



Albany Office

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P: 518.382.1774

December 14, 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 structural drawings dated 9/16/2021 as prepared by Chief Buildings, a digital graphics rendering of proposed building prepared by C2 Architecture, P.C., revised FEAF Part 1 dated 12/9/2021, Site Plan Set revised 12/9/2021, SWPPP revised 12/10/2021, and a response letter dated 12/10/2021 as prepared by Empire Engineering, PLLC. 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. All comments have been addressed by the Applicant. No further comments at this time.

Site Plans

1. Latest plans have been stamped by a Licensed NYS engineer per Town Zoning Code.
2. An inset map of all adjoining property owners has been added to Sheet C102.
3. Drainage easement participants have been added. It is said that dimensions have been added but these cannot be seen on the drawing. Applicant shall have engineer provide drawing with dimensions.
4. Abutting land uses and location and size of structures within 500' of the site have been added to the inset map.
5. Dimensions of existing and proposed structures are included on plans.
6. Plans now include a lighting schedule and we find it to be acceptable.
7. Signage is not proposed at this time.
8. Electrical connection is now shown on plans with notes about connecting.
9. No further comment.
10. No further comment.
11. A line type legend has been added to the plans.
12. It is said that C101 identifies pervious areas to receive vegetative grass cover, but this cannot be seen on the drawing. Applicant shall have engineer provide revised drawing.
13. Zoning district boundaries are now identified on the plans.
14. Traffic flow patterns are now shown on the plans.
15. Project information table has been revised to show proposed for area of building.



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16. It is understood that the office space is yet to be determined. Once layout is finalized, the applicant shall submit final interior fit-up plans to the building department.
17. Building plans have been included. Plans include a table detailing materials and color of proposed structure.
18. Building plans have been included. They include elevation plans of the proposed building. Materials and color are indicated on these plans.
19. Additional ramp details have been provided.
20. Does applicant have an easement to perform grading beyond the property line?

SWPPP

1. The applicant has responded that the runoff from the project first enters a regional stormwater detention basin, then flows to wetlands immediately adjacent to the site. The wetlands are not mapped and are off-site beyond the stormwater basin. No impact of any wetland is proposed.
2. We find that drawings in plan set meet the requirements of Part III.B.1.b. of the General SPDES Permit issued by NYSDEC.
3. The revised mapped breakdown of soils in section Drainage Patterns and Topography in the SWPPP has been revised to include 100% of the soils on site.
4. "Complete Demolition" has been removed from the Implementation Schedule.
5. Implementation Schedule has been revised to remove references to phasing.
6. Final stabilization discusses the removal of E&SC at 75% vegetated cover, however, the NYS Blue Book identifies stabilized cover at 80%. Applicant should revise.
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? Under SEQR, Office of Parks, Recreation, & Historic Preservation should issue a "No Impact" letter to identify that additional review is not warranted.
8. Applicant has clarified that project will be conducted in one single phase.
9. Erosion and Sediment Control section has been revised for clarity. However, control measures and practices should be accompanied with the selection method, design, installation, implementation and maintenance practices associated with each practice.
10. SWPPP refers to Erosion and Sediment Control plans for details on construction and maintenance of proposed practices.
11. The applicant responded that the Maintenance section of the Operation & Maintenance Manual states that the owner will address any issues identified during inspection. How an item is addressed would depend on the specific issue and would be handled on a case-by-case basis.
12. We find the distinguishing between the O&M manual and the I&R section to be satisfactory.
13. Spill Prevention Controls section now includes the NYSDEC spill hotline.
14. The Good Housekeeping section describes prevention measures that will be used to control litter, construction chemicals, and construction debris from becoming pollutant sources in stormwater discharges.
15. Revised Water Quantity section details further how stormwater management technology was selected.
16. The Water Quality Volume Calculations now show all 6 subcatchments as identified in the HydroCAD model and the post construction figure. However, numbering should remain consistent, area identified as 201 on the map and HydroCAD model should be shown in calculations as "1".



17. We see that the required minimum runoff reduction required by the system is provided for by dry swales.
18. We see the storage capabilities is provided for the proposed "StormKeepers" in the HydroCAD model and plans.
19. NOI has been revised to show existing and proposed impervious area for this site that match values in the HydroCAD model.
20. NOI has been revised to show proposed impervious area for this site that matches value in the HydroCAD model.
21. Reasoning for start date remaining as 11/1/2021 is understood.
22. Minimum runoff reduction volume has been met.

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

