



Albany Office

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November 29, 2021

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

**Re: Town of Glen  
DAIM Logistics, Inc. Warehouse Project  
Our Project No. 67-1901**

Dear Mr. Reilly:

We are in receipt of the FEAF Part 1 dated 11/4/2021, Site Plan Set dated 11/4/2021, and SWPPP dated 11/3/2021. The project involves the proposed development expansion of an existing warehouse site encompassing the construction of a 54,000 square foot warehouse with associated loading and parking on located at 128 Park Drive in the Glen Canal Industrial Park on 8.13 +/- acres.

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

#### FEAF Part 1

1. Question B.a. was unanswered. Applicant should indicate if City Counsel, Town Board, or Village Board of Trustees approval is required.
2. Question C.4.d.- *check to see if there are any parks that serve the area?*
3. Question D.1.iv. was partially answered. Applicant should indicate the volume of the proposed impoundment. *Is this applicable?*
4. Question D.1.v. was unanswered. Applicant should indicate the dimensions of the proposed structure in height and length.
5. Question D.1.vi. was unanswered. Applicant should indicate the construction method/materials for the proposed impounding structure.
6. Question D.2.a. indicates that the proposed action will include any excavation, mining, or dredging construction operations other than general site preparation, grading, or installation of utilities or foundations where all excavated materials will remain onsite. However, the following answers to questions D.2.a.i., ii. Indicate that the proposed action will only be for general site construction and zero cubic yards will be removed. The applicant should clarify in question D.2.a. if the proposed action is only for general site preparation, and answer "no" if that is the case.
7. Question D.2.k.ii. was unanswered. Applicant should indicate the anticipated sources/suppliers of electricity for the project.

#### Site Plans

1. Plans should be stamped by a Licensed NYS engineer per Town Zoning Code.
2. Plans should include the names and addresses of all owners of record of abutting parcels and those within 500 feet of the property line.
3. Drainage easement should specify the two parties to the agreement and the specific dimensions of the easement.



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4. Plans should show abutting land uses and location and size of structures within 500' of the site.
5. Existing and proposed structures on the site should be specified in dimensions of height and floor area.
6. Plans should include the location, height, intensity, and bulk type of all external light fixtures. The direction of illumination and methods to eliminate glare on adjoining properties must also be shown.
7. If signage is proposed apart from the stormwater management and sediment control signs as shown, additional details regarding location, height, size, materials, and design should be included.
8. Existing and proposed electrical service should be shown on site plan.
9. Percolation tests and soil boring results have been provided.
10. Town Zoning Code requires existing and proposed topography to be shown at 5' intervals. Submitted plans show existing and proposed topography at 1' intervals. We find this to be satisfactory.
11. "S" and "W" line types shown on the plans should be included in a legend. Legend should also include existing and proposed topography typical line types. Dash-dot-dot-dot line type, and tree line line types should be included in said legend.
12. A landscape plan, per Town zoning Code, should be included in the submitted plans. This plan should show existing and proposed tree line of the site.
13. If zoning district boundaries exist within 200' of the site's perimeter shall be drawn and identified on the plans.
14. Traffic flow patterns within the site, entrances, and exits, loading and unloading areas should be shown on the plans.
15. Area in project information table shows existing but not proposed for area of buildings. Please revise to include area for the proposed building as well.
16. Table shows 2,000 square feet of "GFA Office Use". It is unclear what is intended by this. If applicant is proposing specific office space in the proposed building, this should be delineated in the floor plan.
17. Table should include materials and design of proposed structure.
18. Plans should include elevation plans of the proposed building at a scale of  $\frac{1}{4}''=1'$ . Materials and color should be indicated on these plans.
19. Could a profile view of the proposed ramp be provided? As the subcatchment drawings and the flow of water over it is misleading. Perhaps adding contours of the ramp would be helpful.

#### SWPPP

1. SWPPP states that the runoff from the project area drains toward an on-site wetland. This wetland should be identified on the plans. Has the applicant inquired with NYSDEC and ACOE to determine if these are state or federally regulated wetlands?
2. SWPPP should include a site map that meets all of the requirements of Part III.B.1.b. of the General SPDES Permit issued by NYSDEC.
3. There is a mapped breakdown of soils in section Drainage Patterns and Topography in the SWPPP. However, the percentages of the site only sum to 92% of the site. This section should be revised to include a breakdown of the remaining 8% of the soils on site.
4. No. 6 of the Implementation Schedule states, "Complete Demolition". What exactly is being demolished as part of this work?
5. No. 7 of the Implementation Schedule states, "If the project is occurring in multiple phases repeat steps 1-4...". Applicant should know if the project will occur in phases or not. The SWPPP should be more definitive regarding phasing. If phasing is intended, a phasing plan should be submitted in the plans and SWPPP.



6. Final stabilization should be defined in the SWPPP as to be clear of the intent of when temporary erosion and sediment controls may be removed. SWPPP is required to identify the minimum time frames that each practice should remain in place.
7. Under Historic Preservation, applicant indicates a Phase 1A/1B survey and Stage 2 of the SEQR process was conducted. Was this data submitted to the Office of Parks, Recreation, & Historic Preservation? Have additional determinations been made by this office?
8. We would like applicant to provide more information regarding the “reduction of impervious” describing the second phase of the project. It is unclear what the intent of the second phase of the project is.
9. Erosion and Sediment Control section appears to be a combination of control measures and maintenance practices. These should be identified separately. Control measures and practices should be accompanied with the selection method, design, installation, implementation and maintenance practices associated with each practice.
10. SWPPP seems to lack a description of each erosion and sediment control practice to be installed or implemented for each construction activity.
11. Operation and maintenance manual includes post construction inspection checklists – however it does not identify how the owner/operator would address deficiencies if found during an inspection.
12. The language regarding inspection once every 7 days when grade has been disturbed under the Inspection and Recordkeeping (I&R) section should also be included when describing the inspections in the O&M manual. As well as the language describing inspections after rainfall events in the O&M manual should be included in the I&R section.
13. Spill Prevention Controls section should include the NYSDEC spill hotline.
14. More information should be provided on prevention measures that will be used to control litter, construction chemicals, and construction debris from becoming pollutant sources in stormwater discharges.
15. When the utilization of micropool extended detention is discussed, further detail should be provided on how that technology was selected, the material specifications, the dimensions, and installation details should be provided.
16. The Water Quality Volume Calculations should show all 6 subcatchments as identified in the HydroCAD model and the post construction figure.
17. Hydrologic calculations should show the minimum reduction volume required for each subcatchment under post construction conditions. Each subcatchment should provide runoff reduction measures to meet the requirements as defined in the NYS Stormwater Management Design Manual.
18. SWPPP should show the specific “StormKeepers” used on the site and the total volume the specific units will provide on the site.
19. NOI shows that there is an existing 2.33 acres of impervious area to be disturbed but the HydroCAD calculations show that the total 4.685 acres to be disturbed and will be affected by this work are pervious. Please explain and revise as necessary.
20. New impervious area as shown in the HydroCAD calculations show a total of 1.7 acres if considering roofs, water surface, and paved areas. If also considering new gravel areas, this would be 3.6 acres. Neither of these values correspond with the 2.87 acres of new impervious area defined in the NOI. Applicant should explain, and revise as necessary.
21. Start date in NOI has been passed and the project has not yet been approved. Applicant should revise start date to a future date.
22. Total RRV has not been provided for the water quality volume provided, as stated in the NOI. Revisions to SWPPP should be made.



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

Sincerely,

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



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

cc: Pat Oare, DAIM Logistics  
Christopher Longo, P.E., Empire Engineering, PLLC

