section. The locations for these pavement types are not delineated on the plans. We assume that this represents the difference in pavement thickness for travel ways and parking areas. We recommend the pavement types be indicated on the plans.
- 3) Per NYSDOT, the minimum subbase course thickness for conventional pavements is 12 inches (300 mm); the plans indicate a 10-inch subbase for both pavement styles. We recommend the plans be revised to match that thickness or sufficiently demonstrate why the proposed subbase thickness will function well and provide longevity.
- 4) The heavy-duty pavement shows binder and top paving courses where the NYSDOT would stipulate base, binder and top. The base, binder & top combination would result in a total asphalt pavement thickness of 5.5 inches. The proposed detail would only

**Re: Widewaters Retail Development, US Route 9
MA# 205928.000**

- provide a 5-inch total asphalt pavement thickness. We recommend this be revised or the Applicant demonstrates the ability for this pavement to perform well.
- 5) No radii are noted on the plans for any curbed or non-curbed areas in the travel ways or the parking areas. We recommend this information be provided and shown on the plans. Additionally, we recommend they provide information on the routes that delivery vehicles will be utilizing to the various retail spaces and demonstrate the ability to do so without hindering other traffic circulation.
 - 6) Stop bar and yield pavement striping are noted on the plans, however there is limited, if any, signage noted. We recommend that the Applicant provide all signage locations and information.
 - 7) Per Greenport Code, specifically § 101-3 A, Site Plan Checklist; we recommend the following be added to the plans:
 - a. proposed use and height of all buildings;
 - b. provision for pedestrian access;
 - c. location of outdoor storage, equipment and materials;
 - d. the location, design and construction materials of all existing or proposed site improvements including drains, culverts, retaining walls, and fences;
 - e. the location of fire and other emergency zones, including the location of nearest water supply (hydrants) for fire emergencies;
 - f. the location, design and construction materials for all energy distribution facilities, including gas, electric and solar energy; and,
 - g. the location and design of outdoor lighting facilities, including data regarding lighting levels and heights.
 - 8) For clarity and interpretability, we recommend that all proposed construction on the plans be labeled.
 - 9) There are areas of the circulation roadways where it is unclear as to what the traffic patterns are. We recommend the Applicant provide sufficient details to indicate traffic direction, turning lanes, etc.
 - 10) The detention ponds, part of the overall stormwater 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.
 - 11) It would be beneficial to the GPB to see the specific plans developed for the reconstruction of US 9. We recommend the Applicant provide those for review by the GPB and for the record/file.
 - 12) 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/re-configured.
 - 13) 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, as required by the GPB, on the new site plan(s).

**Re: Widewaters Retail Development, US Route 9
MA# 205928.000**

- 14) There are remaining federally regulated wetlands on this site. We recommend 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. This should conform to any and all requirements of the Army Corps of Engineers and the NYS Office of Parks, Recreation and Historic Preservation.
- 15) We recommend that all easements, both existing and proposed, be shown on the plans.
- 16) We recommend that all proposed signs/signage (including store signs, directory signs and way finding signs) be shown on the plans and the details that make up their construction, their size, the message, and any lighting or landscaping proposed.
- 17) There are no light standards shown on the plans. We recommend the Applicant submit this information for review and comment. Also, please include light spread information/light contours, along with light time operations and/or controls.

II. Parking Lots

- 1) The parking lot for the Retail A building, shows a confusing layout. There are both one-way and two-way circulation configurations. The two-way paths have angled parking, which is unusual and will cause more confusion than most parking lots cause. There are also two-way lanes that show a "British" driving pattern; that must be revised. We feel the overall configuration and circulation pattern needs to be revisited. There is segmentation of the overall parking lot (basically not easy to maneuver), and multiple and conflicting access points. We believe that significant revision is needed and recommends so.
- 2) Parking stalls are dimensioned as 10 feet and 9 feet in width. We recommend that the Applicant explain this. It would seem much better to provide consistency in bay width throughout the complex.
- 3) We recommend that the Applicant provide all calculations and reasoning for the number of handicapped parking spaces for each retail area. Some retail areas show no allowance for handicapped parking; we recommend this be revised.
- 4) As there is a significant amount of parking proposed for the entire complex and as some of the retail spaces are very large with, no doubt, a large number of employees/staff; we recommend the Applicant indicate those parking areas that will be reserved for employees, or at the least, expected to be for employees.

III. Sewer & Water

The following is "Site Criteria for Water and Sewer". This was determined based upon a meeting of the Greenport Water & Sewer Department and Morris Associates in October.

Easements

Water Mains	20 feet in width, centered on main
Sanitary Sewer	20 feet in width, centered on line

Public Water Service

**Re: Widewaters Retail Development, US Route 9
MA# 205928.000**

- Backflow protection a must - double check valves
- Water meters shall be Neptune T-10 remote read capable of going to radio read.
- Site to be fed from the 12" main that comes from Joslen Blvd. and crosses US 9 near the senior apartments just to the north of the project site.

Water Main Installation

- Valves and valve boxes shall be Mueller, US or Canadian made.
- Mains shall be Ductile Iron Pipe, AWWA C151/C104, cement lined, thickness class 52 encased in polyethylene in conformance to AWWA C105.
- Hydrants shall be Mueller Super Centurion 5¼
- Weep holes must be plugged or there are to be no weeps
- The Greenport Water Department will perform all shutdowns.
- Wet taps will be used when attaching to existing water main unless the Greenport water Department approves otherwise.
- No sand backfill will be allowed around water lines. Gravel only.

Sanitary Sewer Lines

- Abandonment of existing sanitary sewer lines shall be at the main; not at the property line.
- As required by code, buildings requiring grease traps shall have the grease traps appropriately sized and located on the drawings.

Plan/Proposal General Comments

- More valves are needed in the proposed water lines to ensure the ability to shut-off sections in case of repair.
- Numerous mains/lines are shown on the plans. A more efficient layout may be possible.
- Should extending the 12 main from the senior apartments along the front of the site to the south assist in providing a more efficient layout, please do so.

IV. Stormwater Pollution Prevention Plan (SWPPP)

The following are comments directly associated with the draft SWPPP developed. These comments reflect revisions we feel are needed to add sufficient detail and information to the SWPPP to ensure compliance with the New York State Department of Environmental Conservation's requirements for minimizing/preventing stormwater pollution. We recommend the Applicant address all the following comments.

**Re: Widewaters Retail Development, US Route 9
MA# 205928.000**

- 1) A detailed erosion and sediment control plan should be provided for review and included within the SWPPP showing locations and details of all proposed practices to be used.
- 2) A detailed phasing plan should be provided in accordance with the NYS Standards and Specifications for Erosion and Sediment Control showing the overall disturbance within each phase as well as a detailed construction sequence for each phase.
- 3) Time of concentration flow paths should be identified and labeled on sheet DR-2, Proposed Drainage Area Map.
- 4) A reach should be modeled within drainage area 2, receiving flow from upstream stormwater basin 2.1 and stormwater basin 2.2.
- 5) Any proposed culverts and/or stream crossings should be analyzed and shown on the plans and included within the SWPPP.
- 6) Proposed drainage area 2 should be furthered analyzed to determine the flow to each culvert crossing as well as any stream reaches within the areas.
- 7) Time of concentration calculations within Hydro CAD should be provided for Area 1.1 of the proposed conditions.
- 8) Time of concentration calculations specify a "Direct Entry" within Hydro CAD for developed drainage areas 1.1, 2.1, and 2.2, please clarify. A minimum time of concentration of 10 minutes was specified. According to USDA Urban Hydrology for Small Watersheds, TR-55, a minimum time of concentration should be 0.1 hours or 6 minutes. Please clarify and revise accordingly.
- 9) Additional hydrographs should be provided for the 1 and 2-year 24-hour storm events.
- 10) All drainage structures shall be labeled on the plans indicating all rim and invert elevations, slope and pipe diameters.
- 11) All outlet structures and corresponding pipe diameters within the stormwater management basins should be shown and labeled on the plans as well as a typical detail showing corresponding water surface elevations for each design storm.
- 12) Device #3 within Pond 1.1 outlet structure specifies a 10.0' long x 0.70' rise sharp crested rectangular weir. It appears that this weir is part of the principle outlet structure of a 4'x4' riser and a 36" diameter outlet pipe. Is this weir a separate spillway or part of the outlet riser structure? Please clarify.
- 13) An access road or an access point should be shown on the plans for maintenance at each stormwater management basin and mentioned within the SWPPP.
- 14) A landscaping plan for all stormwater management basins should be shown on the plans in accordance with the NYS Stormwater Management Design Manual.
- 15) Test pits should be performed within the locations of the proposed stormwater management basins to determine the presence of groundwater and/or bedrock.
- 16) Given the stormwater management practices and devices proposed, the SWPPP will undergo a 60-day review by the NYSDEC.

Re: **Widewaters Retail Development, US Route 9
MA# 205928.000**

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. We recommend the Applicant provide details on the size and appearance of these (and all) retaining walls and call them out on the plans (we will also recommend that the GPB know about any required handrail or guiderail protection that is, or will be, required to protect the traveling public).
- 2) The grading that is proposed to the south of 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.
- 3) 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 the Applicant 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 action.
- 4) The grading around and between the Retail A and Retail B spaces shows no change from the 170-elevation contour. 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. We recommend that the Applicant provide details as to how this condition will be avoided.
- 5) Similar comment to #1, #2, #3, and #4 above for the Retail C space/area.
- 6) The access roadways for the Retail C site show what appear to be retaining walls. We recommend the Applicant provide information regarding these walls, if they are walls. If they are some type of large culverts or bridges, again, please provide all information. These walls, and the fill proposed, are directed toward, and in some places very close to/in, a federally regulated wetland. We recommend the Applicant 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.
- 7) We recommend that topsoil and seeding or other good-looking vegetative cover be placed on the two "out parcels".
- 8) 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. We recommend the Applicant provide all data regarding this for completeness of the GPB's records. All submissions to the NYSDOT should be copied to the GPB.

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 coniferous 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. We recommend these locations have very short shrub/groundcover plantings (no more than

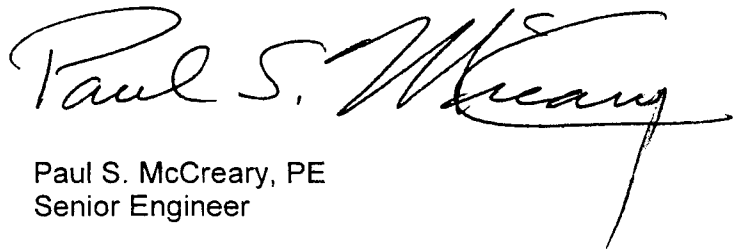
Re: **Widewaters Retail Development, US Route 9
MA# 205928.000**

- 1-foot in height) with trees located nearby, at least 20 away from the needed vehicular line-of-vision area(s).
- 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 US 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/service 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 US 9. We recommend that the Applicant address this.
 - 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. This should give the GPB a better idea of the overall landscaping and the ability to better review the site for landscaping needs.

Based upon the desire/requirements of the GPB regarding the Applicant addressing these comments, along with other comments that the GPB may or will have, the Applicant will need to resubmit their plans for review to ensure conformance in responding to the need of the GPB. Morris Associates will be in attendance at the special November 15, 2006 meeting to assist the Board and/or discuss this letter as the need may be.

Sincerely,

MORRIS ASSOCIATES
ENGINEERING CONSULTANTS, PLLC



Paul S. McCreary, PE
Senior Engineer

PSM/nlz

cc: Greenport Planning Board
C. Whitbeck, Jr., Esq. - GPB Attorney
M. Marzocchi, Esq. - Applicant's representative
S. Boisvert, Bergmann Assoc. - Applicant's engineer
File