

Our ref: 11109380

November 29, 2022

Mr. Dan Reisman, Chairman
Planning Board
Village of Fayetteville
425 East Genesee Street
Fayetteville, NY 13066

Site Plan Documents – Subsequent Review
547 East Genesee Street – Accurate Die Casting Building Restoration Project
Applicant: Northwood Real Estate Ventures, LLC
Location: Village of Fayetteville, NY

Dear Mr. Reisman

Per Village Planning Board request, we performed a review of the Site Plan submission package provided for the above-referenced proposed development. This letter is being provided to you to present our review comments based on our review of the submission documents listed below:

Table 1 Submitted Documents

Item	Date	Preparer
Response to Village Engineer Comments	July 11, 2022	Napierala Consulting
Site Plan Set (C-0 through C-16)	October 31, 2022	Napierala Consulting
Stormwater Pollution Prevention Plan (SWPPP) supplement pages	January 2022 (revised May 22, 2022)	Napierala Consulting

Developer's Engineer's (Napierala) letter dated July 11, 2022, responded to our review comment letter dated July 6, 2022. GHD's response on the above submission documents and Napierala's response letter are as follows:

1. Civil Site Plans.
 - a. NYSDOT had approved the conceptual site plans proposed for the NYS Route 5 roadway improvements work needed to serve the development. In general, these improvements include widening of the roadway, curb cuts, addition of turning lanes, and a new traffic light. Developer shall provide copy of the design plans and specifications for the proposed roadway improvements work for NYS Route 5 (East Genesee Street) once prepared, based on final design locations of the new driveway entrances proposed to serve the development.
 - b. Developer shall coordinate any proposed dedication of property to Village of Fayetteville for Park Lands under a separate submission.

- c. Proposed emergency stand-by electrical generator system to serve the new facility shall provide a noise level rating (at full load) that is below maximum decibel limits based on Village code requirements.
2. Building Features
 - a. Building architectural plans, elevations, and features must address Planning Board comments, and include features that conform to Village of Fayetteville community and surroundings.
3. General Plan Comments and Activities
 - a. Since this redevelopment property is currently under agreement within NYSDEC's Brownfield Cleanup Program, provide Remedial Action Work Plan once developed for review and comment, to reflect work to be performed at the site based on approved Site Plans.
4. Remedial Investigation Work Plan Associated Items
 - a. Provide a copy of the Remedial Investigation Report and Remedial Alternatives Analysis once prepared, for review.
 - b. Provide Health and Safety Plan, Community Air Monitoring Plan, Community and Environment Response Plan associated with this development (and Remedial Work Plan) once prepared, for review.
5. Stormwater Pollution Prevention Plan (SWPPP).
 - a. Drainage calculations were not reviewed, only drainage system concepts were reviewed.
 - b. Provide copy of the proposed deed restriction for the development property requiring the property owner to perform cleaning, operations, maintenance, and repairs, as required, to assure post construction stormwater drainage facilities function as designed, based on approved SWPPP.
 - c. A final revised SWPPP may be required following the completion and submission of the Remedial Work Plan, based on NYSDEC's review comments and specific work plan requirements.
 - d. Provide final separate erosion and sediment control plans for new construction and for demolition/remediation activities.
 - e. If required, in Section 3.B.3: The potential use and locations of subsurface drains shall be approved by the NYSDEC prior to installation. Recommend coordinating the remedial investigation sampling plan with the proposed redevelopment facilities.
 - f. Upon development and approval of final site plan drawings; Per EPA's Phase II Stormwater Rule, submit final signed SWPPP to Village of Fayetteville Building and Codes Department in accordance with Municipal Separate Storm Sewer Systems Permit, GP-0-15-003, for review and approval.
6. SEQR Full Environmental Assessment Form- Part 1.
 - a. Village of Fayetteville Planning Board (Lead Agent) declared a Negative Declaration during their SEQR review for this project.
7. General Comments – As subsequent plans/documents are developed.
 - a. Provide Hazardous Building Materials Survey/Report for existing structures to be demolished, once prepared.
 - b. Provide Demolition Plans for areas/buildings to be demolished required as part of the building restoration work, including any footings, foundation, floor slab demolish items, once prepared.
 - c. Submit approval letter from Onondaga County Department of Water Environment Protection (WEP) for proposed implementation plan for inflow/infiltration offset (2:1) for the proposed development (8,000 gpd I/I mitigation), once received.
 - d. Submit plumbing plan to WEP for final approval and copy of approval letter once received.
 - e. Submit all revised plans to Onondaga County Bureau of Public Health Engineering for final approval and provide copy of review comments and approval letter, once received.

- f. Provide approval letter from Village Fire Department based on final, approved proposed building/site design and layout, once issued during building permit acquisition stage.
- g. Developer's responses to Onondaga Planning Board comments dated April 13, 2022, address the items listed in the County's review letter.

We suggest the Village Planning Board require the applicant to submit item-by-item responses to our comments above as additional submission documents are developed and submitted for this project, for review and comment.

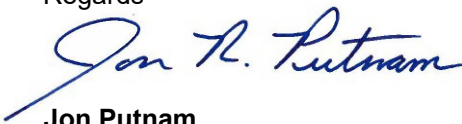
Based on our review of the submission documents listed above, the Developer has addressed our site plan comments to date, but will need to submit the required subsequent documents once prepared, for review and approval, as follows:

1. Remedial Investigation Report and Remedial Alternatives Analysis
2. Remedial Work Plan and associated elements
3. Any changes to the SWPPP based on NYSDEC's review of Remedial Work Plan
4. Hazardous Building Materials Survey and Site/Building/Foundation Demolition Plans
5. Onondaga County WEP and Public Health approval letters
6. OCWA approval of proposed water service connection, and any required backflow prevention devices to be installed to serve the proposed facility.
7. Satisfactorily address all Village Planning Board Site Plan comments, including Building and Landscape Architecture, Plantings, and Lighting feature comments, and submit revised plans to Village Planning Board.

The subsequent submission documents listed above may be submitted at a later date since they are still being prepared and may be considered as contingent items based on Village Planning Board's review comments or conditional approval of the Site Plans. The Village Building and Codes Department's final approval of the SWPPP, Demolition Plans, and issuance of the Certificate of Occupancy (upon completion of building renovations) can also be made part of the Planning Board's conditional approval of Site Plans. Any changes made to the approved Site Plans due to NYSDEC's Remedial Work Plan requirements or other agency requirements, will require future site plan submissions, reviews, and approvals by Village Planning Board.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards



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Copy to: The Honorable Mark Olson, Mayor, Village of Fayetteville
Mike Jones, Village of Fayetteville
Karen Shepardson, Village of Fayetteville