



Albany Office

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November 14, 2023

Mr. Sandra Hemstreet, Acting Chairperson
Town of Glen Planning Board
7 Erie Street
Fultonville, NY 12072

Re: Town of Glen

**DAIM Logistics, Inc. Lot 3D Park Drive Project
Our Project No. 67-1901 Task #15**

Dear Ms. Hemstreet,

We are in receipt of the Response Letter dated 11/6/2023, Site Plan revised 10/30/2023 as prepared by Empire Engineering, PLLC, Stormwater Pollution Prevention Plan (SWPPP) revised 11/6/2023 as prepared by Empire Engineering, PLLC, and Chief Engineered Building Drawings dated 10/12/2023. The project involves the proposed construction of a 50,000 sf metal frame building to be used as storage/warehouse space, two associated driveways for delivery vehicles, power utilities and stormwater drainage area and total parking for four employees, one being designated as handicap located at Lot 3D Park Drive in the Town of Glen on 4.6 +/- acres. The lot is currently occupied and used by the Applicant as a building materials supply yard.

Based on a review of the above documents, we have the following comments (strikethrough items have been addressed from our prior letter):

Project Narrative & FEAF Part 1

- ~~1. The Applicant did not run the New York State Department of Environmental Conservation Full Form Part 1 mapper and attach to the FEAF Part 1 submission. We have the following comments:
 - ~~a. The Applicant did not provide an answer to question E.2.h.v. We ask the Applicant update their answer to indicate an answer of "no."~~~~
- ~~2. The Applicant has indicated in their answer to question C.3.d that no parks serve the site. Within 5 miles there is the Canalway Trail Fultonville, Schoharie Crossing, and the Fonda Recreational & Waterfront Park. We ask the Applicant to revise their answer.~~
- ~~3. In the Project Narrative the Applicant states the property is 4.6 +/- acres, but in their answer to question D.1.b.c that the total acreage is 12.71 acres. We ask the Applicant to clarify the total acreage of the entire parcel.~~
- ~~4. The Applicant has not provided an answer to question D.1.i as they have indicated that the project will not be constructed in multiple phases. We ask the Applicant indicated the anticipated period of construction.~~
- ~~5. The Applicant has not provided an answer to Question D.2.b. We ask the Applicant indicate if the proposed action will cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area. If yes, we ask the Applicant to answer the following questions i-v.~~

- ~~6. In the Project Narrative it is stated that there will be additional means for ingress/egress from Park Drive, however question D.2.j.v was left unanswered. We ask the Applicant to describe the change in existing access.~~
- ~~7. In the Project Narrative the Applicant indicates that the proposed storage business hours would typically be between 7am-4pm weekdays, however in their answer to D.2.j.i. it is indicated that the peak traffic hours were between 6am to 6pm, and in the answer to question D.2.l that they hours during construction would be 24 hours, and during operations between 24 hours. We ask the Applicant clarify the hours of construction and the hours of operations as the answers are inconsistent.~~

Site Plans

- ~~1. The Town land use management ordinance requires a site plan scale of 1" equal to 20' or less, and the provided Site Plan has a scale of 1" equals 40'. We find the provided site plan scale to be adequate.~~
2. The Applicant has not shown the name and address of all owners of record abutting the parcel and those within 500' of the property line to Sheet C001 Existing Conditions. We ask the Applicant add this information to the Site Plan. ***The Applicant has added an Inset Map that depicts the parcels within 500' of the property line with existing structures, satisfying our comment.***
3. The Site Plan does not show any structures within 500' of the site. We ask that the Applicant verify that no structures exist within 500'. If there are existing structures, we ask that the Applicant add them to the Site Plan Sheet C001 Existing Conditions. ***The Applicant has added an Inset Map that depicts the parcels within 500' of the property line with existing structures, satisfying our comment.***
4. We ask the Applicant to provide details on the landscaping and/or screening plan if applicable. ***The Applicant has indicated that landscaping is not proposed at this time. No further comments.***
5. We ask the Applicant to confirm that there are not existing natural land features, trees, forest cover and water sources as none are shown on the Site Plan. ***The Applicant has stated that the lot is clear of any vegetation and waterways, with existing gravel areas and meadows as shown on Sheet C001. No further comments.***
- ~~6. The Applicant has provided a Lighting Schedule and Details depicting the 4 proposed building-mounted down lighting figures as well as the location along the entrance of the proposed building on the Site Plan Sheet C101 Site Layout & Utility Plan. We find the details acceptable.~~
7. We ask that the Applicant show the flow of traffic patterns within the site, entrance and exits, loading and unloading area(s) on the site and within 200' of the site as required by the Town of Glen Land Use Management Ordinance Section 6.05 4.n. ***The Applicant has added traffic flow patterns within the site, include traffic flow patterns along Park Drive, entrance and exits, and through the gravel drive. We find this acceptable. No further comments. The distance of the proposed gravel drive to the building at the two curb cuts is only about 65 feet, which does not give much maneuvering space for delivery trucks, unless this will take place inside the building. Applicant should confirm. The east half of the site is existing gravel with a curb cut. The Applicant should describe how this area will be used.***
8. Sheet C101 shows a 6" HDPE water service. Please explain the need for such a large size pipe if there is only a proposed restroom for the 4 employees and estimate water use of 60 gallons per day. ***The Applicant stated that the 6" HDPE water service will also provide service for the fire suppression system. The lateral will service the fire suppression system and the interior plumbing for the office***

space. We find this answer acceptable. We ask that the applicant provide the fire flow requirement for this building.

9. The Applicant has provided on Sheet C101 Site Layout & Utility Plan the maximum number of employees, number of parking spaces proposed, the square footage to be used as general office space (225 SF), and states that there are a proposed 16 spaces. In the Project Narrative it is stated that there are 4 parking spaces and the Site Plan shows 5 spaces. We ask that the Applicant clarify the total number of parking spaces and locations. **The Applicant has updated the Site Plan Sheet C101 to show 5 parking spaces to match the Project Narrative.**
10. In the Project Narrative the Applicant states that the proposed project will have 2-4 employees, however it is stated on the Site Plan Sheet C101 that there will be 10 employees max shift. We ask the Applicant to clarify the number of employees on site so verification of the minimum amount of parking per employee can be determined. **The Applicant has updated the Site Plan to state the number of employees will be 4. No further comment.**
- ~~11. The Applicant has provided details on signage and handicap space on Sheet C501. There are 4 (or 5) proposed parking spots, 1 of which will be handicapped, meeting the ADA requirement of 1 handicap space for 1-25 parking spaces. The proposed dimensions of 9' wide by 20' long meet ADA Compliance requirements and are acceptable.~~
12. We ask the Applicant to confirm that there will be no proposed signage other than the provided details for parking and traffic control. If the Applicant intends to erect any other signage, we ask they provide the location, height, size, materials and design of all proposed signage. Signage requirements can be found in the Town of Glen Land Use Management Ordinance Section 7.07. **The Applicant has stated that there is no additional signage proposed at this time. In the event additional signage is proposed, the Applicant will provide details including the location, height, size and materials to the Town Planning Board for review.**
13. The Town of Glen Land Use Management Ordinance Section 6.05 4.p requires elevation plans at a scale of 1/4" equals 1" for all exterior facades of the proposed structure showing design features and indicating the type and color of materials to be used. We ask that the Applicant provides elevation plans with the required details. **The Applicant has provided Building Plans for review. See Section Chief Engineered Building Drawings section later in this letter for comments.**
14. Sheet C101:
 - a. Please incorporate electrical utility lines if any. **Underground electric has been added at the west side of the proposed building. No further comment.**
 - b. Please address the overlapping text – LOD and metes and bounds. **This has been corrected.**
15. **The applicant should confirm that the proposed dry swales at the west and north sides of the building will not impede any required fire access.**
16. **It appears that a temporary grading easement will be necessary for work along the northern boundary of the project for the stormwater management area. Please check with the County if this will be acceptable and provide a draft easement for review.**
17. **If the west side of the parcel is going to be used for construction material staging, equipment parking or other potential disturbances during construction, erosion and sediment controls should be shown.**

SWPPP

1. Project/Site Information: Please include how much of the area being disturbed is currently impervious vs non-impervious. ***This section has been updated to state that 1.65 acres of the proposed 2.5 acre disturbance will be impervious due to building and pavement construction. No further comment.***
2. Please identify the nearest waterbody to which construction site run-off will be discharged. ***This information has been added.***
3. Please indicate the type of project (whether only Erosion and Sediment Control (E&SC) are needed or Post Construction Stormwater Practices are also required) in the beginning of the SWPPP, similar to what is mentioned in the Conclusion. ***The requirement for both E&SC and post construction stormwater management practices has been stated. No further comment.***
4. Please include Hydrologic Soil Group for Gravel Pits. ***This information has been added to the soil table. No further comment.***
5. Please list the qualifications needed for the Qualified Inspector on page 8 as per Part III C 1. of the General Permit. ***The requirements have been added. No further comment.***
6. Please include details regarding what the inspection report should include as listed in Part III C 4. ***The requirements have been added to page 9. No further comment.***
7. Please include a point under Inspection and Record Keeping saying: "Within one business day of the completion of an inspection, the qualified inspector shall notify the owner or operator of any corrective actions that need to be taken. The contractor or owner shall begin implementing the corrective actions within one day business day of this notification and shall complete the corrective actions in a reasonable time frame." ***This statement has been added. No further comment.***
8. Please add sentence under "Winter Stabilization": *The owner or operator shall notify the Town in writing prior to reducing the frequency of inspections.* ***This statement has been added. No further comment.***
9. Please incorporate a separate section on Temporary Stabilization providing inspection guidelines if construction activity stops for more than fourteen days. ***This information has been added. No further comment.***
10. Under Water Quantity Measure, please include details regarding how freeze protection is established in the pond. ***The response in the letter satisfies our prior comment.***
11. Please confirm the peak velocity in the dry swale is non erosive (should be 3.5 - 5.0 fps). ***The velocity of the 10-year storm event flow is estimated at 1 fps, which is non-erosive.***
12. Please confirm the pond drainpipe is sized such that it can draw down the pond within 24 hours. ***This has been added to Appendix H and is acceptable.***
13. Sheet DR-2:
 - a. Please include a north arrow.
 - b. Please confirm whether the stormwater management area refers to the proposed forebay, designed in accordance with Micro-pool Extended Detention Pond requirements as a

pretreatment structure prior to the existing detention basin or if a Micro-pool Extended Detention Pond is being proposed. If so, please label appropriately.

- c. Please indicate the 25ft pond buffer needed according to NYS Stormwater Design Manual Section 6.1.5.
- d. Please label dry swales as 1S and 2S as specified in the HydroCAD model.
- e. Please indicate the impervious area and pervious area for each subcatchment.

All five of the above comments have been addressed either through the response letter or changes to Sheet DR-2. No further comment.

14. Sheet C-502:

- a. Please label the bottom elevation of the forebay and invert of the 4" HDPE pipe leaving the forebay (or micro-pool).
- b. Please note, if the total depth from basin floor to normal pool elevation is greater than four feet, two aquatic benches are needed prior to the micro-pool.
- c. Please incorporate a gate valve on the outlet and drain of the pond as required in the NYS Stormwater Design Manual Section 6.1.6.
- d. The dry swale mentioned in detail 6/502 references detail 7/502 which is not included. Please include this detail or revise the reference.
- e. Please confirm a minimum 6" of freeboard is available while conveying a 10-year storm event.
- f. Please specify grass species for vegetation to be used in the swale.

All six of the above comments have been addressed either through the response letter or changes to Sheet C-502. No further comment.

- 15. Please provide separate details for dry swale 1S and 2S showing the respective elevations in each swale. ***The response in the letter is acceptable.***
- 16. Water Quality Volume Calculation Worksheet: The total disturbance area mentioned in the report is 2.8 acres however the total in the worksheet is 2.47 acres. Please clarify. ***The total disturbance has been revised to 2.5 acres in both locations. No further comment.***
- 17. The proposed stormwater management area from the site is proposed to discharge into the regional detention basin. Please provide calculations showing that the basin has capacity to accept the additional flow for all design storm conditions. ***As the proposed stormwater management practices will reduce runoff rates to pre-development conditions, no further evaluation of the existing detention basis is required.***

Chief Engineered Building Drawings

The following comments only take into account how the building design may impact the site plan or stormwater flow on site. The Town Code Enforcement Officer will need to review the plans for code compliance prior to the issuance of a building permit.

- 1. ***The overhead door openings shown on the Chief Building Drawings do not appear to match the locations on the Site Plan.***

- 2. *As the roof is pitched to the east and west, will there be a gutter installed on the east side of the building to collect rook runoff and direct it to the dry swale at the rear of the building?***

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

Sincerely,

PRIME AE Group, Inc.

A handwritten signature in purple ink that reads "Douglas P. Cole".

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

cc: Pat Oare, DAIM Logistics
Christopher Longo, P.E., Empire Engineering, PLLC
James Park, FFJWWTP Chairman
Tim Reilly, Supervisor
Tim Morford, Fultonville Mayor