



Sterling Environmental Engineering, P.C.

October 15, 2018

Mr. Paul Colucci  
Chairman  
Town of Gardiner Planning Board  
P.O. Box 1  
2340 Rte 44/55  
Gardiner, NY 12525

Subject: Heartwood Lodge, Gardiner, NY  
Site Plan Application and Stormwater Pollution Prevention Plan  
STERLING File #2017-29

Dear Mr. Colucci,

The Site Plan Drawings and project Stormwater Pollution Prevention Plan (SWPPP) were revised in response to the review letter prepared by Sterling Environmental Engineering, P.C. (STERLING) dated August 14, 2018. The revised Site Plan Drawings were received on September 5, 2018 and the revised SWPPP was received on October 4, 2018. As discussed below, the revised documents are substantially complete and the applicant's response to the comments in the August 14, 2018 letter have been reviewed as detailed below.

**General:**

The original submissions of the revised Site Plan and SWPPP have an embossed Professional Engineer's seal on the hard copy paper submittal. To avoid confusion and to make clear that the electronic submissions posted on the Town's website are stamped by the Professional Engineer for the project, it is recommended that all documents be stamped in ink so that the stamp is clearly evident on all official submittals, both electronic and hard copy.

Please note that while the revised submissions are substantially complete with respect to Town requirements, such may be subject to additional revisions based upon the ultimate review and approval of the Ulster County Department of Health (UCDOH) and the New York State Department of Environmental Conservation (NYSDEC).

**SWPPP:**

The October 2, 2018 letter by Medenbach & Eggers (copy attached), provides a detailed point-by-point response to comments on the SWPPP.

The response to comments and the revised SWPPP are acceptable. The SWPPP is now complete and is satisfactory for the purpose of the Construction Activity General Permit to authorize a stormwater discharge. Please note that SWPPPs are living documents and may require revisions based upon comments and approvals by other agencies and as construction of the project proceeds. In the event the construction sequence changes, or in the event that site conditions warrant a change in erosion control/stormwater BMPs, the SWPPP may require revision.

*"Serving our clients and the environment since 1993"*

Coverage under the Construction Activity General Permit is not gained until the project Notice of Intent is filed with the NYSDEC. Please note that the Town's acceptance of the project SWPPP does not relieve the project sponsor and permittee from strict compliance with the NYSDEC General Permit for a Stormwater Discharge from construction activity.

**Site Plan:**

The September 5, 2018 letter by Medenbach & Eggers summarizes the revisions to the Site Plan Drawings. Additionally, the cover email by Caleb Carr of Medenbach & Eggers dated October 4, 2018 states that certain Site Plan Drawings were further revised to address the SWPPP comments. We have reviewed the revised drawings and note the following:

- General:
  - The revised Drawings appear to incorporate fire suppression measures set forth in the October 2, 2018 letter by Brian Stiscia, Assistant Chief. As noted in the letter, the fire department is to be contacted through each phase of construction. This should be a condition of approval.
- Sheet 1:
  - A secondary (emergency) access point has not been provided. This should be discussed with the Planning Board.
- Sheet 2:
  - Nomenclature has been made consistent with the SWPPP. Placement of stormwater features including rain gardens should not be within the conservation easement. Please confirm.
- Sheet 3:
  - An "employee lounge" label appears in the parking lot.
- Sheets 10-13:
  - It is noted that additional construction details including inverts need to be provided prior to construction.
- Sheets 14-21:
  - Nomenclature is consistent with the revised SWPPP.

- Sheet 27:
  - The applicant will provide water system details to the Town following approval by UCDOH.
- Sheet 28:
  - No emergency access road is proposed. Such should be discussed with the Planning Board.
- Sheets 32-35:
  - The wastewater treatment details may require revision following the review and approval by the UCDOH. We note that in addition to approval by the UCDOH, the project wastewater system will require coverage under NYSDEC General Permit GP-0-15-001 for Groundwater Discharge of Treated Sanitary Sewage from a commercial facility. Proof of coverage should be a condition of Site Plan final approval.

Please contact me should you have any questions.

Very truly yours,  
STERLING ENVIRONMENTAL ENGINEERING, P.C.



Mark P. Millspaugh, P.E.  
President

[Mark.Millspaugh@sterlingenvironmental.com](mailto:Mark.Millspaugh@sterlingenvironmental.com)

MPM/bc  
Via Email  
Attachment

cc: David Brennan, Young Sommer

# Medenbach & Eggers

Civil Engineering and Land Surveying P.C.

4305 US Highway 209  
Stone Ridge, New York  
12484-5620

Barry Medenbach, P.E.  
N.Y. Lic. No. 60142  
N.J. Lic. No. 27646

Phone (845) 687-0047  
Fax (845) 687-4783  
www.mecels.com

William R. Eggers L.S.  
N.Y. Lic. No. 49785

October, 2 2018

Sterling Environmental Engineering, P.C.  
Mark P. Millspaugh, PE  
24 Wade Road  
Latham, NY 12110

Re: Heartwood Lodge, Gardiner, NY  
Sterling File #2017-29

Dear Mark,

The following is submitted in response to your August 14, 2018 memo outlining the comments related to the SWPPP on the Proposed Heartwood Lodge in the Town of Gardiner, NY.

## SWPPP:

1. The site plans have been added to the narrative and Table of Contents. Phasing Plan 1 and Phasing Plan 2 have been added to the Heartwood Site Plans. The Phasing Plans show erosion and sediment controls and sequencing.
2. The HydroCAD nodes names have been revised to be labeled as the 10 Discharge Points as indicated on the Pre and Post Development Maps. The pre and post development flows for the discharge points have been added to Section 4.1.2. The node name for each discharge point has been added to the cover sheet for Appendix H.7 & H.8.
3. The wording of the last paragraph has been revised.
4. We have added two phasing plans to the set of site plans and reference the plans in Section 2.3.5.
5. The wording has been revised.
6. Yes, lined roll-off containers are also acceptable for the concrete washout. We have added a note to section 3.5.
7. The SWPPP has been revised to add the Water Quality Basin terminology.
8. A rain garden detail has been added to sheet D-3 of the site plans. A proposed location for each of the rain gardens is now located on sheet SWP-1 of the site plans.
9. The Northern and Southern portion of the site has been defined in Section 4.3.
10. The wording has been revised in section 4.4.1.
11. The title of section 4.4.2 has been revised. The "wetland" word in Section 4.4.2 has been revised to be called an "Aquatic Bench". There is only approximately 200 square feet of wetland disturbance for the entire site. The wetland disturbance is caused by excavation for the installation of 8 force mains. There is no permit required for the limited wetland disturbance.

12. The inlets for Dry Swales #8 and #9 to Water Quality Basin #4 will be revised to have berms placed to increase travel time from the inlet to the pond to the outlet drainage basin.
13. The reference to the table has been removed.
14. The table mentioned in the 7<sup>th</sup> bullet of section 4.4.2 has been added.
15. Section 4.4.2 has been revised.
16. The design parameters have been added to the bullet.
17. The word "wetland" has been revised to read "Water Quality Basin".
18. The rain garden detail has been added to sheet D-3 of the Site Plans.
19. Section 4.4.3 has been revised.
20. The diaphragms and filter strips are not required for the rain gardens as proposed. The rain gardens proposed are only to be used to treat roof runoff from the Eco-cabins.
21. We have added a Dry Swale detail to the site plans.
22. The typo has been revised and per the Phasing Plans, disturbance will not exceed 5 acres.
23. All of the Dry Swales, Bio-retention Areas proposed are not true infiltration practices. Underdrains are to be provided for each of the Dry Swales and Bio-retention areas.
24. Appendix H:
  - a. The Post 2 Development Drainage map has been revised to not have two 2-41.
  - b. We have revised the Post 2 Development Drainage map to show drainage area 2-33A and 2-33B.
  - c. Dry Swale #5 has been deleted from the plans, because the parking area that the dry swale was treating was moved.
  - d. There are ten discharge points for the proposed project. The Pre and Post Drainage Maps have been revised to indicate the location of each of the discharge points. We have added a table in Section 4.1.2 to indicate the pre to post development flows for each of the discharge points. We also added a label to each of the HydroCAD Nodes names to indicate which nodes are discharge points.

If you have any questions on the above or need additional information, please contact our office.

Sincerely,



Caleb Carr

Medenbach and Eggers Civil Engineering and Land Surveying PC

Attachments:

2018 10 02 Heartwood SWPPP

Cc: Town of Gardiner Planning Board