



Albany Office

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P: 518.382.1774

June 28, 2021

Mr. Tim Reilly, Chairperson  
Town of Glen Planning Board  
7 Erie Street  
Fultonville, NY 12072

**Re: Town of Glen  
Pilot Travel Center Project  
Our Project No. 67-1901**

Dear Mr. Reilly:

We are in receipt of the FEAF Part 1 received 6/25/2021, Response Letter dated 6/23/2021, Revised Site Plan Set dated 6/25/2021, Truck Canopy drawing dated 6/23/2021, Lighting Plans dated 5/14/2021, Auto Canopy drawings dated 6/23/2021, Dumpster Enclosure drawings dated 6/23/2021, Site Signage Plan dated 6/22/2021, Truck Circulation Narrative and Sketch date 6/22/2021 and 5/27/2021 respectively, OPRHP letter dated 5/27/2021, Truck Stacking Exhibit dated 6/23/2021, SWPPP Report revised 6/25/2021, and all other previously submitted items. The project involves the proposed construction of a Pilot Travel Center with fueling pumps for cars and trucks, a travel center building with a drive-thru restaurant, and truck service center building at the rear of the site on 17.82 +/- acres (tax map id 36.-3-15.2).

Based on a review of the above documents, we have the following comments:

FEAF Part 1

1. Noted. Sheet C7.0 in the plans no longer indicates site development in phases. As this will require more than 5 acres to be disturbed at a time, NYSDEC will require a waiver that shall be applied for by applicant.
2. Noted. Sheet C7.0 has been revised to reflect 12.1+/- acres of disturbance.
3. Noted.
4. Part 1.E.3.g. has been revised to show that no historical resources were identified, nor will they be affected by this work.

Auto Canopy

1. Hard copy of drawings in 22"x34" do not have a revision date in the title block of the sheet. But it is noted that the hard copy was issued prior to Addendum #2 and therefore the digital copy is revised accordingly. Please ensure these drawings are included in final drawing set.
2. Noted.
3. Noted.
4. Noted.

### Truck Canopy

1. Noted.
2. Use of liner systems are indicated on sheets C8.3 and C8.4 of the plans. NYSDEC approval should be granted for implementation of these devices where recommended separation cannot be reached, as they are not a standard practice. This may require longer review by NYSDEC as slight modification of a standard practice.

### Dumpster Enclosure

1. Noted.
2. Noted.

### ID Signs Schedule and Signs Location

1. Dimensions to lot-line were provided for signs #1 & #2. The dimensions in height and surface area of the proposed signs will require a NYSDOT variance. See Comment #2 in Conditions of Approval.
2. Noted. See Comment #2 in Conditions of Approval.
3. Noted. See Comment #2 in Conditions of Approval.

### Traffic Study

1. Noted.
2. Based on peak loading identified in the revised traffic study, and the stacking exhibit, we find the layout of the travel center satisfactory.
3. Noted. See Comments #3 and #4 in Conditions of Approval.
4. It is understood that the anticipation of findings will support the fact that increased frequency of crashes will not exceed the statewide average with the development of this site, however this needs to be supported in the revised traffic study. See Comment #5 in Conditions of Approval.
5. The stopping sight distances added to the plans are acceptable.
6. Response and email correspondence has been reviewed and we find these items to be satisfactory.
7. It is noted that the consultant is working on this item. The traffic study shall be revised accordingly and resubmitted to the Town for review. See Comment #5 in Conditions of Approval.
8. It is noted that the consultant is working on this item. The traffic study shall be revised accordingly and resubmitted to the Town for review. See Comment #5 in Conditions of Approval.
9. Noted. See Comments #3 and #4 in Conditions of Approval.

### Revised Site Plans

1. Site Plan has been revised to include a table showing the following information:
  - 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 are included in various schedules throughout the Architectural sheets in drawing set. We find this item to be acceptable.

2. No response required.
3. Additional lighting plans are sufficient for review. Applicant should submit to DOT for approval of footcandles in DOT right-of-way.
4. Details on C8.5 have been included for the typical fence and gate.
5. No response required.
6. Anchoring for fuel tanks seem to be satisfactory.
7. Noted. See Comment #6 in Conditions of Approval.
8. Noted. See Comments #4 and #5 in Conditions of Approval.
9. Noted.
10. Noted.
11. Noted.
12. Revisions are found to be acceptable.
13. Noted.

#### Draft SWPPP

1. Noted. See Comment #1 in Conditions of Approval.
2. Comparison tables have been provided. Tables show that flows will not increase post construction.
3. Noted.
4. Noted.
5. Noted.
6. Noted. See Comments #1 and #8 in Conditions of Approval.
7. The SWPPP has been revised to discuss the disturbance of more than 5 acres at once, as construction will not be phased. The SWPPP also mentions that NYSDEC will require a waiver that will be applied for by applicant.
8. The SWPPP should include the use of liners as described under Comment/Response #2 under Truck Canopy section of C.T. Male Associates' Letter dated 6/23/2021.

All other prior comments have been addressed satisfactorily.

#### Conditions of Approval

We have prepared the following conditions of approval to be considered by the Planning Board:

1. Prior to the issuance of site development and/or building permits by the Town of Glen, the applicant shall:
  - a. Receive TDE approval of the final Stormwater Pollution Prevention Plan (SWPPP).
  - b. Obtain a SPDES General Permit for Stormwater Discharges from Construction Activity from the New York State Department of Environmental Conservation (NYSDEC GP-0-15-002) along with waiver to disturb more than 5 acres at a time.
2. Sign applications and variances must be applied for and approved before sign construction may begin.
3. Applicant shall obtain NYSDOT driveway access permit prior to the project starting construction.
4. Applicant shall perform the recommended traffic mitigation measures as required by NYSDOT or provide a bond worth the amount to complete the future mitigation measures.
5. A final copy of the Traffic Study shall be submitted to the Town and Reviewing Engineer upon completion.
6. When fuel tanks are registered with NYSDEC, a copy of the registration shall be submitted to the Town for their record.

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7. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Glen, the applicant shall attend a pre-construction meeting with the Building Inspector and the TDE to confirm the completion of the above stated conditions.
8. Completion of SWPPP inspections and reporting during construction by a Qualified Inspector.

If you have any questions, please feel free to contact me.

Sincerely,  
**KB Group of NY, Inc. dba PRIME AE Group of NY**

A handwritten signature in blue ink that reads "Douglas P Cole".

Douglas P. Cole, P.E.  
Senior Director of Engineering

cc: Frank Palumbo, CT Male  
Jim Edwards, CT Male