



**Albany Office**

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December 14, 2023

Ms. 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 Fish and Wildlife Response letter dated 11/16/2023, Fish and Wildlife Service Consistency Letter dated 11/22/2023, Site Plan revised 12/14/2023 as prepared by Empire Engineering, PLLC, Species List from Fish and Wildlife Service Letter dated 11/22/2023, DEC Response Letter regarding lead agency dated 11/28/2023, DOH Response letter regarding lead agency dated 12/6/2023, and Department of Agriculture Markets Letter and Map dated 12/7/2023. 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. All prior comments in this section have been addressed.

Site Plans

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. **At the November Planning Board meeting, the applicant advised that all loading/unloading will take place within the building and the existing gravel lot will be used for overflow parking. No further comment.**
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.*

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. ***It was discussed at the November Planning Board meeting that there are no doors or access points on the north and west sides of the building that require fire access. No further comment.***
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. ***A grading easement has been added to the plans. No Further comment.***
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. ***The applicant advised that they plan to use this area during construction for staging equipment, parking etc., and they understand the requirement. No further comment.***

#### SWPPP

1. All prior comments in this section have been addressed.

#### 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. The applicant has advised that the building plan/elevation drawing is correct for the openings, so a revised Site Plan has been submitted to reflect the revised driveway and parking area. The plan has also been revised to show all pass/egress doors to the building exterior per the Chief Engineered drawings. Additionally, the applicant has advised that the four overhead doors shown on the East side of the building are for potential future use. "We designed the building that if down the road our tenants change, we could build out for dock doors so that trailers could back up and load and unload from these four doors."*
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 roof runoff and direct it to the dry swale at the rear of the building? ***The applicant advised that the ground surface will be graded so that all roof runoff will drain to the north. No further comment.***

#### Conditions for Approval

We have prepared the following conditions of approval to be considered by the Planning Board, in addition to any other conditions that the board members may have in mind:

1. The Applicant shall place the list of conditions of approval as approved by the Planning Board on the final Site Plan.

2. As per DOH letter dated 12/6/2023, the Applicant shall provide engineering plans for testable backflow prevention devices to the Department of Health for review and approval prior to their construction/installation if a fire protection system beyond the hydrants provided on the public water system is proposed.
3. As per NYSDEC letter dated 11/28/2023, since the project involves the disturbance of approximately 2.77 acres of land, the Applicant must comply with the State Pollution Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities.
4. The applicant shall provide the fire flow requirement for this building when available from the sprinkler design contractor for TDE review prior to issuance of a building permit.
5. Prior to the issuance of a building permit by the Town of Glen, the applicant shall:
  - a. Obtain a SPDES General Permit for Stormwater Discharges from Construction Activity from the New York State Department of Environmental Conservation (NYSDEC GP-0-15-002).
  - b. Submit final interior layout plans to the building department for review and approval.
  - c. Submit a Professional Engineer Stamped Comcheck (latest version) Building Envelope Compliance Certificate.
  - d. Submit the New York State Building Code review checklist showing required/allowed versus actual.
6. The applicant shall submit the proposed Temporary Grading Easement Agreement to the Town for review and approval.
7. Prior to the issuance of a Building Permit by the Town of Glen, the Applicant shall attend a pre-construction meeting with the Building Inspector and the TDE to confirm the completion of the above stated conditions.
8. Completion of SWPPP inspections and reporting during construction by a Qualified Inspector and electronic submission of SWPPP inspections to the Town.
9. The Applicant shall provide sufficient funds in the escrow account to pay for monthly TDE oversight of the SWPPP inspections and general construction progress.

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  
Tim Reilly, Supervisor  
Tom DiCaprio, Code Enforcement Officer  
James Park, FFJWWTP Chairman  
Tim Morford, Fultonville Mayor