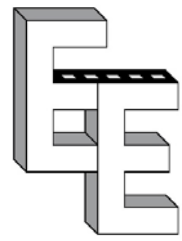


EMPIRE ENGINEERING, PLLC



December 10, 2021

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

Dear Mr. Reilly,

Empire Engineering, PLLC is in receipt of the TDE review letter dated November 29, 2021, regarding the DAIM Logistics commercial development expansion at 128 Park Drive in Glen Canal Industrial Park. Please find below a response to these comments including any clarification or additional narrative.

FEAF Part 1

1. Question B.a. was unanswered. Applicant should indicate if City Council, Town Board, or Village Board of Trustees approval is required.
Town Board approval is not required, the question is now answered, no.
2. Question C.4.d. – *check to see if there are any parks that serve the area?*
No public recreation parks service the area.
3. Question D.1.iv. was partially answered. Applicant should indicate the volume of the proposed impoundment. Is this applicable?
The volume of impoundment for the stormwater pond is now indicated.
4. Question D.1.v. was unanswered. Applicant should indicate the dimensions of the proposed structure in height and length.
There is no structure proposed as part of the impoundment, the question is now answered accordingly.
5. D.1.vi. was unanswered. Applicant should indicate the construction method/materials for the proposed impounding structure.
The impoundment will be constructed with earth fill.
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 on site. 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 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.
The answer has been revised to “No”.

7. Question D.2.k.ii was unanswered. Applicant should indicate the anticipated sources/suppliers of electricity for the project.
Electric will be via National Grid / Local Utility Company.

Site Plan

1. Plans should be stamped by a Licensed NYS engineer per Town Zoning Code.
The submitted plans are stamped.
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.
An inset map has been added to the Erosion & Sediment Control Plan indicating all adjoining owners.
3. Drainage easement should specify the two parties to the agreement and the specific dimensions of the easement.
Dimensions of the easement on the subject property have been added. The parties of the drainage easements have been added. Easements are for the benefit of the Town for the Town owned road infrastructure.
4. Plans should show abutting land uses and location and size of structures within 500' of the site.
Structures and land uses are now shown on the inset map on Sheet C102.
5. Existing and proposed structures on the site should be specified in dimensions of height and floor area.
The dimensions and height of both the existing and proposed buildings are shown.
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.
Proposed site lighting has been added to the plan along with notes indicating fixture data.
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.
There are no plans for any proposed signage at this time.
8. Existing and proposed electrical service should be shown on site plan.
The proposed electrical connection is now shown. Exact location of existing service is unknown but runs from the transformer to the

existing building. The owner is required to contact Dig Safe for mark out prior to excavation.

9. Percolation tests and soil boring results have been provided.
No response required.
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.
No response required.
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.
A line type legend has been added to the plan set.
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.
The existing tree line is shown. There is no proposed tree clearing as part of the project. The landscaping plan includes the implementation of vegetative grass cover within pervious areas. These areas are called out on Sheet C101.
13. If zoning district boundaries exist within 200' of the site's perimeter shall be drawn and identified on the plans.
The zoning district boundaries are shown on the inset map.
14. Traffic flow patterns within the site, entrances, and exits, loading and unloading areas should be shown on the plans.
Arrows have been added to the layout plan to indicate the possible traffic flow into, out of, and within the site. All areas are two way traffic.
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.
The property info table has been updated.
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.
The building floor plans are enclosed. The area for office space is yet to be determined. Once a tenant is solidified the specific office need and layout will be finalized. The building department will be provided with final interior fit-up plans.

17. Table should include materials and design of proposed structure.
The proposed building plans are enclosed. The building materials have also been added to the table.
18. Plan 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.
The building plans are enclosed.
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.
The ramp has been further detailed to indicate the proposed contours as well as a slot drain along the wall ensuring the catch basin collects all runoff from the ramp.

SWPPP

1. SWPPP states 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?
The runoff the 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, out of view. No impact of any wetland is proposed.
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.
The SWPPP site map is the Erosion & Sediment Control Plan, Sheet C102, which is also part of the Plan Set. Reference is made to this set in the SWPPP.
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 the site.
The remaining soil groups have been added to the table.
4. No. 6 of the Implementation Schedule states, "Complete Demolition". What exactly is being demolished as part of this work?
The section has been removed from the schedule.
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.

The section has been removed from the schedule. The project is intended to be conducted in one single phase.

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.

The Final Stabilization section of the SWPPP has been edited for clarification.

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 and Historic Preservation? Have additional determinations been made by this office?

The site is within an area of land which was previously included in a Cultural Resource Survey, conducted as part of the overall park construction. Additional review is not warranted.

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 extent of the second phase of the project is.

The phasing notes have been removed. The project will be conducted in one single phase.

9. Erosion and Sediment Control section appears to be a combination of control measure 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.

This section has been edited for clarity.

10. SWPPP seems to lack a description of each erosion and sediment control practice to be installed or implemented for each construction activity.

This section has been edited for clarity and reference made to the plan sheet details.

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.

The Maintenance section of the Operation & Maintenance Manual states that the owner should address any issues identified during inspection. How an item is addressed would depend on the specific issue and would be handled case by case.

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.

The O&M Manual is not intended to be used for the temporary inspections during construction. It is intended only for construction and maintenance inspection of the post-construction controls. Likewise, the O&M section referring to the owner inspection after a rainfall event is intended for the long-term O&M and not for temporary measures during construction.

13. Spill prevention Controls section should include the NYSDEC spill hotline.
The DEC phone number has been added to the SWPPP.
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.
The Good Housekeeping section states that the site superintendent is responsible for proper use and disposal of materials. This statements has been lengthened for clarity.
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.
The water quantity section has been expanded to further clarify the selection and design process for the stormwater controls.
16. The Water Quality Value Calculations should show all 6 subcatchments as identified in the HydroCAD model and the post construction figure.
The two subcatchment areas (1&6) are now shown on the water quality calculation breakdown. These areas do not include proposed impervious however.
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.
The required minimum runoff reduction volume is achieved through the use of a dry swale along the rear of the parking lot. This meets the minimum requirement, each and every subcatchment is not required to include a Green Infrastructure Practice so long as the minimum is met. An additional RRv practices were considered for other subcatchments however, they were not feasible due to elevation and groundwater constraints.
18. SWPPP should show the specific "Stormkeepers" used on the site and the total volume the specific units will provide on the site.

The HydroCad report indicates the storage volume of the 'Stormkeepers' practice. The Plan Sheet C101 indicated the number of modules by length and width and the Details Sheet C502.

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.
The NOI area calculations have been updated.

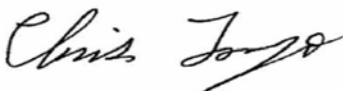
20. New impervious area as shown in the HydroCAD calculations show a total of 1.7 acres if considering roofs, water surface, and paved areas. If also considering new gravel areas, this would be 3.6 acres. Neither of these values correspond with the 2.87 acres of new impervious area defined in the NOI. Applicant should explain and revise as necessary.
The NOI area calculations have been updated.

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.
The NOI has been submitted and a DEC Letter of Acknowledgement has been provided. The start date is now set even though work has not yet commence.

22. Total RRv has not been provided for the water quality volume provided, as stated in the NOI. Revisions to SWPPP should be made.
The dry swale has been widened to 5' to provide the minimum Runoff Reduction Volume (RRv) required. The total water quality volume is not required to be reduced. The minimum RRv has been met based on the soil conditions and the RRv credit from the selected practices.

In addition to these responses please find the enclosures referenced. If there are any questions or comments, please feel free to contact me.

Sincerely,



Christopher Longo, PE
Owner/Civil Engineer

Encl: (1) Site Plan
(1) Building Plans
(1) Full EAF

Cc: Doug Cole, PE, PRIME AE
Pat Oare, DAIM Logistics