

ALAN M SWIERCZEK, P E

P.O. Box 204
Whitesboro, NY 13492
June 3, 2025

Town of Deerfield Planning Board
6329 Walker Road
Deerfield, NY 13502

RE: "PathStone Deerfield Apts" (Site Plan Review 2)
Mulaney Road & Horatio St

Gentlemen,

On behalf of the Planning Board, we have conducted a technical review of the plans and the SWPPP, dated 5/28/2025, prepared by SWBR for the proposed "PathStone Deerfield Apts", located at the intersection of Mulaney Road and Horatio St. Site is zoned "PD-E". Our review comments are as follows:

1 Administration

- * Sheet C200 refers to "proposed Lot 1, 5.0 acres" and "proposed Lot 2, 6.8 acres". It is recommended the Applicant clarify if a subdivision of the parent parcel is part of the proposed action. We also note the site drawings show a line, similar to the symbolism of a property line, approximately 60 ft off the northwest boundary of the parent parcel, implying a separate parcel is intended.

5 Grading, Drainage, Storm System

- * Since the stormwater management basin(s) are not provided with emergency spillways, it is recommended the outlet pipe from a stormwater management facility be able to convey the maximum outflow from the facility, being the 100 yr storm, so as to minimize the probability of the embankment being overtopped. The outlet pipe from DA2 is a 12". It is further recommended the Applicant confirm this pipe can convey $6.77 \pm$ cfs.

7 Parking, Roads: no comments at this time

8 Pedestrian

- HC detail; Applicant should confirm ramp side slopes, shown as 1:10, are appropriate, vs 1:12.

9 Outdoor Storage

- "Maintenance Shed"; Decision deferred to Planning Board.
- "Dumpster Enclosure"; Decision deferred to Planning Board.

10 Site Improvements

- "Bus Shelter"; Decision deferred to Planning Board.

11 Sanitary

- Manhole Detail, 5 on C502;
(C Note; The previous comment concerning deleting "bituminous coating" was intended to apply to a manhole's interior only. No exception is taken to its application on the exterior.)

12 Water

- At the May 21st meeting, it was mentioned the access road from Mulaney may eventually become a Town road. Should that occur and the plans for the remainder of the overall parcel proceed, it may be advisable to loop the water main from this site with that project. It is recommended the proposed water service to this project be re-located to the eventual Town road ROW and be in a position to become a municipal main.
- Any meter vault and RPZ on the proposed water service will be deferred to the MVWA.

13 Fire

- It is recommended an analysis be prepared that the service connection can provide the necessary fire flow and pressure.
- It is recommended fire hydrants be provided on the site, the number needed determined by hose length criteria in the building code.
- It is recommended fire truck access to the northerly side of the building be considered. A fire lane (or equal) may be warranted.

14 Signage

- It is recommended the location of any project sign(s) be shown.

19 Landscaping: no comments at this time

20 Traffic Control; no comments at this time

21 Phasing: no comments at this time

22 SWPPP, Soil Erosion & Sediment Control

- The source of the design storms used is unclear. We recommend use of the site specific data available at cornell.edu under the heading "extreme precipitation". For example, for the 24 hr, 100 yr storm, the SWPPP calculations are based on a storm of 5.3", while the website mentioned above indicates it should be 5.83".
- It is recommended a summary table of channel protection volume, required and provided, be provided.
- It is recommended the SHPO findings/sign-off document be included in the SWPPP.
- Note 27 on sheet C200 refers to a fence and gate around the stormwater management basin. The other site plan sheets do not shown this fence nor is a detail provided for it.

(Note: The SWPPP is a large complex document. Our office was unable to complete our review of it between its receipt and the June 4th Planning Board meeting.)

Feel free to contact me at 315-527-6507 or amspe@aol.com should you have any questions or need additional information.

Very truly yours,



Alan M Swierczek, PE

Cc SWBR; R Maier