

TOWN OF WEST SENECA



ENGINEERING DEPARTMENT

TOWN SUPERVISOR
GARY A. DICKSON
TOWN COUNCIL
WILLIAM P. HANLEY JR.
JEFF PIEKAREC
JOSEPH CANTAFIO
WILLIAM BAUER

June 7, 2021

Town of West Seneca Planning Board
c/o Mr. Jeffrey Schieber, CEO
Town of West Seneca Code Enforcement

Re: Proposed Subdivision – Reserve Road

Dear Members of the Planning Board,

We have reviewed plans submitted to the Town of West Seneca for the above referenced project. Based on our review, we have the following comments and concerns:

1. There were no watershed maps included for review and therefore the stormwater calculations cannot be verified.
2. Chapter 5 of the New York State Stormwater Management Design Manual requires all new subdivision projects to utilize green infrastructure practices. The proposed subdivision is an intense land use that utilizes no green infrastructure practices that would either provide open space, limit land clearing and/or provide water quality treatment close to the source. The overall approach should be re-evaluated toward this goal.
3. The drainage calculations provided utilize very generic assumptions in an overall post-developed state. More accurate subcatchment information is to be provided including anticipated impervious areas for the probable houses, driveways, sidewalks and roads.
4. Sheet flow of 150 feet is used in the post-development calculations. The Design Manual states that only a maximum of 100 feet be used.
5. The Town of West Seneca requires the reduction of the post-developed 25 year storm be reduced to 10 year predevelopment levels.
6. There is no means of keeping ponded water within the bioretention areas of the stormwater treatment basins.
7. Bioretention area #1 proposes a top elevation of 740.15 and a bottom elevation of 739.65 and Bioretention area #2 proposes a top elevation of 739.5 and a bottom elevation of 739.00. This is only 0.5 feet of depth and the Design Manual requires a minimum of 2.5 feet.
8. All stormwater flows are directed into each of the bioretention areas directly onto the highly erosive bio-engineered soils. It is recommended that a level spreader of some type be utilized to prevent erosion and damage to the bioretention soils.
9. CB#2 bypasses the bioretention system completely and therefore that subcatchment receives no water quality treatment.
10. There were no pipe calculations provided. This must be included along with their contribution subwatersheds so that their adequacy and velocities can be ascertained.

11. The Demo & Erosion Control Plan must include a limit of disturbance line. Should disturbance be over 5 acres at any given time, a request must be made to the MS4 to receive permission to do so. If not, the disturbance must be phased to remain under the 5 acre threshold.
12. Has permission been granted for the tie in of the western basin to the offsite drainage system? Will an easement be required? It must be demonstrated that the existing pipe has sufficient extra capacity to receive new flows that it had previously not encountered.
13. The proposed stormwater treatment basins appear to be wholly contained within their own lots. Who will own and maintain these lots? Will a homeowner's association be required?

It is anticipated that the developer's engineer will respond to these comments in writing along with revised plans so that we may continue our review.

Please contact me should you have any questions relative to this review.

Very truly yours,

David H. Johnson, CPESC, CPSWQ