

Victoria Desidero

From: Silver, Charles <Charles.Silver@ag.ny.gov>
Sent: Thursday, September 10, 2020 9:35 AM
To: planning@southeast-ny.gov
Cc: Ashley Ley; Cynthia Garcia (cgarcia@dep.nyc.gov); Giannetta, Matt; Snow, Thomas (DEC) (thomas.snow@dec.ny.gov); Bein, Philip; Walthall, Claiborne
Subject: Watershed Inspector General's Technical Comments on the FEIS for Commercial Campus at Fields Corner
Attachments: WIG Letter to Mr. LaPerch + Technical Comments re Commercial Campus at Fields Corner FEIS 9-10-20.pdf

To Whom It May Concern,

Please forward the attached technical comments to Mr. LaPerch and the Planning Board. Thank you.

In addition, would you please send me an email confirming you have received this correspondence and attachment. Thank you asgain.

Stay healthy,

Charlie Silver

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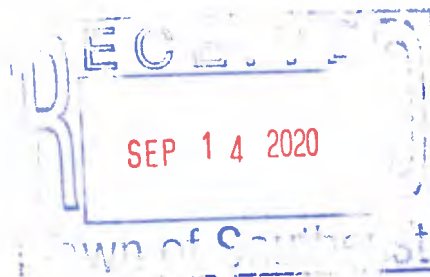
LETITIA JAMES
ATTORNEY GENERAL

DIVISION OF SOCIAL JUSTICE
ENVIRONMENTAL PROTECTION BUREAU

September 10, 2020

Mr. Tom LaPerch
Planning Board Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Commercial Campus at Fields Corner FEIS
Watershed Inspector General Comments



Dear Mr. LaPerch:

The Office of Watershed Inspector General (WIG or WIG Office) respectfully submits the following comments on the Final Environmental Impact Statement (July 2020) for the proposed Commercial Campus at Fields Corner development (the Project). The WIG Office appreciates this opportunity to comment on the Project and looks forward to working with the Town, Watershed regulators, the Project sponsor, and other stakeholders as environmental review of this Project proceeds.

Respectfully Submitted,

/S/ Philip Bein (with permission)

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Cc: Cynthia Garcia, DEP
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Ashley Ley, (AKRF) Town Planning Consultant
Tom Snow, DEC

Commercial Campus at Fields Corner
(formerly Northeast Interstate Logistics Center)
NY Route 312 & Pugsley Road
Town of Southeast, Putnam County, NY

Review of the Final Environmental Impact Statement

Revised June 26, 2020

Adopted July 27, 2020

Prepared by JMC, Inc.

By: Donald W. Lake, Jr. PE

on behalf of the Watershed Inspector General

September 10, 2020

These technical comments are based on my review of the following documents:

- a. Final Environmental Impact Statement (FEIS), revised July 2020, Volume I (707 pages).
- b. Final FEIS, Complete SWPPP, Volume 1, prepared by JMC, Inc., dated June 26, 2020, (4,143 pages).
- c. FEIS Site Plan Approval Drawings C-000 through C-908, 67 sheets, revised June 17, 2020.

Background

This project was first reviewed by the Office of New York City Watershed Inspector General (WIG) in July 2018. At that time, the proposed project included the construction of 4 “High Cube Warehouses” (HCW) and associated infrastructure on 328 acres of wooded land. The revised March 2019 project reduced the HCW complex from 4 buildings to 2, the area of disturbance from 132 acres to 113.7 acres, and impervious area from 57.2 acres to 48.4 acres. The March 2019 revised project would have disturbed 0.05 acres of wetlands and reduced DEC and Town wetland buffer areas from 11.7 acres to 8.45 acres (DEC 2.66 acres and Town 5.79 acres).

The revised July 2020 project proposes to disturb 112.6 acres, a reduction of 1.1 acres from the March 2019 revised project, still disturbs 0.5 acres of wetlands,

but reduces wetland buffer disturbance from 11.7 acres to 7.31 acres (2.08 acres of DEC regulated buffer and 5.23 of Town wetland buffer) versus the March 2019 project.

Resolution of April 29, 2019 WIG Comments

A review of the above documents and FEIS Volume 2, Correspondence, Comments and Responses indicate that JMC, Inc. thoroughly addressed most of our previous comments (catalogued as WIG Document 108). The following previously identified issues are either addressed or require revisions:

- a. WIG Comment in 6-24, SWPPP, Preliminary Site Plan Approval Drawings: the soil boundaries from the web soil survey data must be placed on all site plan views, including the existing condition plan, proposed grading plan, and erosion control plan.

FEIS Response: The soil boundaries are shown on the existing condition drawing.

WIG Reply: **Comment resolved.**

- b. WIG Comment in 6-56: Detail 2 shows a riser and anti-vortex device for a sediment basin. This detail needs to be deleted and replaced with a full design for a sediment basin that complies with the sediment basin standard on page 5.19 of the 2016 NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book). The full design of a sediment basin will also require the hydrologic analysis of the 10-year storm, since all drainage areas will exceed 5 acres. In addition, all basins will require a skimmer dewatering device designed in accordance with that standard on page 5.10 of the 2016 Blue Book.

FEIS Response: states that a temporary sediment basin detail and dewatering detail have been added to the drawings.

WIG Reply: **Comment conditionally resolved.** The landing berms and their elevations for the skimmers need to be added to Detail 82 on drawing C-906.

- c. WIG Comment in 6-60: SWPPP, Appendix A. Pond Pack 3.01: For the time of concentration (T_c) calculations, the manning coefficient for sheet flow (SF) was 0.24 for all watersheds but one. Based on the existing wooded areas on site, 0.40 (woods, light, from TR55) is more appropriate. In addition, the “unpaved” shallow concentrated flow (SCF) designation was selected from the two choices (“unpaved” or “paved”) provided in the Pond Pack computer model routings. However, the U.S. Department of

Agriculture (USDA) Natural Resources Conservation Service (NRCS) National Engineering Handbook (NEH) Section 4 “Hydrology” (and TR-20), offers 6 additional land descriptions for shallow concentrated flow. To compare, the velocity vector for “unpaved” is 16.1 feet per second, whereas the velocity vector for SCF in “woodland” is 5.0 feet per second. The slower rate leads to a longer T_c , which reduces the existing peak discharges for all frequency events. The current T_c for all events needs to be re-calculated, and the routings redone.

FEIS Response: “The time of concentration for all watersheds has been recalculated utilizing the appropriate manning coefficient for the cover types determined by the Project’s environment consultant. Shallow concentrated flow is taken as unpaved in accordance with TR-20, which is all that is required as stated in the Stormwater Management Design Manual.”

WIG 4/29/19 Reply: This response does not satisfy the comment. TR-20, referenced for use on page 4-7 of the New York State Stormwater Management Design Manual, January 2015, incorporates a total of eight (8) different coefficients to use for shallow concentrated flow depending on land cover. As noted in the original comment, the appropriate coefficient for shallow concentrated flow should be applied to the T_c for the drainage areas and the model needs to be re-run.

WIG Reply: **Comment Unresolved.** The previous 4/29/19 comment still applies. An improper coefficient was used for the shallow concentrated flow segment of the T_c calculation. Applying the appropriate (lower) T_c coefficient for the shallow concentrated flow condition will slow the flow velocity, increase the time of concentration, and decrease the existing condition discharges. Although the essential volumes and differences in peak discharges between pre-developed and post-developed conditions will be relatively close, rerunning the Pond Pack 3.01 stormwater model with the appropriate T_c coefficient will insure the pipes transporting stormwater are properly sized.

Comments on July 2020 Revised Project

1. SWPPP Appendix H, “Sediment Basin Calculations” does not contain the necessary calculations to support the proposed sediment basin systems. At a minimum, the design calculations need to be presented to establish the volumes for the sediment storage zone and the dewatering storage zone. In addition, the sizing of the skimmer orifice and appurtenances need to be

provided. (See the requirements in the NYS Standards and Specifications for Erosion and Sediment Control, November 2016, page 5-24 for the Design Details Data Sheet.) The table shown in Appendix H also displays dewatering zone elevations for Basins 3B-1 and 5 that do not agree with the surface water elevations shown on their respective drawings (C- 402 for Basin 3B-1, and C-404 for Basin 5). These discrepancies need to be resolved. **Comment resolved.**

2. In addition to responding to our previous WIG comment (9-21) in Volume 2 of the FEIS, concerning cleared and grubbed vegetated waste material on site being chipped and composted offsite, this note also needs to be presented on the Erosion and Sediment Control Plan drawings, C401 – C405. The estimated acres of woodland to be cleared also need to be included on these drawings. **Comment resolved.**
3. SWPPP, page 60, the earthwork quantities for each construction phase needs to be included here and on Drawing C-421, Disturbance Authorization, Phasing of the Project and Sequence of Construction. Also delete General Note #12 on drawing C-421 since it is not relevant. **Comment resolved.**
4. Drawing C-302, Building A, Cistern 3B-1 is labeled at 205 feet, but appears to scale out at 150 feet. This discrepancy needs to be reconciled. Also, conduit outlet structure ES B-2-1 needs a rock outlet protection apron. In fact, there are several such structures needing the same type of rock outlet protection apron. All erosion and sediment control plan view drawings need a rock outlet protection apron added at the end of culverts where they are not currently shown. A construction detail for these rock outlet protection aprons also needs to be added on drawing C-905, next to Detail 80, for conduits outletting from a concrete headwall. **Comment resolved.**
5. Drawing C-304, Building B, Cistern 1B-1 is labeled for 275 feet, but scales out at only approximately 200 feet. This discrepancy needs to be resolved. **Comment resolved.**
6. The legend from “Stabilized Construction Entrance” on Drawing Series C-401 through C-405, Erosion and Sediment Control Plans needs to be changed to “Stabilized Construction Access” as shown in the New York State Standards for Erosion and Sediment Control, November 2016. **Comment resolved.**

7. Drawing C-402, Add the drainage area boundaries and required storage volumes for all sediment traps and basins. **Comment resolved.**
8. Drawing C-205, Grading Plan “E”, shows a small area of the infiltration basin IB 4A-1 at contour elevation 606. This is 2 feet lower than the rest of the basin floor, which should be level. Please reconcile this discrepancy. **Comment resolved.**
9. There are two separate detail drawings (Drawing C-905, Detail 75 and Drawing C-906, Detail 84) showing the emergency spillways at the detention ponds. Based on the FEIS response to WIG comment (logged as 6-66), the emergency spillways in these drawings are no longer relevant. To correct this discrepancy, only one detail needs to be provided which coordinates the correct elevations and top widths of the respective basins. **Comment resolved.**
10. Drawing C-905, Detail 77, the Outlet Control Structures table shows two anomalies. First, for Detention Basin 1A-1, the orifice is at elevation 611 while the outlet culvert elevation is at 612.75. Second, the Pond/Wetland 1B-1, has the orifice elevation at 628.5 and the culvert outlet elevation at 613.9, or 14.9 feet lower. These discrepancies need to be corrected. **Comment resolved.**
11. Two identical Sediment Trap III details are presented. One on Drawing C-906 as Detail 84 and the other on Drawing C-908 as Detail 100. One of these details needs to be deleted. **Comment resolved.**
12. Drawing C-906, Detail 86, Bio-Retention shows an 18” layer of soil for the system. The 2015 New York State Stormwater Management Design Manual, page 6-48, requires a minimum of 30” or 2.5 feet as the soil depth for this practice. This design needs to conform to the NYS standards.

Comment Unresolved. Detail 86 is now Detail 107 on drawing C-908. Three out of the five bioretention areas, 3B-2-A, 3B-2-B, and 4D, do not meet the minimum soil planting depth requirements, which are between 30 inches and 4 feet (2015 New York State Stormwater Design Manual, page 6-48). In addition, no specifications are provided for the soil media mixture (Appendix H, page H-5), and the bottom gravel drainage layer and drain pipe are oversized. This proposed stormwater treatment design must be

revised to meet current NYS design standards, or they need to be replaced with an appropriate practice that fits the site.

Additional Comments on the Revised June 17, 2020 Project

- 13.** Site plan drawings C-200 through C-205 depict the overall grading plan for the revised project. It appears that there are many areas where the graded topography is steeper than a 2:1 slope. These areas include the access road to the Micro Pool 4A in the south section of C-201, the south end of the fill for Building “B” on C-203, and road banks along Pugsley Road and Route 312 on drawing C-205. According to the SWPPP, Appendix D, Soil Testing Data Report, Page 11, Table 1, Summary of Soil Design Parameters, Note #3, “Any slopes greater than 15 feet high and/or have surcharge loading above the slope, should be further evaluated by a geotechnical engineer to insure against sliding or failure.” Specifically, the areas listed above must be further evaluated to comply with the Soil Testing Data Report. Retaining walls are generally used to stabilize high steep slopes and prevent slope failures. These drawings have scales on the order of 1” = 50’, with a contour interval of 2 feet, but the linear scale changes when the drawings are enlarged or reduced. The use of a “bar scale” that depicts a defined linear distance will always correspond to the drawing, no matter how much it is enlarged or reduced in size. This is a recommendation for future use.

- 14.** Drawing C-401, Erosion & Sediment Control Plan “A”, shows an unidentified temporary sediment trap at the southeast corner of proposed building “A”. This trap controls runoff from 3.53 acres of the construction site. This trap should be numbered 3 and added, with its corresponding data, to Detail 83 on drawing C-906, which also details sediment traps 1 and 2.

- 15.** Drawing C-402 shows proposed temporary sediment trap 6, off the northeast corner of Building “A”. The drainage area controlled by this practice is shown at 5.06 acres. Since this drainage area exceeds 5 acres, this trap should be designed as a sediment basin and added to Detail 90 on C-906.

- 16.** Concrete truck washouts are fully discussed on page 54 of the SWPPP, but none are shown or found on the drawings. These should be added to the appropriate C-400 series Erosion & Sediment Control Plan drawings.

- 17.** Drawing C-802 shows the Plan/Profile for Basin 1B-1, which is a micro pool extended detention pond and wetland system. The vertical scales on

each side of the two profile segments do not match and the corresponding elevations do not agree. This inconsistency must be corrected.

18. Drawing C-804 shows the Plan/Profile of Basin 4A-1. The storm labels shown in the center profile should be shifted to the right, into the pond area, where the elevation lines are drawn.
19. Drawing C-807 shows the Plan/Profile of Basin 5B-1, which is an infiltration basin, with overflow bypass, to a pocket pond system. The plan view of the pocket pond designates the water surface elevation at 612.0, while the profile shows the water surface elevation at 617.0. The plan view needs to be corrected to 617.0.
20. Drawing C-907, Detail 96, Infiltration Trench, shows the typical cross-section with dimensions. Trench width in the table is shown as 6 inches instead of 6 feet. The units need to be changed. It is assumed that this section of the infiltration trench 4B-1 is to be installed along Route 312 for highway improvements. Appendix E of the SWPPP, pages 3967 – 3969 show the calculations for the sizing of this system. The calculations are based on a trench that is 10 feet wide, 5 feet deep, and 260 feet long. That geometry provides a water quality volume (WQv) of 5,200 cubic feet, which is almost double the minimum required WQv, which is calculated to be 2,782 cubic feet. This geometry does not agree with the cross-section shown in Detail 96. Detail 96 shows an infiltration trench cross-section with an area of 24 square feet, instead of the 50 square feet originally designed. This revised cross-section would have to be 290 feet long to provide the minimum required WQv of 2,782 cubic feet. These calculation discrepancies need to be resolved and the corrected geometry needs to be defined on the plan view of drawing C-305 and C-907, Detail 96.