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February 13, 2017

Martha Librock  
Town Clerk  
Town of Aurora  
300 Gleed Avenue  
East Aurora, NY 14052

Re: Aurora Mills Cluster Subdivision  
Mill Road, (T) Aurora  
Final Plat Submission

Dear Ms. Librock,

Since receipt of Preliminary Plat approval for the Aurora Mills Subdivision, we have proceeded with Final Plat design. Please find attached for your review and distribution:

- Twenty (20) copies of the Final Plat design plans
- Submittal fee for \$4,500.00 (check #1619)
- Six (6) copies of the Storm Water Pollution Prevention and Engineering report

The subdivision layout has not been altered since receipt of Preliminary Plat approval. The location of the proposed wastewater pump station has been moved from the center of the northern cul-de-sac to a location further north, located behind lot #16. The revised location offers less visibility of the wastewater pump station from the future home owners and allows the cul-de-sac island to be landscaped.

Additionally, it is requested that the Town review a proposed roadway pavement section that differs from the standard Town specification for a public roadway. The proposed pavement section is included on sheet PD 9.

The Town specification for a public roadway is 10-inches of #2 Run of Crusher select backfill, 4-inches of Type 1 base, 2-1/2-inches Type 3 binder and 1-1/2 inch Type 7 top. The proposed section for the private roadways is 12-inches of #2 Run of Crusher select backfill, 2-inches Type 3 binder and 1-inch Type 7 top course. The revised pavement section is proposed for several reasons. The project is a private development and will not experience thru traffic nor the volume of traffic that a public road is designed for. Initially, the revised pavement section does offer costs savings that will positively affect the lot purchase cost. The project requires establishing a Home Owners Association, where all future road maintenance costs will be passed onto the individual home owners within the development. For these reasons, it is requested that the proposed pavement section be considered. In conjunction with the proposed pavement section, we are also requesting replacing #2 Run of Crusher crushed stone backfill with crushed gravel.

Following the Town's Final Plat submittal checklist, there are several items not included with this submittal package. Those items are not included for the following reasons:

- The project is currently going thru the process of requesting Expansion of ECSD#8. The expansion request is at the stage of County Legislative review. The present timing includes setting a resolution that calls for a public hearing on February 23 at the Erie County Legislature. The public hearing will be held on March 16. After the public hearing is held the approving resolution will be sent to the Legislature for approval. Once approved the resolution must be published within 10 days of its adoption and is subject to a 45 Permissive Referendum period. After completing these steps, the request is then forwarded onto the NYS Comptroller.

While this process is being completed, the Erie County Division of Sewerage Management, (ECDSM) will review and offer comments on the Final Plat design plans but ECDSM cannot provide a final approval. Due to this being a private development with an HOA, the easements involved follow along the proposed public sanitary sewer system and pump station. Comments received from ECDSM may affect layout of the wastewater collection/pump station system which would in turn would affect easements. Once the wastewater system is approved, the required easement documentation will be prepared and submitted to the Town Attorney for approval.

- Initial contact has been made with NYSEG Engineering/Electric Service, National Fuel, Verizon and Time Warner, notifying them of and sharing design plans of the proposed project. The utility companies do not initiate work with the subdivision developer until the project receives Final Plat approval. Once evidence of Final Plat approval is provided, the utility companies assign a job work number to the project and initiate their respective designs.
- A submittal package will be sent to the Erie County Health Department, ECHD, but the project cannot receive approval from the ECHD until the ECDSM signs off. As stated previously, ECDSM sign off will not occur until completion of the Sewer District Expansion process. Once obtained, the ECHD approval will be submitted.

A this time, we are requesting that the Town Board accept the submission of Final Plat documents and place the project on the February 27<sup>th</sup> agenda for referral to the Planning Board. Per the Town Code, the Planning Board must issue a recommendation prior to Town Board Vote, so please refer the final plat application to the Planning Board for its March 2017 meeting.

We are also requesting that the Town Board and Planning Board review the information submitted and allow the project to begin to move thru the Final Plat review process with the following list of contingencies:

- Obtaining Town Engineer and Town Building Department approval of the proposed private pavement section and the replacement of #2 crushed stone with crushed gravel
- Completion of the Erie County Sewer District Expansion process
- Providing future documentation of service from the gas, electric, phone and cable companies
- Providing sanitary sewer easement documentation once the wastewater system design approval has been obtained
- Providing ECHD approval after completing the Sewer District Expansion process and obtaining ECDSM design approval

Please contact me directly if you require additional information.

Sincerely,

Patricia Bittar  
Sr. Project Manager

Cc: Gordon Reger  
Gary Eckis  
Bill Schutt / 15012A