



Lamont Engineers

ENGINEERS • PLANNERS • FACILITY OPERATIONS

2015104

July, 10th, 2020

John Thomas, Supervisor
And Town of Glen Planning Board
7 Erie Street
Fultonville, NY 12072

Re: Western Supreme Buddhist Temple
Site Plan Review for Capital Improvements Project

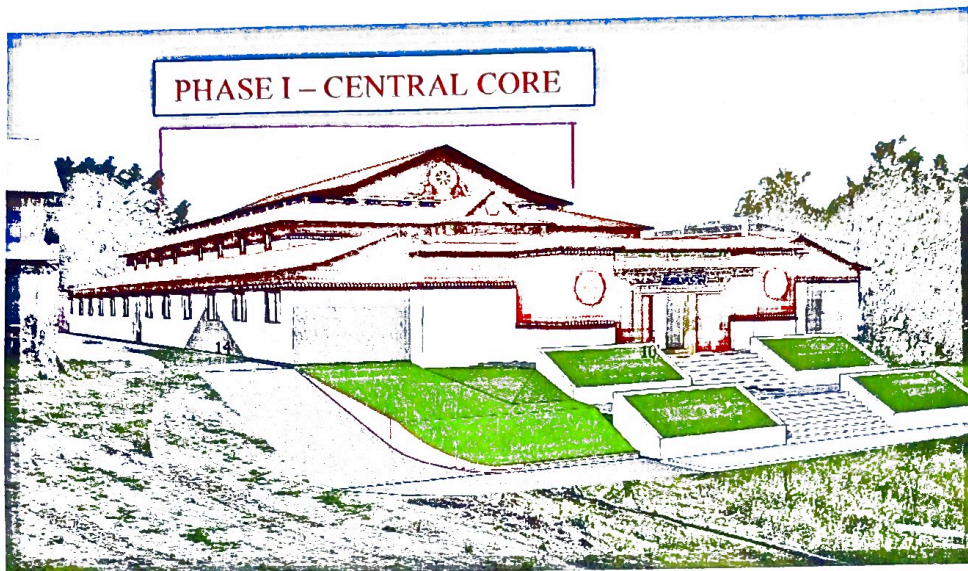
Dear Mr. Thomas,

The Western Supreme Buddhist Temple (WSBT) would like to provide information regarding the review of their anticipated plans capital improvements projects at the 174 Shrine Street site in the Town of Glen. The WSBT has plans to construction several buildings at this existing site over the next 5-10 years. The WSBT would like to review the initial phase of these construction projects with the Town and the Planning Board to obtain approvals to proceed with Phase I construction as described below. Phase I projects are anticipated to take 0-5 years for completion. The WSBT would like to do whatever is necessary to meet the requirements and approval of the Town of Glen, Montgomery County Dept. of Health (DOH) and New York State Department of Environmental Conservation (NYSDEC). A summary of these initial proposed improvements is below:

Building and Structure Improvements:

1 – Grand Temple

The first of these proposed improvements is the Grand Temple as shown below. The purpose of this building is to provide a large gathering space for WSBT members and visitors of up to 200 persons to gather for prayer and informational activities. The proposed construction of this building will include a Pre-Engineered Metal Building as the core occupiable space to possibly be expanded and improved on at a later date:



Occupancy: Assembly A2 – up to 200 persons
 Size: Approximately 10,000 SF of initial core
 Water System: Extension of Existing Water System
 Wastewater: Will require the construction of new septic system, approved by DOH
 Heating: Radiant floor hydronic, propane.

2 – Buddha Temple

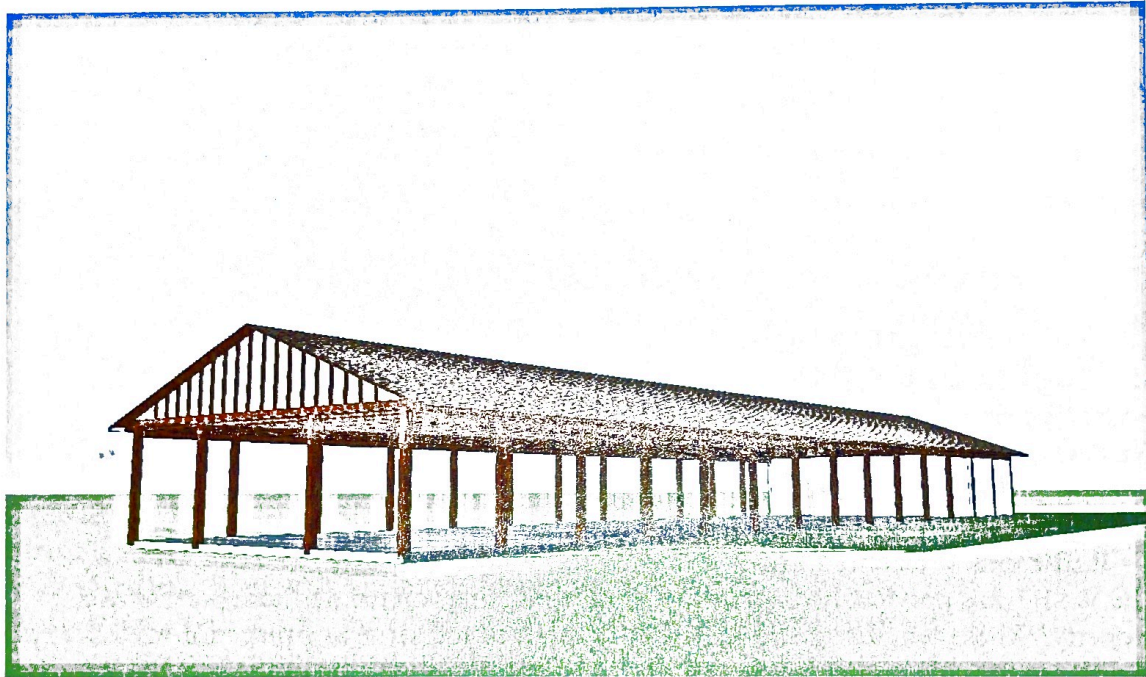
The WSBT would like to renovate the existing storage structure located at the south of the main courtyard into a Buddha Temple used to display several different Buddhist statues.



Occupancy: Storage S2 – None
 Size: Approximately 10,300 SF
 Water System: None
 Wastewater: None
 Heating: Not Heated

3 - Storage Garage

The WSBT would like to construct a new pole barn style structure to the south of the proposed Buddha Temple in order to provide storage for equipment and supplies used for maintenance and construction at the facility.



Occupancy: Utility U – None

Size: Approximately 4,160 SF

Water System: None

Wastewater: None

Heating: Not Heated

4 – Parking Area and Parking Pavilion

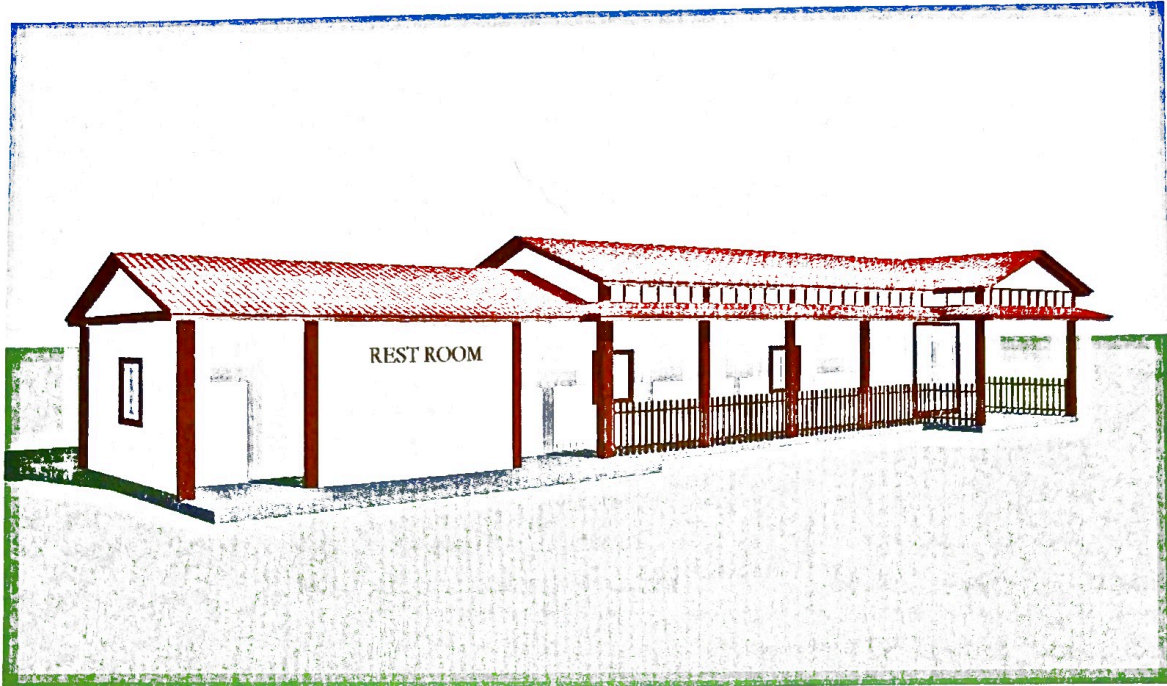
In order to provide suitable parking areas for visitors of the facility, the WSBT would like to construct a new paved parking area, initially of approximately 50 spaces and 2 handicap spaces, at the southwest portion of the property. This parking area will also include an entrance pavilion on the north end of the parking area as an accessory/aesthetic structure, similar to the one shown below:



Occupancy: Utility U – None
Size: Approximately 5,500 SF
Water System: None
Wastewater: None
Heating: Not Heated

5 – Bathroom/Welcome Center

The WSBT has previously construction temple buildings on the northern portion of the property. These temples are meant to display statues and serve as a place for visitors to pray. In order to provide proper facilities for any visitors at this location of the site, the WSBT would like to construct a welcome center which would include an office area and bathroom facilities.



Occupancy: Utility U /Business B – 2 person office and 4 bathroom stalls (2M +2W)

Size: Approximately 2,000 SF

Water System: Well with Treatment System to be approved by Montgomery County DOH

Wastewater: Will require the construction of new septic system, approved by DOH

Heating: None, Seasonal, drained when not used.

6 – Temple

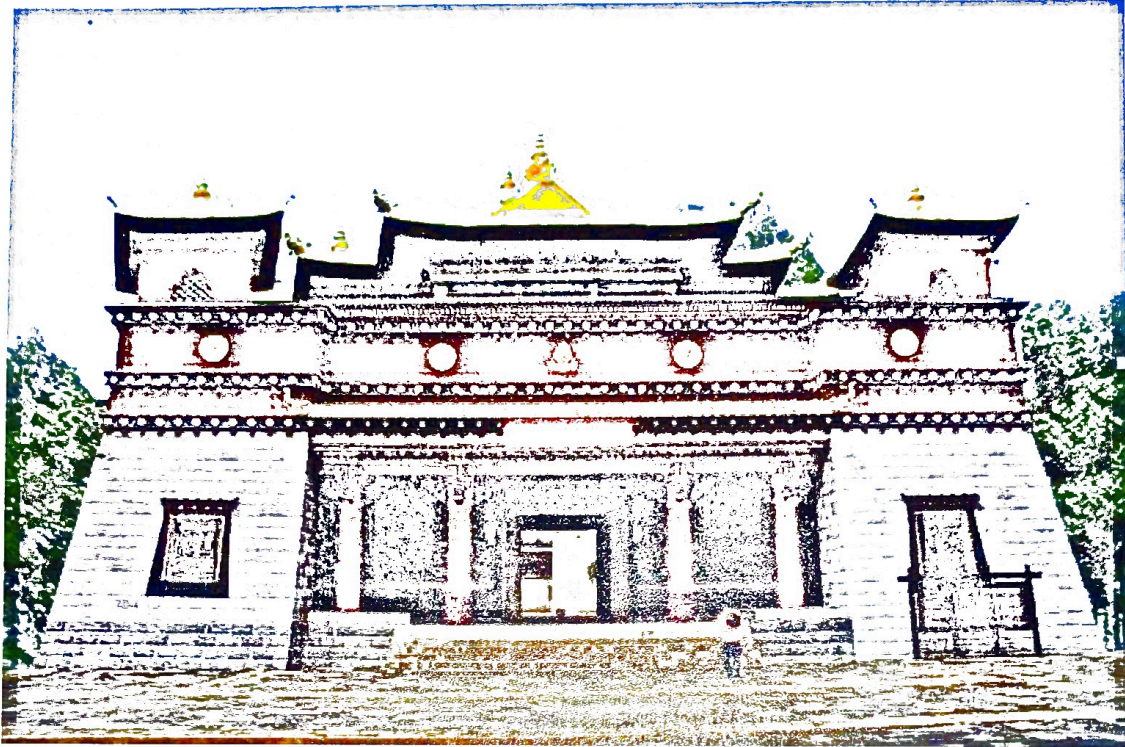
The WSBT would like to construct an additional 55'x32' open air structure to serve as a temple to display buddha statues on the eastern portion near the Schoharie Creek.



Occupancy: Storage S2 – None
Size: Approximately 1,760 SF
Water System: None
Wastewater: None
Heating: Not Heated

7 – Gathering Temple (2021 or Later)

Late in Phase I, the WSBT would like to construction a larger gathering temple as shown on the site plan. This building will be use for gathering and prayer of large occupancies greater than 200 persons. This building will require the development of a water system to utilize the existing 50,000 gallon underground concrete water storage tank on the site to provide the necessary fire flow for a sprinkler system to meet the demands of this occupancy.



Occupancy: Assembly A23 – greater than 200 persons

Size: up to 40,000 SF

Water System: Extension of Existing Water System, development of fire protection system from existing water storage tank and new piping systems.

Wastewater: Will require the construction of new septic system, approved by DOH

Heating: Radiant floor hydronic, propane.

Site and General Improvements:

As with all proposed building, parking and paved areas of construction, the site will need to be reviewed for stormwater treatment improvements necessary to meet the NYSDEC regulations regarding stormwater treatment. Knowing that the phase project will result in greater than 1 acre of additional impervious surface, all areas will need to be reviewed for the construction of the bioretention basins, infiltration basins and pocket ponds to property address and treat stormwater runoff.

The existing facility currently has an extensive water system supplied by wells at the main building with multiple 2,000 water storage tanks located within the main building. There are also multiple buried water storage tanks located under the existing pyramid structures which can serve as fire flow storage tanks for future use. With the construction of any Temple structures with an assembly occupancy to serve the general public, a DOH approved and

regulated water system for a non-transient community water system will need to be designed and submitted for review.

Wastewater treatment for any bathroom facilities to serve either the site in general or designated Assembly occupancies is proposed to be served by conventional septic systems with leach fields, if soil conditions allow. If soil conditions are not optimal, other options for advance treatment with subsurface discharge will be evaluated, designed and submitted to DOH and NYSDEC for review and approval.

We hope this has provide a brief summary of the proposed Phase I projects that the WSBT will be submitting for approvals for building permits, DOH and DEC. The attached site plan indicates the corresponding proposed Phase I improvements as well as the intent for future additional phased work. We look forward to reviewing these in detail with the Town and the Planning Board.

Sincerely,

 7/10/2020

Brendon Becker, P.E.
Project Engineer

Attachments: Site Plan Drawings
SEQR Documents

Cc: WSBT

R:\2015104\Site Plan Review\Site Plan Review Submission 7-10-20.docx