

# C.T. MALE ASSOCIATES

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May 14, 2021

Mr. Tim Reilly  
Town of Glen Planning Board Chairman  
7 Erie Street  
Fultonville, New York 12072

Re: *Site Plan Review*  
*Pilot Travel Center Project*  
*Town of Glen, County of Fulton*

Dear Mr. Reilly:

Please find attached seven (7) copies of revised Plans and a SWPPP Plan with backup documentation for your consideration and use for continued review at the next Planning and Zoning Commission meeting. The plans and SWPPP Plan will also be uploaded to our file sharing site (OneHub) and are available for download. Additionally, we are attaching a sign schedule and survey depicting location and overhead sign types.

Also please find below responses to Douglas P. Cole comments from his review letter of April 12, 2021 for your consideration:

## Building Permit Application

1. The information provided appears to be complete. The form will need to be signed and dated when officially submitted to the Town.

*Acknowledged.*

FEAF – Part 1: *Note Responses to Part 1 comments and Part 2 will be provided under separate cover.*

1. Question B. Government Approvals – the applicant should include DEC or ACOE wetlands permits, if applicable.
2. Question D.1.d is unanswered.
3. Question D1.g.iii is unanswered.
4. Question D.2.j.vii is unanswered.
5. Applicant indicated in question E.1.h that there was a reported spill at the project site but did not complete the subsequent questions E.1.h.i and E.1.h.ii.
6. Question E.2.h.iv. was not complete. Applicant should identify the wetlands or waterbodies within or adjoining the project site regulated by any federal, state, or local agency.
7. Question E.2.m is unanswered. Please identify the predominant wildlife species that occupy or use the project site.
8. Question E.3.g is unanswered.

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## Traffic Study

1. The Traffic Study referenced in an e-mail from CT Male to NYSCOT on 3/11/2021 has not been provided for review.

*Submitted via e-mail on 4/20/21.*

## Site Plans

1. A Special Use Permit is required for a gasoline station in the Commercial District.  
*Acknowledged.*
2. The proposed lot coverage is 42% which is more than the 20% allowed in the Town code. The lot coverage will need to be reduced or a variance applied for by the applicant.  
*The actual lot coverage is 4%.*
3. The site plan needs to be certified and stamped by an Engineer.  
*Acknowledged Drawings are stamped by a NYS licensed engineer.*
4. Adjacent landowner names and address to the South and East are not shown on the plan, as required.  
*Acknowledged and are located on the Survey base plan.*
5. The site plan should be revised to show the setbacks on all sides of the property.  
*Acknowledged and added.*
6. How are the building and parking lots located in the flood zone being addressed?  
*Buildings and parking are raised a minimum of 2' above the 100-year flood plain elevation.*
  - a. Are there additional catch basins in these areas in the case of flooding?  
*The drainage design does not include catch basins due to elevation and stormwater strategy recommended by NYSDEC.*
  - b. The transformers are located on the edge of the 100-year storm flood zone, DEC may require these to be raised to minimum height of 3' above the 100-year flood level. This should be considered by the applicant in the next phase of submission.  
*Acknowledged and are set 3' above 100 year flood level.*
  - c. The proposed underground fuel tanks are in the 500-year flood zone. Applicant should consider and indicate proposed restraints to prevent tanks from uplifting.  
*The tanks have been raised above the 500 year flood level.*
7. The Site Plan indicates stop signs and a freestanding sign will be located around the proposed site however the SS-Series of drawings have not been provided for details on all proposed signage. The Town of Glen requires details to be provided of proposed signage to confirm compliance and the applicant has already indicated at the Planning Board meeting last month that a height variance will be submitted.

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*Requested sign location and details have been provided for review and conformance.*

8. A landscaping plan has not been provided for review.

*A landscaping plan is included in this submission.*

9. A stormwater management plan has not been provided for review.

*A Stormwater management plan, described in the SWPPP is provided in this submission along with soil boring logs.*

10. The locations of proposed lighting are provided on the Elevation Plans however the ES-Series and SL-Series of drawings have not been provided for details of the types of lighting and fixture/pole details for our review.

*A proposed lighting plan will be provided prior to the Planning Board meeting for review.*

11. The Site Plan indicates that a 4' chain link fence with a 6' gate will be installed around the proposed site. Construction details of the proposed fence should be provided.

*Details are provided in this submission.*

12. The proposed Taco Bell drive through is located 60 ft or more from any public right away and meets the Town Code.

*Acknowledged.*

13. The maximum building height indicated on the Elevation Plans is 25'. This is below the maximum height of 30' in the Town Code.

*Acknowledged.*

14. For new construction, a table containing the following information should be included on the Site Plan:

- a. Area of building to be used.
- b. Maximum number of employees
- c. Maximum seating capacity
- d. Number or parking spaces existing and required for the intended use.
- e. Dimensions, materials, and designs of all structures

*The above information will be provided for review prior to the Planning Board meeting.*

15. The Site Plan provides no contours, The Town of Glen Code requires a minimum of 5' contours, the site plan should be revised to include existing and proposed contours for review.

*A Grading Plan is provided in this submission for review.*

16. The Town of Glen Code requires a site plan scale of one-inch equals 20 feet or less. The drawing set provides a scale of one-inch equals 50'. We find this scale to be adequate to show sufficient detail, in our opinion.

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*Agreed, acknowledged.*

## Building Plans

1. An Interior Framing Plan has been provided for the main building that shows the proposed Pilot Travel Center interior layout. This should be reviewed by the Building Code Enforcement officer prior to issuance of a building permit.

*Acknowledged.*

2. Front, rear and side elevation drawings have been provided as required in the Town Code.

*Acknowledged.*

3. The Town Code requires elevation plans at a scale of 1/4" equals 1'. The provide Elevation Plans shows a scale of 3/16" equals 1', which, in our opinion, provides sufficient detail.

*Acknowledged.*

4. No floor plan or elevation views have been provided for the proposed Maintenance Building.

*Updated plans for this building will be provided prior to next meeting for review.*

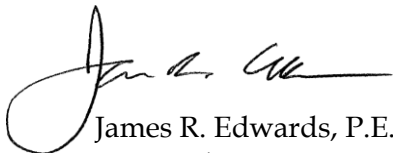
## SWPPP

1. The project narrative states the total acreage to be physically disturbed is 10+/- acres. As this is above the 1-acre threshold for preparing a full SWPPP, a full SWPPP should be provided for review and approval. The SWPPP needs to address handling of stormwater runoff from hot-spot (gas station) areas.

*A SWPPP along with backup documentation is provided in this submission.*

Respectfully submitted,

C.T. MALE ASSOCIATES



James R. Edwards, P.E.  
VP - Risk Management

C: Doug Cole, Prime Eng  
Jack Rymer, Pilot  
Frank Palumbo, CT Male