



Environmental, Planning, and Engineering Consultants

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June 28, 2019

Richard D. McGoey, P.E.
McGoey, Hauser, & Edsall
Consulting Engineers, D.P.C.
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

Re: **Town of Thompson**
Technical Review Comments – Monster Golf Maintenance Building

Dear Mr. McGoey:

Our office has reviewed the Town of Thompson Technical Review Comments from McGoey, Hauser, & Edsall Consulting Engineers, D.P.C. (“MHE”), dated June 5, 2019; this letter summarizes the comments and provides responses from AKRF on behalf of Empire Resorts Real Estate I, LLC (the “Company”). AKRF provides the following responses:

1. MHE Comment: The existing 12 inch CMP storm drain under the newly proposed parking lot will be at a depth of 15 feet. The design engineer should advise as to whether the CMP pipe installed under a previous project is recommended for a bury depth of 15 feet by the manufacturer.

Response 1: The existing 12 inch CMP under the proposed parking lot will be plugged and abandoned in place. A new 15” HDPE will be installed to convey flow from the existing pocket wetland around the site to USACE Waterbody 108. The new 15 inch HDPE pipe is proposed as such considering the unknown conditions of the 12 inch CMP existing pipe.

2. MHE Comment: It appears that they will be less than 1.5 feet of cover over the 12 inch RCP crossing under the newly proposed access drive. The depth of the pavement and item 4 at this location will be 14 1/2 inches. It should be determined whether this provides sufficient coverage over the pipe.

Response 2: The proposed RCP has been replaced with DIP Class 52 due to the limited cover available over the pipe. The DIP Class 52 will be able to withstand vehicular loads with the provided cover.

3. MHE Comment: A gated enclosure for the dumpster pad is recommended.

Response #3: The entire maintenance yard is enclosed by a 6’ high chain link fence which will provide security and screening for the dumpster pad. As such, an additional gated enclosure will not be added around the dumpster pad.

4. MHE Comment: Spill containment details for the chemical storage area and the fuel pad are to be provided on the site plan.

Response #4: Attachments #1 & #2 are provided which detail the spill containment methods for the chemical storage and fuel pad. Additionally, Attachment #3 is provided which details the wash pad and chemical storage layout areas.

5. MHE Comment: The location of the man door for access from the handicap parking space should be shown, and if in front of the ramp a determination should be made as to whether the swing of the door on the ramp is compliant.

Response #5: There are two handicap accessible man doors into the Maintenance Building as designated by triangles on C-401 Site Geometry Plan. These entrances are not in front of the proposed handicap ramp. Additionally, the site plan provides a 5' wide sidewalk for maneuverability around the building entrances. Per ADA guidelines, the minimum maneuverability clearance required is 5' therefore the swing of the doors will have no effect.

6. MHE Comment: The location of the 'No Parking' sign in front of the ADA aisle space on sheet 12 of 17 may interfere with the ramp to the sidewalk and may need to be relocated.

Response #6: Per ADA, the minimum accessible width for the sidewalk is 36". The proposed sidewalk is 5' therefore the "No Parking" sign shall not affect the ADA aisle space. Dimensions have been added to C-903 (Sheet 12) Details by providing the minimum dimension requirements between the sign and the building façade.

7. MHE Comment: Fencing and gate details should be provided on the plans.

Response #7: The 6' high chain link fence and gates will be in accordance with NYSDOT standard sheets and specifications. Notes have been added to C-401 (Sheet 5) Site Geometry Plan.

8. MHE Comment: Tie rod should be shown between the main and the hydrant valve in addition to between the hydrant valve and the hydrant.

Response #8: An additional callout has been shown on the detail.

9. MHE Comment: We would recommend that a water service shut off valve be provided exterior to the building on the 6 inch service line.

Response #9: A water shut off valve has been added to the plans as shown on sheet C-601.

10. MHE Comment: The structure or drainage improvements located in front of parking spaces 7 through 12 should be labeled in detail.

Response #10: A "gravel diaphragm" callout has been added to the C-501 Grading and Drainage Plan.

11. MHE Comment: Plans should be submitted to EPR as the master developer and written acceptance from same should be provided to the Town.

Response #11: A written acceptance from EPR will be forwarded to your office once available. Per our conversation with Ethan Mindrebo, General Note #41 has been added to indicate that "A written acceptance from the Master Developer shall be provided to the Town prior to issuance of a Certificate of Occupancy."

12. MHE Comment: SWPPP review comments to be provided under separate cover.

Response #12: SWPPP review comments have been addressed and are included in the submission package.

13. MHE Comment: The sewer lateral will have less than 4' of cover. Additional means to protect from freezing may be required.

Response #13: The cover over the sanitary sewer lateral has been increased to 1.7' feet minimum. The DIP shall have bell and spigot connections which will provide rigidity against heaving of the subgrade under freezing conditions.

14. MHE Comment: The existing Thompsonville Road street lights do not appear on the plans. They should be added to confirm there are no conflicts.

Response #14: The existing street lights along Thompsonville Road have been added to the plans. An existing Thompsonville Road street light is situated in close proximity to a proposed flared end section (FES -8). An additional profile was provided on Sheet C-1001 to show that the proposed flared end section and associated DIP sewer do not require excavation due to the fact that the proposed sewer sits at existing grade; therefore, construction shall not disturb the existing street light base.

15. MHE Comment: A landscape plan should be provided.

Response #15: Landscaping will be installed consistent with the Comprehensive Development Plan (CDP) and the approved plans for the overall golf project. Further, a written concurrence of such consistency from the Master Developer will be provided to the Town prior to issuance of a Certificate of Occupancy

16. MHE Comment: End sections on stormwater drainage culvert crossing under the driveway should be concrete in lieu of HDPE as found elsewhere on the property.

Response #16: The flared end sections under the driveway have been changed to be concrete and are noted on the updated plans.

Floodplain Permit Application dated 18 April 2019

1. MHE Comment: The Floodplain Permit submitted does not comply with Chapter 138 of the Towns Flood Damage Prevention Ordinance.

Please review the requirements of Chapter 138:

138-13 Application Requirements

138-15 Standards for Construction, B. Encroachments

138-16 Standards for all Structures

138-18 Non-Residential Structures

Response #1: The proposed maintenance building is located out of the effective 100-year floodplain, and only the proposed accessory use (eg. covered storage, fuel pad, and storage bin) are within the effective 100-year floodplain. However under proposed conditions, the entire site including all structures will be raised to be above the 100-year flood water surface elevations.

Hydraulic analyses have been developed previously for the for the Monster Golf project to evaluate the effects of the project on the water surface elevations on Kiamesha Creek. The hydraulic analysis were presented in the SWPPP report as Appendix F. We are currently updating the hydraulic model to include the proposed Maintenance Building site plan and will submit to the Town for review. Our initial results demonstrates that the proposed development will not adversely impact the adjacent properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonny Kong", with a stylized flourish at the end.

Sonny Kong, P.E., CFM
Senior Technical Director

Justin Heidig, P.E.
Senior Project Engineer

cc: Keith Kabeary – Empire Resorts Real Estate I, LLC
George Duke, Esq., P.G. – BD&F, P.C.
Bryce Swanson, ASGCA – Rees Jones, Inc.