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February 18, 2021

Project No. 2015104

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

RE: Site Plan Review – Western Supreme Buddha Temple
Town of Glen, Montgomery County
Tax Parcel No. 53.-1-16.2
Our Project No. 2015104

Dear Mr. Reilly,

We have received a copy of the Western Supreme Buddha Temple Site Plan Review comments dated February 16, 2021 prepared by Douglas Cole, P.E., Sr. Director of Engineering for PRIME AE Group of NY, and offer the following comments in the order they appear.

Site Plan:

1. Based on our review of the FIRM map # 36057C0191, panel # 191 of 385, date effective January 19, 2018, and agree that the Welcome Center is located in flood hazard Zone A. Also as noted in the legend on panel # 191, Zone AE does have a determined Base Flood Elevation (BFE). However, Zone A does not have a determined BFE. Areas that are affected by Zone AE are primarily north of NYS Rt 5S and not within the project area. The approximate limits of Zone A in the area of the Welcome Center are shown on Exhibit A and also Exhibit D, the Welcome Center enlarged view. Exhibit E is the site plan for the temple and does not contain any flood hazard areas.
2. To address SEQRA, the Site Plan Review application was prepared showing the entire project, including all potential phases of development. Parking spaces shown throughout, take into account the complete build-out for all phases, and meet or exceed the required number of spaces described in Town Code Section 87-47(B) and Town Land Use Management Ordinance revised to 2017 Section 7.19, assuming these are the regulations pertaining to off-street parking. We have found no Town Code or Ordinance that identifies the required number of spaces per building area, etc. All parking spaces have been revised to meet the required dimensions. As described in the EAF, construction progression will be dependent on available funding.
3. The limits of disturbance shown on Exhibit A was consistent with Exhibit B when taking into account both, 0.39 ac. in the northerly portion of the plan and also 0.07 ac. for the water service extension in the SE corner of the plan. This has been modified whereas the total area of disturbance has been adjusted to .38 ac. (0.31 ac. + 0.07 ac.). There are no plans to modify the grading around the Grand Temple.
4. Limits of disturbance shown in Exh. A and Exh. D do match. As shown on Exh. D there is 1.41 ac. on the northerly section and 0.18 ac. in the southerly section, south of the new leach.

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5. A new water source (well) has yet to be developed. As soon as its developed, Exh. D will be updated showing all water services. Current and extent of onsite power is shown in the vicinity of the entrance to NYS Rt 5S. New electric services will be coordinated with National Grid and shown when submitting plans for the building permits.
6. Other than site restoration for grassy areas, there are no plans for extraordinary landscaping. "Garden areas" are merely onsite vegetable gardens. Rain Gardens will be vegetated in accordance with NYSDEC design guidelines, with detailed information appearing in Exh. G.
7. Site lighting and building lighting originally shown on the plans has been modified, resulting in barely minimal locations. Pathway site lighting shown on Exh. B has been deleted. Site lighting in the parking area on Exh. C will remain as shown. Detailed information concerning pole construction, height, and fixture type and model will be presented in Exh. I – Site Details.
8. There are no plans for a facility or business sign. The sign shown in detail # 7 on Exh. I - is for handicap parking signs. The sign will be mounted directly to a galvanized steel post driven into the ground to the required post height. No concrete base will be required.
9. Since the driveway in Exh. C is new construction, there wouldn't be any existing traffic patterns. Where there will be any traffic, directional arrows depict the traffic patterns. We will add arrows around the new storage garage to show the directional patterns on the north and south sides of the building. Other than the hatched pavement at the handicapped parking area, there are no cross-walks considered. The parking area is quite open and traffic patterns are generally directional. People will randomly walk to parked vehicles and/or the storage garage without specific walkways. The NYSDOT driveway permit was issued in March of 2016. A copy of the permit will be provided by the Owner.
10. Parking spaces where existing are labeled as such, as are those being proposed for the project. On Exh. B, there are 23 parking spaces south of the new temple and outside the existing structure. Using the off-street loading tables to calculate required parking spaces, we calculated approx. 10-spaces required. There are more than double the required spaces provided. Similar on Exh. C, there are 44 spaces provided, including 2 reserved handicapped spaces. The combined square foot area of the storage garage and open-air pavilion is 13,500 SF. Using the aforementioned table(s), we calculate 2 -3 spaces required. This area will provide additional general parking within walking distance to other amenities on the complex.

The storage garage is merely a storage facility and will not be "occupied", nor will there be a specified/maximum number of employees or required seating in an unoccupied structure. Parking for the Welcome Center (Exh. D) is similar, in that 1,800 SF of building does not require more than 1-2 spaces, when using the aforementioned table(s) for the calculation.

Wouldn't building construction information (i.e. construction materials, dimensions, floor plan design, etc.) be presented to the Town Codes Dept. when submitting for a building permit?

11. The preliminary building elevations (views), of the proposed buildings has not changed since first presented in July 2020. These drawings were presented in July so the Planning Board would have an idea of what the new buildings would look like. Further refinement of the drawings will be forthcoming when building design and plans are submitted for a building permit and construction. Detailed construction plans, floor plans, etc. are all part of a building design submission that would likely be submitted for a building permit. We respectfully request waiving this level of detailed design until submitting applications to the Town Codes Office for respective building permits.
12. Stormwater design information will be added to the design details on Exh.G as suggested, identifying each stormwater practice and system capacity. The Stormwater Pollution Prevention Plan (SWPPP) will be prepared and an NOI submitted to NYSDEC as required for construction activities disturbing over 1.0 acre. Due to onset of winter weather, soil testing could not be completed in December and will resume in the spring. Field data will be appended to the plans.

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13. Water line(s) will be appended to the Welcome Center plans, once a new well is developed and yield tested. Utility tie-in details showing connections to existing systems will be provided on the detail sheet(s). Anticipated fire flow and/or sprinkler system flow information will added to the detail sheet.
14. Winter weather arrived before percolation tests and deep test pit soil testing could be completed. Soil testing will be completed in the spring, with testing locations and information added to the plans and septic system details.
15. A note will be added to the plans describing soil conditions and approximate depth to water table, as well as the design soil bearing capacity.

Feel free to contact me if there are any questions or need additional information.

Sincerely,

Brendon Becker

Brendon Becker, P.E.
Project Engineer
Lamont Engineers, P.C.

Cc: Douglas Cole, P.E. – PRIME AE
Doug Van Deusen – Lamont Engineers
Nakie Sotcs - Western Supreme Buddha Temple

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