



Albany Office

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February 3, 2021

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

**Re: Town of Glen  
Western Supreme Buddhist Temple  
Our Project No. 67-1901**

Dear Mr. Reilly,

We are in receipt of the revised Site Plans for the Western Supreme Buddha Temple Site Development, dated January 21, 2021, as prepared by Lamont Engineers. The project is located at parcel 53.-1-16.12 in the Town of Glen. Our comments on the materials submitted are as follows:

Site Plan

1. Base flood elevations should be identified for the portion of the parcel within the one-hundred-year floodplain. Based on our review of FEMA FIRM map no. 36057C0191E with effective date January 19, 2018, it appears that a portion of the proposed Welcome Center will be in Zone A. The limits of the flood zone should be shown on the drawing.
2. The Town of Glen Code requires that site plans be prepared at a scale of 1 inch equals 20 feet or less. The overall Site Plan has a scale of 1 inch equals 200 feet and the additional Preliminary Site Plans have scales of 1 inch equals 30 feet and 1 inch equals 40 feet. We find these reduced scales to be adequate to show sufficient detail.
3. The setbacks for each of the proposed structures should have dimensions shown in the Overall Site Plan.
4. Proposed structures on the Site Plan have been identified by their length and width. Each proposed structure should indicate their proposed height and all exterior entrances.
5. According to the Town Zoning Law, parking spaces must be at least 20' long, we recommend the plans showing parking spaces be revised. Since the project will be phased, details are required to show how the parking will meet the needs of each phase as structures are built based on the occupancy allowed and the number of parking spots required by code.
6. The limits of all construction disturbances labeled with acreage should be provided on the Site Plan.
7. The Applicant indicated in question D.2.j.viii of the previously provided FEAF Part 1 that the proposed project will include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes. The design details and location of proposed accommodations should be identified on the Site Plan.
8. The Site Plan does not show all existing on-site utilities. The Site Plan should be revised to include all known existing on-site utilities including, but not limited to, electrical service, water service, septic systems and sanitary sewer lines.
9. A landscaping plan and detailed land use management plan should be provided for review.
10. A lighting plan and details of proposed lighting should be provided for review.
11. A signage plan or description should be provided for review, if signs are planned.
12. All traffic flow patterns within the site, entrance and exits, or curb cuts on the site and within 200 feet of the site should be provided for review. New York State Department of Transportation permit



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and approval will be needed for all proposed driveways and traffic flow patterns that are directly off of New York State Route 5s. A copy of this permit should be submitted to the Planning Board for review.

13. The Town of Glen Code requires that for new construction or alterations to any existing building, a table containing the area of the building, maximum number of employees, maximum seating capacity (where applicable), number of parking spaces existing and required for the intended use, dimension, materials, and designs of all structures. Tables containing this information should be provided for each proposed structure.
14. Elevation views of the proposed buildings were included in the letter dated July 10, 2020, as prepared by Lamont Engineers. However, the Town of Glen Zoning Code requires elevation plans at a scale of  $\frac{1}{4}'' = 1'$  for all proposed exterior facades and/or existing facades. Elevation plans should be revised and resubmitted to show design features, materials, and colors. All proposed structures need to have an associated floor plan, all elevations views, all dimensions shown, details of the structural, mechanical, electrical, and plumbing plans, and proof that they meet all NYS Building Code requirements. These plans are to be to-scale. A copy of the latest version of COMcheck Building Code Energy Code Program shall be provided for review and to check for compliance.
15. The proposed stormwater management areas have been shown on the site plans. However, profile details, dimensions and volumes, and flow pattern details should be provided for review for each stormwater practice. The plan needs to show how the new impervious surfaces will handle the additional runoff. A full Stormwater Pollution Prevention Plan (SWPPP) and NOI will be required to be submitted for review as the construction disturbance appears to exceed one acre and plans need to show the areas contributing flow to each practice. Perc test results, test pits (with locations shown on plans) and existing soil conditions need to be included as part of the design criteria. Applicant should follow the NYS Stormwater Design Manual and provide detailed stormwater calculations (HydroCAD typically used).
16. It appears that a rain garden is drawn adjacent to the proposed welcome center/bathrooms, however, it is not labeled on the plans. Construction details of stormwater management areas are required.
17. Proposed septic system plans have been provided on the site plan but do not include the flow anticipated from lavatories associated with the bathroom. Perc test results, test pits (with location shown on plans) and existing soil conditions should be included as part of the design criteria and shown. Details of construction and proposed grading also needs to be shown.
18. No design drawings or details of the water system and well plans have been provided for review. Discussion of the anticipated fire flow and/or sprinkler system should be included.
19. Documentation of soil conditions, depth of existing water table, and soil bearing capacity should be provided for review.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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



Douglas P. Cole, PE  
Senior Director of Engineering

cc: Brendon Becker, P.E., Lamont Engineers

