October 2, 2019

Town of Ghent Planning Board
Attention: Mr. Geoffrey French
P.O. Box 98
Ghent, NY 12075

RE: Art Omi Inc.
1405 CR 22
Ghent, New York
Project No. 17961

Dear Mr. French:

I have received a review letter dated September 30, 2019, on the above referenced project. In order to assist the Board with your review, I offer the following:

Site plan

1. The County has approved of the new service entrance (see attached Work Permit).

2. Traffic has been discussed with the Board at prior Planning Board meetings. Event traffic will be the same as it is today. The events are the peak traffic generators and they are adequately handled today. Day-to-day traffic may increase but a very insignificant amount. One or two employees would be added. As for the adequacy of the existing entrance, we received written confirmation that the County was satisfied with it on September 10, 2019 (see attached email).

3. The site lights were discussed at previous Planning Board meetings. They consist of small lights that are located at ground level and shine on the sidewalk. As such, no lighting diagrams were requested. If the Board is desirous of lighting at the entrance, please let us know and it can be added.

4. I agree that it is a good idea to mark the 100-foot buffer zone of the wetland prior to commencing construction.

5. The current plans already have handicap signs for each designated spot.
Stormwater

1. We will be disturbing the grass overflow parking area. However, in accordance with the 2015 Stormwater Permit, all newly disturbed areas are treated as such and the design calculations demonstrate this.

2. The stormwater bioretention filter is designed to store and treat storms above the WQv. This is permitted by the New York State Department of Environmental Conservation for small projects such as this (see email from Dave Gasper, P.E., NYSDEC).

3. A section on litter collection and spills will be added to the SWPPP.

4. The design point for the stormwater calculations is described on Sheet 1 of 6 and Appendix C of the SWPPP.

5. Pre- and post-runoff rates for the one year, ten year, and one hundred year storms are calculated in Appendix C and summarized on a table on page four of the SWPPP. All storms are routed through the bioretention filter.

6. I will add a section on soil restoration techniques to the revised SWPPP.

7. The revised SWPPP will include a reference to the contractor inspection and maintenance requirements.

8. I will add a note regarding Construction of the Stormwater Management Practices to Section 7.0 of the SWPPP.

9. New York State Historic Preservation Office has been contacted regarding this project.

10. The revised SWPPP will include the Contractor’s Certification.

11. Notice of Intent

   A. Question #2 was changed from redevelopment to new construction.

   B. Erosion control measures will be more clearly called out on the drawing.

   C. Question #31 has been filled in and 36A should be left blank.

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12. Calculations - Appendix C

A. The bioretention filter was sized using the New York State Department of Environmental Conservation Worksheets for HSG Soils C-or-D with under drains.

B. Soil tests were performed in the area of the proposed filter. The soil was permeable to a depth of 2 feet, and then turned to clay. Thus the use of under drains. Groundwater was not encountered at 5 feet depth.

C. Sheet #7 of the plan submitted entitled Stormwater Plan shows the drainage area, topography, and TC flow path. The soil types are described in the SWPPP, Appendix B. The top of the hill has Type A soils, the bottom of the hill has type D soils.

D. The 10-year storm has a discharge of .26 CFS, the 100-year is only 2.18 CFS. The swales shown on the plans can handle much higher flow rates than this.

E. The depth of the filter media was increased by 6 inches on the revised worksheet.

F. I increased the filter time to two (2) days as per the Engineer’s suggestion. The worksheet now calls for a filter that is half the size of the proposed one. I am leaving the filter as originally designed.

Stormwater Plan Review

1. I will add the suggested additional items to the site plan.

2. Drawing #3

A. A culvert schedule was added. All culverts selected are large enough for a 10-year storm event.

B. There are no roof leaders on the existing building. It is a green roof with overflow scuppers on 6 foot centers around the perimeter.

C. The gravel pave area is 100% permeable and requires no further treatment.

3. Bioretention Filter

A. Stone and fabric added per the recommendation.

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B. Elevation differences noted.

C. This bioretention filter has been designed to hold and filter all of the various storms. This provides filtering for all storms including the 100-year storm event. This goes above the required standard set by New York State Department of Environmental Conservation.

D. Plantings for the filter are now shown.

E. The spillway section view is now shown.

F. I have added a 2-inch mulch layer to the filter.

G. I have used the soil mix shown on the plans in other bioretention filters based on recommendations from New York State Department of Environmental Conservation with good results.

Referrals

1. Columbia County Department of Health has approved of the water and sewer systems. See attached.

2. CCDPW has approved of the new service drive.

3. The project has not yet been referred to the County Planning Department.

If you should have any questions or comments on this proposal, please let me know. Thank you in advance for your time and consideration on this project.

Very truly yours,

Patrick J. Prendergast, P.E.

PJP/dlp

Enc.

CC:  Ruth Adams, Omi, w/enc.
      Andrew Bartle, RA, w/enc.
      Ray Jurkowski, P.E., w/enc.

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069  F: (518) 357-2460
www.dec.ny.gov

September 30, 2019

Ruth Adams, Art Omi Executive Director
OMI International
1405 County Route 22
Ghent, NY 12075

Re:  SPDES General Permit Modification (GP-0-15-001)
DEC ID: #4-1038-00157/00001
SPDES #: NYG002996
Art Omi Visitor Center Expansion
Town of Ghent, Columbia County

Ms. Adams,

Enclosed please find your modified SPDES General Permit which becomes effective September 30, 2019 and expires on May 10, 2025.

Please read all permit conditions carefully. All permit documents must be available upon request by the Department staff, as well as distributed to and understood by your personnel responsible for the proper operation of the facility and compliance with the discharge limits. Any violation of these permit conditions constitutes a violation of the Environmental Conservation Law.

Reminder: At the completion of construction and prior to discharge, Permit Condition #3 requires the permittee to send the Post-Construction Certification of On-Site Treatment Works to the address listed below. The Post Construction Certification of On-site Treatment Works Form is available on the Department’s website: http://www.dec.ny.gov/permits/101152.html

DEC GP-0-15-001 Coordinator
NYS DEC Division of Water
625 Broadway
Albany, NY 12233-3505
Email: PCI.GeneralPermit@dec.ny.gov

If you have any questions regarding the contents of this permit, you may contact the Division of Environmental Permits at (518) 357-2459. Please refer to the above-referenced numbers when you are corresponding with this office or when you are applying to renew or modify this permit.
Any questions regarding your annual pollutant discharge elimination fee should be directed to the Regulatory Fee Determination Unit at (518) 402-9343.

Sincerely,

Evan H. Hogan
Environmental Analyst
NYSDEC Region 4

Encs: SPDES Permit Modification

ec: Cheri Jamison, DOW-CO
DOW Region 4
County DOH
June 28, 2019

Mr. Patrick J. Prendergast, P.E.
127 Fordham Road
Valatie, NY 12184

Re: Art OMI Inc. (Visitor Center Expansion)
1405 CR 22
Ghent Town

Dear Mr. Prendergast,

This letter is to acknowledge receipt of your proposal regarding onsite water supply and sewage treatment to serve the proposed expansion of the above-referenced facility.

Based upon a review of your proposal we are in agreement with the addition of a 1,000 gallon concrete septic tank.

We recommend that a two compartment septic tank fitted with effluent tee filters on the outlet also be considered for those few instances where the usage may exceed the minimum hydraulic detention time of a 1,000 gallon tank (such as on Columbus Day weekend) as documented in your report.

The water line extension to the expanded facility should be pressure tested and disinfected prior to placement into service.

If you should have any further questions, please call me at (518) 828-3358 Ext. 1238.

Sincerely,

Michael S. DeRuzzio, P.E.
Environmental Health Engineer

CC: Walt Simonsmeier, Ghent Code Enforcement Officer
    Magnolia McBroom, CCDOH
Subject: Bioretention Design Alternatives - Small Sites
From: "Gasper, David J (DEC)" <david.gasper@dec.ny.gov>
Date: 10/1/2019, 1:16 PM
To: "pprender@NYCAP.RR.com" <pprender@NYCAP.RR.com>

Pat,

As discussed in our call today, we have allowed designers to use a ponding depth of 6 – 12 inches. This is based on guidance from Virginia DCR’s technical standard attached (see Table 9.4, page 6 of 59). In addition, we have allowed designers of projects on small sites to direct runoff from the 10 and 100 year events through the bioretention practice, provided the increase in storage to attenuate the 10 and 100 year events does not result in a maximum ponding depth of greater than 12 inches.

Let me know if you have any questions.

David Gasper, PE
Professional Engineer 1, Division of Water

New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233-3505
P: (518) 402-8114 | F: (518) 402-9029 | david.gasper@dec.ny.gov

www.dec.ny.gov |  

Attachments:

BIORETENTION_Chesapeake.pdf 3.0 MB
Hi Pat:

Just got a response back from Jim and as I suspected, he also feels that the existing Art Omi entrance functions fine for current uses...so we are both in agreement on its adequacy!

If you or Ray needs additional info or has further questions, please just get in touch with either Jim or myself...take care!

Dean

On Tue, Sep 10, 2019 at 8:45 AM Patrick Prendergast <pprender@nycap.rr.com> wrote:

ok thanks Dean. don't forget to let me know what Jim Says. Pat

On 9/10/2019 8:01 AM, Knox, Dean wrote:

Morning Pat:

Got your inquiry Pat and I am running your (Ray's) question by Jim Everett - Personally, I see no problems or issues with the existing Art Omi museum facility main entrance operation, although I must confess that I've never been at or driven by the facility during one of their "special events". Even then though, I doubt very much there is too much of a problem with ingress/egress during a special event and of course for the normal daily operation of the place that occurs 99.9% of the time, I think the existing access is very good. I will pass along Jim's thoughts to you when I get them (he's running a paving operation this week so it might be a day or two before I hear back), but my guess is that he probably won't see it too much differently than I do.

Please feel free to have Ray give me a call or send an email if he has any more questions for CCDPW on the Art Omi project....

Enjoy your day Pat!

Dean

On Mon, Sep 9, 2019 at 1:47 PM Patrick Prendergast <pprender@nycap.rr.com> wrote:

Hey Dean- Ray Jurksowski is the town's engineer on the review of the OMI project. He wants to know if you think the existing entrance is adequate for their usage. I told him i
would ask. So what do you think? thanks pat

On 8/1/2019 7:59 AM, Knox, Dean wrote:

    Pat:

    Could you get me the property owner name/address/contact info data that Jim Everett will need to insert on the permit? An Art Omi contact person and a phone # for them would be info needed besides the official property owner name and both mailing and physical addresses of Art Omi.

    Jim said he could probably get it out by tomorrow or Friday...

    Dean

On Wed, Jul 31, 2019 at 3:58 PM Patrick Prendergast <pprender@nycap.rr.com> wrote:

    hey dean- good news. if i could have a permit or letter before the end of the day weds i could bring it with me to show the PB.....pat

On 7/31/2019 3:16 PM, Knox, Dean wrote:

    Hi Pat:

    I've got a message in to Jim Everett about his last review of the revised plans and I believe that he will be telling me that all looks good - my guess is that he will say that it will be a GO and that he can issue the permit to ART OMI in next few days....will let you know in the a.m. tomorrow

    Apologies for the lengthy response time from our end...

    Dean

On Wed, Jul 31, 2019 at 2:18 PM Patrick Prendergast <pprender@nycap.rr.com> wrote:

    hey dean are we good to go on this one? i gotta go beg the board next week for approval. thankspat
Permit Under Section 136 of Highway Law

WHEREAS, Section 136 of the Highway Law provides: "Permits for work within the county road right-of-way, except in connection with the construction, reconstruction, maintenance or improvement of a county road or operations of a corporation pursuant to the provisions of Section 27 of the Transportation Corporations Laws or Sections 21, 89, 91, 93, 93a, and 93b of the Railroad Law, no person, firm, corporation, or municipality shall construct or improve within the county road right-of-way an entrance or connection to such road or construct within the county road right-of-way any works, structure or obstruction, or any overhead or underground crossing thereof, or lay or maintain herein underground wires or conduits or drainage, sewer or water pipes, except in accordance with the terms and conditions of a work permit issued by the county superintendent or his duly designated agent, notwithstanding any consent or franchise granted by any town superintendent, or by any other municipal authority. Any municipal corporation may enter upon any county road for the purpose of widening the pavement or for any other purpose authorized by this section, but only after securing a permit as provided herein, notwithstanding the limitations in any general or special law, every municipal corporation shall have and is hereby given authority to deposit with the county superintendent such a sum of money or security bond as may be required as a condition precedent to the granting of the permit in this section.

The county superintendent shall establish regulations governing the issuance of highway work permits, including the fees to be charged therefore, a system of deposits of money or bonds guaranteeing the performance of the work and requirements of insurance to protect the interests of the county during performance of the work pursuant to a highway work permit. With respect to driveway entrance permits, the regulations shall take into consideration the prospective character of the development, the traffic which will be generated by the facility within the reasonable foreseeable future, the design and frequency of access to the facility, the effect of the facility upon drainage as related to existing drainage systems, the extent to which such facility may impair the safety and traffic carrying capacity of the existing county road and any proposed improvement thereto within the reasonably foreseeable future, and any standards governing access, non-access, or limited access which have been established by the county superintendent.

Upon completion of the work within the county road right-of-way authorized by the work permit, the parish, firm, corporation municipality and his or its successors in interest, shall be responsible for the maintenance and repair of such work as set forth within the terms and conditions of the work permit.

An advertising sign, display or device, or any part thereof, erected in violation of this section shall be removed from the county road right-of-way by the owner or the party responsible for its erection. The county superintendent shall make a demand by mail, to the last known address of the owner, apparent owner, or party responsible for the erection of such advertising sign, display or device, for its removal and, if it is not removed within (30) days from the date of the mailing of such demand, the county superintendent may remove any such advertising sign, display or device, or any part thereof, from county road right-of-way.

The term "county road right-of-way" shall, for the purpose of this section, mean the entire width between the boundary line of all property which has been purchased or appropriated by the county for county road purposes, all property over which the county superintendent or his predecessor has assumed jurisdiction for county road purposes, all property over which the county superintendent has assumed jurisdiction during the period of construction, reconstruction, or improvement, and all property which has become part of the county road system through dedication or use.

Any person, firm, or corporation violating this section shall be liable to a fine of not less than twenty-five dollars per day of violation, to be recovered by the county superintendent and paid to the county treasury to the credit of the county road fund created under this article for construction, reconstruction, and maintenance of county roads on the county road system in accordance with the provisions of this article and may also be removed there from as a trespasser by the county superintendent upon petition to the court of the county or to the supreme court of the state.

WHEREAS, a certain highway known as County Route 22, County Road 30, has been improved and is on the Columbia County Road System and

WHEREAS, Art Omi Inc., Whose address is 1405 Cr 22 Ghent, NY 12075

requests permission to: Install service entrance, as per expansion plan attached to file.

NOW, THEREFORE, permission is hereby granted to said Art Omi Inc., to do said work upon the following conditions:

CONDITIONS AND RESTRICTIONS

1. This permit shall not be assigned or transferred without the written consent of the County Superintendent of Highways.
2. The work authorized by this permit shall be performed under the supervision and to the satisfaction of the County Superintendent of Highways or his representative.
3. The County Superintendent of Highways shall be given one week's notice by said applicant of the date when it intends to begin work authorized by this permit, and prompt notice of its completion.
4. The said applicant hereby agrees to hold the state, county, and town harmless on account of damages of any kind which may arise during the progress of the work authorized by this permit or by reason thereof.
5. Applicant certifies all persons concerned with actual work under this permit are duly covered by Workmen's Compensation Insurance and the state, county, and town shall be held harmless on account thereof.
6. The said County Superintendent of Highways reserves the right to at any time revoke or annul this permit should applicant fail to comply with the terms and conditions upon which it is granted.
7. The applicant agrees to pay all necessary expenses incident to supervision and inspection by reason of the granting of such permit as certified by the County Superintendent of Highways, such payment to be made within ten (10) days from the rendering of the certified account.
8. Work under this permit to be commenced within ninety days from date of permit and continued in an expeditious manner.
9. The applicant shall submit a detailed plan of structure to be built, with a description of proposed method of construction.
10. Traffic shall be maintained by applicant on this section of the highway while work is in progress and until final completion.
11. A certified Check/Bond in the sum of $0.00 dollars, payable to the County Treasurer of Columbia County is on file to be deposited as security that the highway will be restored to its original condition where distributed at the expense of the applicant, as soon as the work has been completed, and said County Superintendent of Highways is hereby authorized to expend all or as much of said deposit as may be necessary for that purpose, should the said applicant neglect or refuse to perform the work.

SPECIAL CONDITIONS

All outlined in plans.

In consideration of granting this permit, the undersigned accepts it subject to conditions described.
9/24/2019

Art Omi Inc
Ruth Adams
1405 CR 22
Ghent, NY 12075

RE: ACKNOWLEDGMENT of NOTICE OF INTENT for Coverage Under SPDES General Permit for Storm Water Discharges from CONSTRUCTION ACTIVITY – General Permit No. GP-0-15-002

Dear Prospective Permittee:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) has received a complete Notice of Intent (NOI) for coverage under General Permit No. GP-0-15-002 for the construction activities located at:

Visitor Center Expansion
1405 CR 22
Ghent, NY 12075

County: COLUMBIA

Pursuant to Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and ECL Article 70, discharges in accordance with GP-0-15-002 from the above construction site will be authorized 10 business days from 9/23/2019, which is the date we received your final NOI, unless notified differently by the Department.

The permit identification number for this site is: NYR11F727. Be sure to include this permit identification number on any forms or correspondence you send us. When coverage under the permit is no longer needed, you must submit a Notice of Termination to the Department.

This authorization is conditioned upon the following:

1. The information submitted in the NOI received by the Department on 9/23/2019 is accurate and complete.

2. You have developed a Stormwater Pollution Prevention Plan (SWPPP) that complies with GP-0-15-002 which must be implemented as the first element of construction at the above-noted construction site.

3. Activities related to the above construction site comply with all other requirements of GP-0-15-002.
4. Payment of the annual $110 regulatory fee, which is billed separately by the Department in the late fall. The regulatory fee covers a period of one calendar year. In addition, since September 1, 2004, construction stormwater permittees have been assessed an initial authorization fee which is now $110 per acre of land disturbed and $675 per acre of future impervious area. The initial authorization fee covers the duration of the authorized disturbance.

5. When applicable, project review pursuant to the State Environmental Quality Review Act (SEQRA) has been satisfied.

6. You have obtained all necessary Department permits subject to the Uniform Procedures Act (UPA). You should check with your Regional Permit Administrator for further information.

*Note: Construction activities cannot commence until project review pursuant to SEQRA has been satisfied, when SEQRA is applicable; and, where required, all necessary Department permits subject to the UPA have been obtained.

Please be advised that the Department may request a copy of your SWPPP for review.

Should you have any questions regarding any aspect of the requirements specified in GP-0-15-002, please contact Dave Gaspere at (518) 402-8114 or the undersigned at (518) 402-8109.

Sincerely,

Toni Cioffi
Environmental Program Specialist 1

CC: RWE - 4
SWPPP Preparer
Patrick J. Prendergast, PE
Patrick Prendergast
127 Fordham Road
Valatie, NY 12184