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April 21, 2020

VIA E-MAIL

County of Albany
Planning Board
449 New Salem Road
Voorheesville, NY 12186

**Re: COSTCO – Albany Crossgate
City of Albany, Albany County, New York
MC Project No. 13001204A**

Dear Planning Board:

Maser Consulting is in receipt of the review letter from the County of Albany Planning Board dated April 17, 2020. We have provided the following responses to the bulleted items (Responses are in bold):

Summary

- 14.8 ac
Acknowledged
- Stormwater Infrastructure drains to Crossgates SW infrastructure, then drains to Krumkill Crk (Class A Stream)
Acknowledged
- 3 Water Quality Structures: 3 Contech CDS Units, 1 StormTrap System
Acknowledged
- Wetland Disturbance: .093 ac, seeking permit from USACOE for fill
Acknowledged
- Oil Water Separator is not connected to Sanitary Sewer lines, needs to be
The oil/water separator will be connected to the sanitary sewer.
- Test Pits/Borings:
 - Groundwater encountered between 2.5' and 18' - on average 14.3'
Acknowledged
 - Excavations will be encountering groundwater- Underground storage tanks, utility excavations
Acknowledged



Fill

- Stream/drainage ditch area to the North receiving roughly 20' of fill, settling issues with utilities placed in fill
Ground improvement will be conducted as needed per the direction and supervision of a professional geotechnical engineer. Language to this effect will be added to note #6 in the “Initial Site Preparation Sequence of Activities” notes on the “Erosion Control Initial Site Preparation” plan (sheet 8 of 20). This plan sheet is also included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).”
- Geotechnical Report:
 - Concerns with sandy soil presenting structural support issues for structures
Ground improvement will be conducted as needed per the direction and supervision of a professional geotechnical engineer. Language to this effect will be added to note #6 in the “Initial Site Preparation Sequence of Activities” notes on the “Erosion Control Initial Site Preparation” plan (sheet 8 of 20). This plan sheet is also included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).”
 - Underground Storage Tanks may require tie downs due to groundwater infiltration into excavations
Tie downs will be provided if needed per the direction and supervision of a professional geotechnical engineer. Language to this effect will be added to note #12 in the “Rough Grading Sequence of Activities” notes on the “Erosion Control Rough Grading Plan” (sheet 9 of 20). This plan sheet is also included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).”
 - Cut and mass fills averaging +/- 8 feet throughout the majority of the site
Acknowledged
 - Structural fill may need to be brought on site if excavated soil does not meet compaction requirements
Structural fill will be imported as needed to meet the structural fill/compaction requirements as indicated in the “Fill Materials, Placement and Compaction” notes on the “Erosion Control Rough Grading Plan” (sheet 9 of 20).

Site Plans

- Sheet 5, “Water that accumulates in the open trench will be completely removed by pumping, as required, to a facility for removal of sediment in accordance with NJ-DEP guidelines.”
Note #1B in the “Utility Installation and Trench Excavation Guidelines” on the “Utilities Plan” (sheet 5 of 20) will be revised to specify “NYSDOT guidelines” instead of “NJ-DEP guidelines.”
- NYSDOT guidelines are to be used for this project, not NJ-DEP
Note #1B in the “Utility Installation and Trench Excavation Guidelines” on the “Utilities Plan” (sheet 5 of 20) will be revised to specify “NYSDOT guidelines” instead of “NJ-DEP guidelines.”



Phases of Work

- SWPPP states 3 Phases of Work will occur, each phase is encompassing the entire property and ROW for utility excavation
 - Phase 1: Initial Site Prep Phase, Total Disturbance 17.41 acres
Acknowledged
 - Phase 2: Rough Grading Phase, Total Disturbance 17.41 acres
Acknowledged
 - Phase 3: Final Phase, Total Disturbance 17.41 acres
Acknowledged
- Per MS4 SWPPP Checklist:
 - “Request to disturb greater than 5 acres at any given time including justification for disturbance, additional erosion and sediment control measures to mitigate disturbance, phasing plan, cuts and fills plan, and total acreage to be disturbed in each phase.”

Due to the extent of mass grading +/-8’ across the majority of the site and the complexity of the proposed site improvements, it is not feasible to split up construction in such a way that there is less than 5 acres of disturbance at any given time. This justification will be added to the “Construction Sequence” section on page 11 of the “Storm Water Pollution Prevention Plan (SWPPP).” The additional erosion and sediment control measures incorporated to mitigate disturbance are listed in the “Erosion Control Measures” section on page 11 and shown on plan sheets 7-11 in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).” Phasing plans are provided on plan sheets 7-10 which are included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).” A bold box note will be added to each plan defining the maximum disturbed area per phase. A cut/fill plan will be added as Appendix 20 to the “Storm Water Pollution Prevention Plan (SWPPP).” The total acreage to be disturbed in each phase is listed in the “Construction Sequence” section on pages 11-13 of the “Storm Water Pollution Prevention Plan (SWPPP).”
 - Each phase is over 3x the recommended 5 acre maximum disturbance of a construction site at one time (GP-0-20-001). The idea of phase work is to prevent expansive disturbances to a construction site from occurring.

Due to the extent of mass grading +/-8’ across the majority of the site and the complexity of the proposed site improvements, it is not feasible to split up construction in such a way that there is less than 5 acres of disturbance at any given time. This justification will be added to the “Construction Sequence” section on page 11 of the “Storm Water Pollution Prevention Plan (SWPPP).”
 - Consideration should be made to reduce the size of the disturbance in each phase, or justify why the disturbance is necessary for the scope of work.

Due to the extent of mass grading +/-8’ across the majority of the site and the complexity of the proposed site improvements, it is not feasible to split up construction in such a way that there is less than 5 acres of disturbance at any



given time. This justification will be added to the “Construction Sequence” section on page 11 of the “Storm Water Pollution Prevention Plan (SWPPP).”

- Copied from GP-0-020-001:

The owner or operator of a construction activity shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a regulated, traditional land (Part II.D.3) 16 use control MS4, the regulated, traditional land use control MS4 (provided the regulated, traditional land use control MS4 is not the owner or operator of the construction activity). At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

 - A. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

A bold note to this effect will be added to the “Initial Site Preparation Sequence of Activities” notes on the “Erosion Control Initial Site Preparation” plan (sheet 8 of 20), the “Rough Grading Sequence of Activities” notes on the “Erosion Control Rough Grading Plan” (sheet 9 of 20), and the “Final Sequence of Activities” notes on the “Erosion Control Final Phase” plan (sheet 10 of 20). These plan sheets are included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).”
 - B. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

A bold note to this effect will be added to the “Initial Site Preparation Sequence of Activities” notes on the “Erosion Control Initial Site Preparation” plan (sheet 8 of 20), the “Rough Grading Sequence of Activities” notes on the “Erosion Control Rough Grading Plan” (sheet 9 of 20), and the “Final Sequence of Activities” notes on the “Erosion Control Final Phase” plan (sheet 10 of 20). These plan sheets are included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).”
 - C. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

Phasing plans are provided on plan sheets 7-10 which are included in Appendix 19 of the “Storm Water Pollution Prevention Plan (SWPPP).” A bold box note will be added to each plan defining the maximum disturbed area per phase. A cut/fill plan will be added as Appendix 20 to the “Storm Water Pollution Prevention Plan (SWPPP).”



- D. The owner or operator shall install any additional site-specific practices needed to protect water quality.
Site specific practices will be installed to protect water quality as described in the “Storm Water Pollution Prevention Plan (SWPPP)” and shown on the “Preliminary/Final Major Site Plan for Costco Wholesale.”
- E. The owner or operator shall include the requirements above in their SWPPP.
The above requirements will be added to the SWPPP. Please see corresponding responses to each requirement for the locations therein.

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

Very truly yours,

MASER CONSULTING P. A.

A handwritten signature in blue ink, appearing to read 'Chris Riggle', with a long horizontal line extending to the right.

Christopher J. Riggle, PE
Project Manager

CJR/ml