

April 26, 2023

Jesse Fraine
Town of Guilderland
Town Hall, Route 20
Guilderland, NY 12084-0339

Costco - Albany, NY
Site Plan Review
Colliers Engineering & Design Project No. 13001204A

Dear Jesse,

Colliers Engineering & Design (DBA Maser Consulting) is in receipt of your most recent comment letter dated April 19, 2023, in regard to Costco Wholesale in the Town of Guilderland. We have provided the following submission documents and responses to the enumerated items (Responses are in bold):

Review Comments

1. All water lines should be ductile iron pipe or HDPE pipe. Please revise. **All water lines have been revised to HDPE Pipe. See Sheet 5 of 22.**
2. The decommissioning of the existing watermains on site should be shown on the plans. The main should be cut and capped on Lawton Terrace and Gabriel Terrace at Route 20. The water service for the parcel on the east side of Lawton Terrace may need to be relocated. Coordinate with the Guilderland Water Department. **Understood, the requested coordination will take place and the requested details will be provided to the Town prior to the issuance of the building permit.**
3. Please provide lighting for the multiuse path. The lighting plan indicates that the site lighting will not illuminate the path. **The applicant will work with Costco and its consultants to confirm site lighting and existing conditions along Crossgates Mall Road adjacent to Crossgates Mall to identify any necessary alternatives. An acceptable resolution will be provided prior to the issuance of the building permit.**
4. Please provide profiles for the new sanitary sewer main. **Sanitary Sewer Profiles have been added to sheet 19 of 22.**
5. Please provide a detail for the 800-gallon sand separator. **The Sand Separator detail has been added to sheet 15 of 22.**
6. Please make sure to reference the most current stormwater SPDES permit (GP-0-20-001) in the body of the SWPPP. **Understood, SPDES Permit reference will be noted in final SWPPP.**

7. Please clearly indicate in the SWPPP that the project intends to disturb more than 5 acres at any one time and how permit requirements will be met. There should not be disturbance of greater than 5 acres at any one time until after written authorization is received from NYS DEC or the MS4. **Per the Earth disturbance notes on sheet 11 of 22, the owner/operator shall not disturb greater than five (5) acres at any given time per the NYSDEC SPDES General Permit GP-0-20-001 Part II.D.3. This language is being noted in the SWPPP.**
8. Please include proposed locations for concrete washout areas on the erosion and sediment control sheets. **The concrete washout location has been added to sheet 9 and 10 of 22.**
9. Please provide details for stormwater catch basins, manholes, and C/O's. **These Details have been added to sheets 17 and 18 of 22.**
10. Sheet 14 has a Landscape Storm Drain detail and an Inlet underdrain detail, but it is not clear where these are to be located on the site. **The landscape storm drains are added around the landscape areas around the perimeter of the building. The inlet underdrains will be added to the Construction Drawings, prior to building permit issuance, at all inlets in parking areas.**
11. A dry well detail is included on Sheet 18. Where is the dry well proposed? **The drywell labeled, Proposed Drywell S-401A, is located within the second drive aisle from the north along the west side of the building. See Sheet 4 of 22.**
12. Please clearly show the access points to the underground infiltration practice. **Access points are shown on sheet 4 of 22 as proposed 24" access manholes.**
13. Please review the assumed HSG ratings for the site soils entered into HydroCAD. The pre and the post HSG's do not appear to be consistent. **As shown in Appendix 13 of the SWPPP, the on-site soils are a mix of HSG A and HSG A/D. The A/D classification denotes that the soils act as HSG A soils in well-drained conditions and as HSG D soils in poorly-drained conditions. Certain areas around the existing drainage ditch were deemed poorly-drained in the pre-development condition and were therefore modeled as HSG D soils. The remaining soils were modeled as HSG A soils. The grading/drainage design proposes to fill in the existing drainage ditch and provide improved drainage as compared to the pre-development conditions. The entire site will be well-drained post-development. Therefore, the soils were all modeled as HSG A in the post-development model.**
14. Please review subcatchment post 1C and consider breaking it up into more than one drainage area and modeling some of the pipe systems that convey water to the underground infiltration. This will help with including pipe in the Tc calculation that is not sized to accommodate the whole drainage area. **Breaking up subcatchment Post 1C was considered, but it was deemed unnecessary. The possible effect of doing this would be a reduction in the time of concentration. To see the maximum potential impacts of reducing the time of concentration, the model was modified to use the minimum time of concentration of 5**

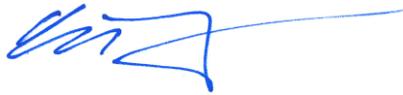
minutes. The variations were negligible. Therefore, breaking up subcatchment Post 1C is not necessary.

15. The infiltration testing completed does not appear to be located in the footprint of the proposed infiltration practice. **Consistent with the prior infiltration tests supplied to the Town in the Summer of 2020, there are similar soil conditions throughout the entire site. Prior to issuance of the building permit an additional infiltration test from the footprint of the proposed infiltration practice will be provided to the Town.**

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)



Chris Riggle, PE
Geographic Discipline Leader

Enclosure

cc: Jackie Coons, Guilderland Chief Building and Zoning Inspector
Elizabeth Lott, Guilderland Zoning Board Chair
Jim Soos, Pyramid Management Group, LLC
David Aitken, Pyramid Management Group, LLC