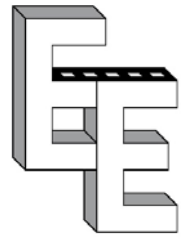


EMPIRE ENGINEERING, PLLC



November 6, 2023

Ms. Sandra Hemstreet, Interim Chair
Town of Glen Planning Board
7 Erie Street
Fultonville, NY 12072

Dear Ms. Hemstreet,

Empire Engineering, PLLC is in receipt of the TDE review letter dated October 17, 2023, regarding the DAIM Logistics commercial development Lot 3D Park Drive in Glen Canal Industrial Park. Please find below a response to these comments including any clarification or additional narrative. Note: Long EAF Response submitted previous on October

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.
No Response Required
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.
An Inset Map has been added to Sheet C001.
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.
Existing structures have been added to the Inset Map located on Sheet C001.
4. We ask the Applicant to provide details on the landscaping and/or screening plan if applicable.
Landscaping is not proposed at this time.
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 lot is clear of any vegetation and waterways, the lot currently exists as a mixture of gravel areas and meadow as depicted on Sheet C001.

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.

No Response Required

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.

Traffic patterns have been delineated on Sheet C101.

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 water service line is also designed to provide service for the fire suppression system. The lateral will service both the fire suppression and, split off at a small diameter, the interior plumbing for the office space.

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 Site Plan Sheet has been updated to indicate a total of 5 parking spaces matching 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 Site Plan has been updated to indicate 4 employees.

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.

No Response Required

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.
No additional signage proposed at this time
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.
Enclosed are the proposed building plans.
14. Sheet C101:
 - a. Please incorporate electrical utility lines if any.
 - b. Please address the overlapping text – LOD and metes and bounds.**Sheet C101 has been revised.**

SWPPP

1. Project/Site Information: Please include how much of the area being disturbed is currently impervious vs non-impervious.
Site information on page 4 has been revised.
2. Please identify the nearest waterbody to which construction site run-off will be discharged.
The drainage runs off-site toward the old Erie Canal Bed/Mohawk River.
3. Please indicate the type of project (whether only Erosion and Sediment Control are needed or Post Construction Stormwater Practices are also required) in the beginning of the SWPPP, similar to what is mentioned in the Conclusion.
For clarity, the description of the project type has been moved from the conclusion to the project description in the beginning of the report.
4. Please include Hydrologic Soil Group for Gravel Pits
The Hydrologic Soil Group is not obtainable for areas mapped as gravel pits. The HSG classification of B was utilized considering the site characteristics and historical reference for the surrounding site.
5. Please list the qualifications needed for the Qualified Inspector on page 8 as per Part III C 1. of the General Permit.
Qualifications have been added to page 8 of the report.

6. Please include details regarding what the inspection report should include as listed in Part III C 4.
Inspection requirement details have been added to page 9 of the report.
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."
Note has been added to page 10 of the report.
8. Please add sentence under "Winter Stabilization": The owner or operator shall notify the Town in writing prior to reducing the frequency of inspections.
Note has been added to page 7 of the report.
9. Please incorporate a separate section on Temporary Stabilization providing inspection guidelines if construction activity stops for more than fourteen days.
Page 7 of the report includes a section on temporary stabilization.
10. Under Water Quantity Measure, please include details regarding how freeze protection is established in the pond.
There is no requirement to keep the pond from freezing over. However the design does incorporate low flow orifices and underdrains which will promote continuous movement and flow and delay/inhibit freezing.
11. Please confirm the peak velocity in the dry swale is non erosive (should be 3.5 - 5.0 fps).
The peak velocity of the 10-year storm event is approximately 1 ft/s along the top of the dry swale. A rip-rap outlet protection, however, has been incorporated into the perforated discharge pipe prior to flowing into the pond.
12. Please confirm the pond drainpipe is sized such that it can draw down the pond in within 24 hours.
The Pond Hydrograph table of the 1-year storm event is now included in Appendix H of the SWPPP indicating the pond discharging for the required time span.
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 Micropool Extended Detention Pond requirements as a pretreatment structure prior to the

existing detention basin or if a Micropool 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 sub-catchment

A North arrow has been added to the plan. The label is intended to identify the forebay which utilizes the immediately adjacent regional detention basin as the Micropool. Run-off into the basin is below existing conditions and provides treatment for all new impervious areas prior to discharge. Although the forebay is not intended to be a Micropool per section 6.1 of the design manual, it has been situated with applicable buffers around the pond area. The dry swales have been labeled. Sub-catchment areas are now shown on Sheet DR-2.

14. Sheet C-502:

- a. Please label the bottom elevation of the forebay and invert of the 4" HDPE pipe leaving the forebay (or micropool).
- 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 micropool.
- 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.

The forebay bottom is now labeled. The total depth of ponding is less than 4' with the entire forebay being drained through a low flow orifice between storm events. The stormwater area is intended to be a forebay for storage, not a Micropool. The dry swale detail note has been revised. There is 12" of freeboard proposed for the 100-year storm event. The grass mix is now noted.

15. Please provide separate details for dry swale 1S and 2S showing the respective elevations in each swale.

The detail of both swales is identical as shown by 5/502. The elevations regarding storage are for modeling purposes only and vary throughout the swales.

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 area has been corrected to match the HydroCad and Water quality worksheets, listing 2.5 Acres.

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.

The project has been designed to not introduce runoff at a rate higher than the existing conditions.

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

Sincerely,

A handwritten signature in black ink that reads "Chris Longo". The signature is written in a cursive, flowing style.

Christopher Longo, PE
Civil Engineer

Encl: (1) Site Plan Set (5 Sheets)
(1) Building Plans

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