



June 30, 2022

Mr. Bradley Glass
Planning Director
City of Albany Department of Planning & Development
200 Henry Johnson Boulevard
Albany, NY 12210

**Re: Department of Water & Water Supply Comments Site Plan Submission
Albany Port District Commission – Port of Albany Expansion Project
Marmen-Welcon Tower Manufacturing Plant
700 Smith Boulevard Site, City of Albany, Albany County**

Dear Mr. Glass:

This letter is in response to the Department of Water & Water Supply's Review letter dated April 1, 2022, where they submitted their comments associated with the following documents for the above referenced project.

- Stormwater Pollution Prevention Plan (SWPPP), dated October 2021
- 700 Smith Boulevard Site Plans, dated January 2022

The following information is respectfully submitted in response to each comment.

Stormwater Pollution Prevention Plan (SWPPP)

1. The Albany Department of Water & Water Supply administers the City of Albany's MS4 Permit. The City's permit covers all municipal separated storm sewer infrastructure in the City owned by the City or the Albany Water Board. The stormwater infrastructure within the Port of Albany is not owned by the City or Water Board. It is our position that the Port is a "non-traditional" MS4 as defined in New York State's MS4 Permit. We have been in discussion with Mary Berry and Bonnie Starr from NYSDEC Region 4. DEC has requested that the City/Water Board continue to review SWPPP's within Port property and provide MS4 acceptance for the issuance of DEC's Construction Activity permit related to development in the Port of Albany.

Response: Duly noted.

2. The submitted SWPPP appears to be a small portion of an overall larger contiguous project. Please demonstrate through the Construction Activity Permit GP-0-20-001 why multiple SPDES Permits will be necessary. If it is shown that multiple permits are required, only include information specific to this project within the SWPPP & Plans.

Response: Per Appendix A of GP-0-20-001 the definition of "Larger Common Plan of Development or Sale" states: "For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be

treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.” The distance between the Beacon Island Site and 700 Smith Boulevard is approximately 1 mile, therefore meeting the separation requirement above. While Normanskill Street, between the two projects, will be re-paved there will not be soil disturbance associated with this activity along the 0.54-mile stretch within the City of Albany. In addition, the Town of Bethlehem provided the following SWPPP Comment in their December 17th, 2021 review letter: *“Section 1.4 discusses the full scope of the project inclusive of work planned in the City of Albany at 700 Smith Boulevard. The applicant has represented that the while the work in Albany is part of the overall project, from a stormwater permitting prospective, there will be two SWPPPs, one for work in Bethlehem and one for work in Albany. With approximately 1-mile separation between the two projects, MJ Engineering (Town’s Consultant) would concur with this approach as the separation distance avoids the larger common plan of development that would otherwise make this a single project and a single SWPPP to support permit coverage.”* The SWPPP has been updated to only include information specific to this project.

3. The report shall be stamped and signed by a licensed engineer in the State of New York.

Response: The Engineer’s Stamp and Signature have been provided on the SWPPP cover page.

4. Reference to runoff reduction techniques in the Introduction shall be removed.

Response: Reference to runoff reduction techniques in the Introduction has been removed.

5. Confirm the increased flow can be accommodated by the existing 42” RCP pipe which discharges to the Hudson. The drainage system was recently changed due to the construction of the Maritime Warehouse at 106 Smith Boulevard which also added flow to the existing 42” pipe. Modeling of the stormwater flows shall include all adjacent drainage areas that discharge to the 42”.

Response: The proposed project site was previously developed with all runoff directed to the existing 42” RCP to the Hudson River. Since that development, the site was demolished and remediated with a cap burying all existing drainage inlets to the 42” RCP. As a result, the stormwater runoff is presently split between two outlet points. The northern portion of the site runoff is directed to the 42” RCP inlet directly over the 42” pipe. The southern portion of the site sheet flows until it enters the Raft Street drainage system. Historically, drainage runoff from the site was not intended to enter Raft Street, a City road. Therefore, the proposed drainage system will re-establish the previous drainage patterns to allow stormwater runoff to enter the more robust 42” RCP system to streamline the flow to the Hudson River, rather than enter a meandering roadway drainage system to eventually outlet into the Hudson River. As such, we respectfully request that a full stormwater model for the whole watershed of the 42” RCP system not be required as part of this project’s site plan approval.

6. Section 4 - Construction Phasing: Template language 4 shall be revised to reflect the actual scope of the project.

Response: Section 4 has been updated to reflect the scope of the project.

7. Please provide SHPO’s final conclusion review letter for project acceptance.

Response: SHPO final conclusion letters have been included in Appendix H. Section 1.5 has been updated to describe the attached letters.

8. Section 5.1.9 – Indicate if 5 acres or more will be disturbed at any given time. Owner shall follow all requirements of Permit Section II.D.3 if 5 acres or more will be disturbed at any given time.
Response: Section 5.1.9 has been updated to indicate that no more than five (5) acres will be disturbed at any time.
9. Section 5.1.10 – Final Inspection shall also include coordination with the Albany’s Stormwater Manager, Peter Beck, CPESC.
Response: Section 5.1.10 has been updated to note the final inspection shall include coordination with Albany’s Stormwater Manager.
10. The Qualified Inspector requirements shall be included in the report.
Response: Qualified Inspector requirements have been added as Section 5.6 of the SWPPP.
11. Section 8.1.1 – The project does not reduce impervious area.
Response: Section 8.1.1 has been updated accordingly.
12. A completed Notice of Intent (NOI) shall be included within the report.
Response: A draft NOI has been included as Appendix I of the SWPPP.
13. The NYSDEC MS4 SWPPP Acceptance form shall be included within the report.
Response: MS4 SWPPP Acceptance form has been included in Appendix J of the SWPPP.
14. The Owners Certification Signatory page shall be included within the report.
Response: Owner Certification form has been included in Appendix J of the SWPPP.
15. The Sub Contractor Signatory page shall be included within the report.
Response: Contractor/Subcontractor Signatory page has been included as Appendix K of the SWPPP.
16. A blank SWPPP Inspection Report shall be included within the report.
Response: A blank SWPPP Inspection Report is included as Appendix L of the SWPPP.
17. If construction will take place during NYSDEC Wintertime Conditions (November 15-April 1), please provide the specific project wintertime requirements for construction during this time period.
Response: Specific wintertime requirements have been added to sheet ESC-03.
18. A pre-construction meeting is required prior any soil disturbances on the site. The meeting shall include the Albany’s Stormwater Program Manager.
Response: Section 4.1 has been updated to include Albany’s Stormwater Program Manager as a required party for the pre-construction meeting.
19. A site assessment that certifies erosion and sediment controls described in the SWPPP are in place prior to construction commencement must be completed by a qualified inspector and submitted to the prior to Albany’s Stormwater Program Manager within 24 hours of inspection completion.
Response: Erosion and sediment control pre-disturbance inspection has been added to the sequence of construction activities in Section 4.1 of the SWPPP.

20. The NYSDEC Notice of Termination Form (NOT) shall be included within the report.

Response: The NYSDEC NOT form is included as Appendix M of the SWPPP.

Plan Set Comments

Plan Set Sheet – ESC-01: Erosion & Sediment Control Plan

21. Proposed grading shall be shown on the plan.

Response: The Erosion and Sediment control Plans have been updated and separated into two phases, with Phase 1 showing the pre-development plans and Phase 2 showing the post-development plans. The proposed grading has been purposely left off the Phase 1 plans to accurately depict existing conditions, but it shown on the Phase 2 plans.

22. A soil stockpile location for suitable material shall be shown on the plan.

Response: The plan has been revised to show a stockpile location for suitable material.

23. Perimeter protection shall be shown around all proposed soil stockpile locations.

Response: Compost filter socks have been added to the plans to provide perimeter erosion control protection around the suitable and unsuitable soil stockpiles.

24. Include all existing & proposed line types and hatches within the legend.

Response: Applicable existing and proposed line types and hatches have been added to the legend.

25. The Limits of Disturbance shall be shown on the plan. Project specific NYSDEC Wintertime Conditions shall be put on the plan.

Response: Limits of Disturbance added to ESC-01. NYSDEC Wintertime Specification notes added to sheet ESC-03.

26. Post construction stormwater management facility signage will be required for all proposed facilities. Show locations of signage and provide a detail for the signage.

Response: Locations of stormwater facility signage are shown on sheet SP-01. Signage detail is shown on sheet DT-02.

27. An area for construction equipment staging shall be shown on the plan.

Response: A designated area for construction equipment staging has been added to the plan.

28. A location for material storage shall be shown on the plan.

Response: A designated area for material storage has been added to the plan.

29. If onsite fueling will be provided via an onsite storage tank, the location of the fueling area shall be shown. Provide a detail for secondary containment of the tank.

Response: No fuel storage tanks are proposed as part of the site design plans.

Plan Set Sheet – ESC-02: ESC Notes & Details

30. Specifications for temporary and permanent seeding shall be provided. Please note seed types and application rates.

Response: Seeding specifications have been added to sheet ESC-03.

Plan Set Sheet – GR-02: Grading, Drainage, Erosion & Sediment Control

31. Show inlet protection at all existing catch basin locations on Normanskill Street.

Response: Inlet protection has been added to existing catch basins along Raft Street. Shown on ESC-02 for the site and Raft St. (Normanskill St. changed names to Raft Street along the site frontage.)

32. Limits of disturbance and erosion & sediment control devices shall be shown for all proposed utility installations.

Response: The disturbance limits shown on drawings ESC-01 and ESC-02 have been extended to include all areas including the minor areas offsite.

Plan Set Sheet – GR-03: Grading, Drainage, Erosion & Sediment Control

33. Show inlet protection at all existing catch basin locations on Normanskill Street.

Response: Inlet protection has been added, see response to #31.

Plan Set Sheet – EX-01: Existing Conditions and Demolition Plan

34. Indicate if existing stormwater infrastructure on the site will be removed.

Response: Existing on-site stormwater infrastructure should have been abandoned/removed during the remediation project; however, if any infrastructure is encountered it will be removed. Plans have been revised to note this.

35. Show existing 8" water main to the south (feed to 101 & 301 Normanskill Drive) of where connection is proposed and existing 8" water main and hydrants to the north of the property (feed to 500 Smith Boulevard) on plans.

Response: Existing known utility connections and lines are shown in the available base mapping.

Plan Set Sheet – GR-01: Grading & Drainage Plan

36. Clarify the square footage of Building E. Plans show 21,748 ft², SWPPP shows 19,600 ft².

Response: The SWPPP has been updated to reflect the correct square footage of Building E.

Plan Set Sheet – UT-01: Utility Plan

37. Show existing 8" water main (feed to 101 & 301 Normanskill Drive) on plans. New water main will require a tee to reestablish connection to this existing main.

Response: The existing 8" water main and Tee to 101 Normanskill St are now shown on the plans. The proposed water main service has been updated to connect to this existing tee.

38. New 8" main shall connect to the existing hydrant tee, not at the hydrant lateral.

Response: The proposed water main has been updated to connect to the existing tee.

39. To minimize stagnant water at proposed dead-end hydrant, water main shall loop around the building. Provide backflow prevention inside the building. A meter shall be installed at the connection to AWB-owned main. Meter vault shall have a traffic-rated fiberglass lid. The meter may also be placed in a "hot box" above grade.

Response: The on-site water main has been extended to loop around the building. We respectfully request that the meter and backflow preventer be provided within the building's

mechanical room and not within an exterior hotbox. There is no room for a hotbox on site or at the location where the service enters the site.

40. Indicate material of 6" domestic/fire water service.

Response: Water service lines and mains have been updated to include material designation.

41. Sanitary sewer and manholes running through the site (MH 86648 to MH 86660, see map below) shall be inspected by CCTV sewer inspection per NASSCO standards. Video and inspection report shall be provided to the Water Department for review and comment. The applicant shall clean the sewer as is required. Necessary rehabilitation of sanitary sewer shall be consistent with easement agreement between the Albany Water Board & Port Commission.



Response: Comment noted, a note has been added to the Utility Plan sheet specifying the inspection, cleaning, and rehabilitation requirements and call out to the existing manholes.

42. Sanitary sewer lateral to be SDR-26.

Response: The sewer lateral material has been updated and revised to SDR-26.

43. Sanitary sewer lateral shall not be connected to manhole. Lateral shall run to the east and include a wye connection to existing 12" sewer.

Response: The sewer lateral has been updated to connect north of the manhole with a wye connection to the existing 12" sanitary sewer.

Plan Set Sheet – DT-02: Detail Sheet 2 of 5

44. Hydrodynamic Separator detail shall show site specific data requirements for the units, including Structure ID, Diameter, WQv Flow Rate, Peak Flow Rate, Return Period of Peak Flow, Rim Elevation, and Inlet and Outlet Pipe Information.

Response: Site specific data requirements for the Hydrodynamic Separators have been added to sheet DT-02.

Plan Set Sheet – DT-03: Detail Sheet 3 of 5

45. Wet Tap detail is not necessary for connection to existing main.

Response: The Wet Tap detail has been removed from the detail sheet.

Plan Set Sheet – DT-04: Detail Sheet 4 of 5

46. Though the water main and hydrants are not owned the Water Department the applicant shall call out standard hydrants to ensure proper fire connect.

Response: A note has been added to the detail sheet calling for the review and approval by the City of Albany Water Department for its conformity to City and State standards.

47. Provide a name for detail on lower left of sheet.

Response: The detail has been updated and revised to provide the missing information.

Additional Comments

1. It shall be noted that this review was performed for work on lands within the City of Albany.

Response: Duly noted.

2. All plans & reports shall be submitted to the Town of Bethlehem for review and approval.

Response: Comment noted. The plans and reports have been provided to the Town of Bethlehem and will be continued to be submitted for their review.

3. All plans shall be stamped and signed by a licensed engineer in the State of New York.

Response: The plans have been signed and sealed by a State of New York licensed professional engineer.

4. Provide note on plans that 48 hours' notice must be given to Department of Water for inspections.

Response: A note has been provided to the General Notes sheet GN-01.

5. Water/sewer permits will be required for the proposed utility connections prior to the start of construction.

Response: A note has been provided to the General Notes sheet GN-01.

6. The following notes should be added to all utility plan and profile sheets for new water main installation:

- a) Pressure and leakage testing of the water main shall be witnessed by department staff and acceptable bacteriological test must be submitted and accepted by the department prior to final of the new water main.

Response: The note has been provided to the General Notes sheet GN-01, UT-01 and UT-02.

7. Easement agreements for utilities, if applicable.

Response: Any applicable easement(s) for utilities will be submitted following site plan approval.

8. Prior to issuing a certificate of occupancy, a copy of the AutoCAD and paper as-builts is required. Coordinate system to be NAD83 horizontal and NAVD88 vertical.

Response: Duly noted.

If you have any questions related to the enclosed information or if you require additional information, please contact me at (518) 580-9380 or via email at AFrosino@mjinc.com

Sincerely,
McFarland-Johnson, Inc.



Adam J. Frosino, PE, PTOE
Project Manager

- c: Robert Leslie, Town of Bethlehem
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