

**Town of Rotterdam  
Planning Commission  
Thursday, November 7, 2024  
FINAL AGENDA**

**Workshop (2<sup>nd</sup> Floor Conference Room) – 7:00 pm**

**Agenda (V. Dalton Bambury Hearing Room 2<sup>nd</sup> Floor) – 7:30 pm**

*Approval of the Summary of Minutes October 15, 2024*

1. **Titan Valley Development Inc. – Arlene Street.** Sketch Site Plan to create up to 46 parking spaces on a ±0.47-acre parcel for additional parking for the Palazzo Ristorante located at 2780 Hamburg Street. Engineer: Hershberg & Hershberg.
2. **Misty Bleu Farm, LLC (lessee) – 3350 N. Thompson Street.** Sketch Plan Review of a Waiver of Site Plan request to operate an indoor cannabis cultivation & processing facility in existing ±5,030 square foot building on a ±0.3-acre parcel. Engineer: Ingalls and Associates.
3. **GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.** Updated Site Plan/Special Use Permit Review for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,300 square foot retail building with associated drive thru. Engineer: ABD Engineers & Surveyors.

**DPW Comments**  
**November 7, 2024**

1. **Titan Valley Development Inc. – Arlene Street.** Sketch Site Plan to create up to 46 parking spaces on a ±0.47-acre parcel for additional parking for the Palazzo Ristorante located at 2780 Hamburg Street. Engineer: Hershberg & Hershberg.
  1. The Town Board approved the Change of Zone for this property from Single Family Residential to Retail Business (B-1) on October 9, 2024.
  2. Existing angled parking needs to be reconfigured to transition better into new parking area. Pedestrians need to be considered.
  3. A lighted pedestrian sidewalk and/or pathway should be provided from the new parking area to the restaurant.
  4. Stormwater needs to be addressed. There are no catch basins proposed and parking lot is higher than the surrounding properties.
  5. Consideration should be given to eliminate the second curb cut onto Arlene. Parking lot is awkwardly laid out and the proposed access isle on the northwest side of parking lot is a dead end.
  6. Additional evergreen landscaping trees should be considered on the northwest side of property to further enhance the buffer between the parking lot and the adjoining residence.
  7. Proposed light poles are a good height (10') however detailed specs need to be provided on Lithonia D-Series fixture. Additionally curbing, or landscaped island should be provided to these fixtures to prevent vehicle strikes. Lighting should be on a timer and lot not illuminated 24/7.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Town Board issued a Negative Declaration on October 9, 2024.

RECEIVED

JUL 25 2024

TOWN OF ROTTERDAM  
PUBLIC WORKS

All requested information shall be provided and must be filled out in ink or typed  
for photocopying purposes

**PART III**

**SPECIAL USE PERMIT/SITE PLAN APPLICATION  
General Information**

Legal Owner's Name: Titan Valley Development Inc.

Mailing Address: 3 Laureldale Terrace

City: Loudonville State: NY Zip: 12211

Daytime Phone: 518-788-3113 Fax: \_\_\_\_\_

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Daniel R. Hershberg, PE & LS

Mailing Address: 18 Locust Street

City: Albany State: NY Zip: 12203

Daytime Phone: 518-459-3096 Fax: 518-459-5683

Project/Proposal Site Area (Acres or sq. ft.): 0.47+- acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.14-15-10.11

Adjacent Area Owned or Controlled (Acres or sq. ft.): 1.6 acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:

59.14-15-16.11

Street Address of Proposed Site (if any):

Arlene Street

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):

vacant land adjacent to commercial use restaurant and apartment building

Existing Zoning Classification: R-1 ONE FAMILY RES. & B-1 GEN BUSINESS

School District: Mohonasen

Fire District: F.D. 3

Water Supply District 5

**LEGAL INFORMATION**

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

Arlene Street approximately 150' west of the intersection at Hamburg Street

Name of public road (s) providing access: Arlene Street

Width of property fronting on public road: 139'

- I have attached a legal description of the proposed site:  yes  no
- I have attached a deed of the proposed site:  yes  no
- I have attached a lease agreement of the proposed site (if applicable):  yes  no

Purpose for the requested site plan approval (and special use permit if applicable):

allow the construction of an additional 46 parking for the adjacent restaurant, parking and circulation,

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

## FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

N/A

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

N/A

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

N/A

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

N/A

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

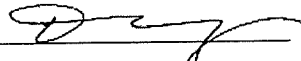
N/A

**If you have any additional comments, please attach them on a separate sheet of paper.**

PART IV

\*\*\*\*\*  
**SURVEYOR/ARCHITECT/ENGINEER VERIFICATION**  
\*\*\*\*\*

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed:  Date: 7/17/2024

Address: 18 Locust Street, Albany NY 12203

Phone: 518-459-3096

FAX: 518-459-5683

License Number: 044226

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



**PART IV**

**LEGAL OWNER SIGNATURE**

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: TITAN Valley DEVELOPMENT INC. Date: 2-25-24

Address: 3 LAURELDALE TER, COUGONVILLE, NY

Zip: 12211 Phone: 518-788-3113

[Signature]  
Signature of Applicant or Representative

2-25-24  
Date

Signature of Applicant or Representative

Date

**Notary**  
(For Part IV Above)

STATE OF NEW YORK) ss:  
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 25 day of July, 2024.

NOTARY SEAL

[Signature]  
Notary Signature

DONNA LEVASSEUR  
Notary Public, State of New York  
Certified Schenectady County  
#01LE6388331  
Commission Expires: 3-4-2027

Notary Public in and for the State of New York  
My appointment expires: 3-4-2027

**PART V**

(To be completed by the Public Works Department)

Date Submitted: \_\_\_\_\_ Staff: \_\_\_\_\_

Total Fees: \_\_\_\_\_ Receipt #: \_\_\_\_\_

File #: \_\_\_\_\_ Complete Application: \_\_\_\_\_



# ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING  
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 9-17-24  
Case No. R-27-24  
Returned 9-24-24

FROM:  Legislative Body  
 Zoning Board of Appeals  
 Planning Board

Municipality:  
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning  
Schaffer Heights, 107 Nott Terrace, Suite 303  
Schenectady, NY 12308

(tel.) 386-2225  
(fax) 382-5539

ACTION:  Zoning Code/Law Amendment  
 Zoning Map Amendment  
 Subdivision Review  
 Site Plan Review  
 Special Permit  
 Use Variance  
 Area Variance  
 Other (specify)

Received  
Schenectady County

SEP 17 2024

Economic Development  
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: September 25, 2024

SUBJECT: Titan Valley Development Inc. – Arlene Street. Report and Recommendation to the Town Board on a Change of Zone from Single Family Residential (R-1) to Retail Business (B-1) on a portion of a ±0.47-acre parcel to create up to an additional 46 parking spaces for a restaurant located at 2780 Hamburg Street. Engineer: Hershberg and Hershberg.

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.  
2. Map of property affected. (Including Tax Map I.D. number if available)  
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

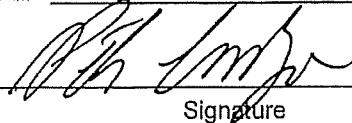
- This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
- This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
  - the boundary of any city, village or town;
  - the boundary of any existing or proposed County or State park or other recreation area;
  - the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
  - the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
  - the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
  - the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

### SUBMITTED BY:

Name: Peter Comenzo Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338



Date: 9 12 24

Signature



# PLANNING & ZONING COORDINATION REFERRAL

Case No. R-27-24

Applicant Titan Valley Development, Inc

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a vacant .45 acre split zoned parcel (Residential R-1/Retail Business B-1) adjacent to a pre-existing nonconforming restaurant, requesting a change in zone for the R-1 portion to B-1 to accommodate a new 47 space parking lot. Located on the southwesterly corner of the Hamburg Street (SR 146) and Arlene Street intersection. Access to the new parking lot is proposed from Arlene Street.

## RECOMMENDATION

Receipt of zoning referral is acknowledged on September 17, 2024. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- \*Approve of the proposal.
- Defer to local consideration (No significant county-wide or inter-community impact)
- Modify/Conditionally Approve. Conditions:

**Advisory Note:**

With regard to the site plan, consideration should be given to redesigning the new parking lot to provide one access drive to Arlene Street, increase landscaped buffering for adjoining residential properties, improve the transition from the existing angled parking area, and to provide some stormwater management.

Disapprove. Reason:

\*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

9/23/24  
Date

Ray Gillen, Commissioner  
Economic Development and Planning

**DPW Comments**  
**November 7, 2024**

2. **Misty Bleu Farm, LLC (lessee) – 3350 N. Thompson Street.** Sketch Plan Review of a Waiver of Site Plan request to operate an indoor cannabis cultivation & processing facility in existing ±5,030 square foot building on a ±0.3-acre parcel. Engineer: Ingalls and Associates.
1. Building was originally approved for dry storage. Building owner has recently installed water service and constructed a septic system on the property.
  2. Applicant to provide a better narrative on proposed operations and staffing.
  3. Provide all documents submitted and comments received from the NYS Office of Cannabis Management and any licensing approvals for the company and proposed operations.
  4. Applicant will need to provide information to the Planning Commission concerning water use, wastewater, parking, lighting, security, fire suppression, and odor control.
  5. Provide interior layout of the proposed operations.

**SEQR Requirement:** 6 NYCRR 617 Listed Type 2 Action. Application should be sent to Rotterdam Police Department.

**Lisa Gallo**

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**From:** Chris Kostyun <chris@mbfarmcannabis.com>  
**Sent:** Wednesday, October 30, 2024 5:05 PM  
**To:** Lisa Gallo  
**Subject:** Fwd: 3350 South Thompson  
**Attachments:** Rotterdam Overview.pdf; Site plan waiver.pdf; Rotterdam Lease.pdf; 22-001 Concept Plan REV 02-08-22.pdf

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OCT 31 2024

TOWN OF ROTTERDAM  
PUBLIC WORKS

Sorry Lisa, Typo !!

----- Forwarded message -----

**From:** Chris Kostyun <chris@mbfarmcannabis.com>  
**Date:** Wed, Oct 30, 2024 at 5:03 PM  
**Subject:** 3350 South Thompson  
**To:** [pcomenzo@rotterdamny.org](mailto:pcomenzo@rotterdamny.org) <[pcomenzo@rotterdamny.org](mailto:pcomenzo@rotterdamny.org)>, <[LGallo@rotterdamny.org](mailto:LGallo@rotterdamny.org)>

Peter and Lisa,

Thank you for the time to chat on a couple of occasions.

I have attached an application for a waiver of Site plan Review application, the existing site plan for the property, and a summary of our intended use for the property.

As you can see, our plans have 2 major segments. First, we need approval to use the existing structure and systems to begin basic processing operations as soon as possible. Then as our designs are finalized, and if necessary plans are created we will spin up full operations.

Based on my understanding of the process in Rotterdam, I am requesting a waiver for Phase 1 as we are using existing structures and systems with very limited staff on site.

As we finalize our designs for the free standing enclosure panels and detailed water / hvac / water systems, we can discuss the need for a full site plan review and move forward with that if necessary.

I will be available by phone Thursday, and can swing by in person Friday.

Thank you again for your time and guidance.

Chris Kostyun  
518.365.9680



Town of Rotterdam  
Waiver of Site Plan Review Application

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OCT 31 2024

TOWN OF ROTTERDAM  
PUBLIC WORKS

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
  - All structures on site.
  - All parking areas on site (parking spaces 9' x 18').
  - Handicap parking and accessibility as required by New York State Building Code.
  - Interior floor plan of usable area by applicant.
  - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
- 4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES  NO . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): 3324 South Thompson St LLC

APPLICANT(S)/LESSEE: Misty Bleu Farm, LLC

MAILING ADDRESS: 400 River Street, Flr 1

CITY: Troy STATE: NY ZIP: 12180

DAYTIME TELEPHONE: 5183659680 EMAIL ADDRESS: Chris @ MBFARMCANNABIS.com

PROJECT ADDRESS: 3350 South Thompson Street

APPLICANT IDENTIFIED AS: Owner  Lessee  Contract Vendee

REQUEST: Approval to operate a Cannabis Cultivation (Indoor Only) & Processing facility. We are a fully licensed NYS CANNABIS MICROBUSINESS with this location approved by OCM. (Please see attached description)

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT [Signature] DATE 10/21/24

\* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

\*\* All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.



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OCT 31 2024

TOWN OF ROTTERDAM  
PUBLIC WORKS

Misty Blue Farm, LLC  
Cannabis Cultivation and Processing Facility  
3350 South Thompson Street

**Executive Summary**

- Misty Bleu Farm is a licensed Cannabis Microbusiness in good standing with NYS
- This facility is already on our license, we simply need to demonstrate compliance with Rotterdam's Planning / Building / Codes requirements via Certificate of Occupancy, Inspection, or statement on letterhead.
- Licensed Activities
  - Phase 1 – As soon as possible
    - Product Processing – using existing structure and systems and simple processes, convert cannabis legally grown elsewhere (in compliance with OCM regulations and recordkeeping) into products ready for sale.
    - Placement of a shipping container or similar inside the structure to create a smaller, more controlled environment (HVAC & air filters) using existing electrical and plumbing systems
  - Phase 2 – Spring / Summer 2025
    - Indoor Cultivation – using our state-of-the-art Aeroponic equipment, we will cultivate cannabis. Each Cultivation area will be framed by commercially manufactured free standing panels (very much like a walk-in cooler seen in every Stewarts) with HVAC, air filters and dehumidification equipment installed.
    - Drying and Curing – using a commercially manufactured free standing enclosure and automated temperature / humidity systems cannabis flower will be dried and prepared for packaging
    - As our capacity grows, we will likely need to upgrade the electrical service.

Chris Kostyun, Vice President  
Misty Bleu Farm, LLC  
518.365.9680  
chris@mbfarmcannabis.com

**DPW Comments**  
**November 7, 2024**

3. **GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.**  
Updated Site Plan/Special Use Permit Review for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,300 square foot retail building with associated drive thru. Engineer: ABD Engineers & Surveyors.
1. Applicant to provide updates and changes to the site plan based upon agency and Town comments since April 2024 meeting.
  2. Proposed fueling facility has been moved to the frontage along Duanesburg Road.

***DPW Comments April 2, 2024***

1. Applicant has been progressing plan review with the TDE. See attached letter from ABD Engineers dated March 14, 2024 responding to the TDE comments of February 28, 2024.
2. Project needs to add a pedestrian actuated crosswalk at the light with Schalmont School Campus. See letter from School Superintendent Thomas Reardon dated November 16, 2023.
3. Applicant should provide copies of all permit applications to NYSDOT.
4. Add evergreen trees throughout the site, along Duanesburg Road, and northern property line. Proposed landscaping is very sparse given the size of the parking lot and buildings.
5. Applicant still needs to meet with Fire District and discuss access and proposed hydrant locations.
6. Is a food court proposed?
7. Bollards should be provided for the hydrants located near the fueling station and in the island near the proposed 2,300 square foot retail building.
8. Extend concrete to include all parking spaces that are adjacent to the BJs, adjacent to the propane dispensing area, and adjacent to the 2,300 square foot retail building.
9. Access easement to the adjoining Mohawk Valley property should be formalized and will need to be filed prior to signature on the final site plan maps. Given the size of the vehicle fueling operation, a second free air pump should be added to prevent vehicle queuing and backups into the roadway.

***DPW Comments February 20, 2024***

1. Applicant to provide an update to the Planning Commission since project concept was last presented on September 5, 2023.

***DPW Comments September 5, 2023***

1. The Rotterdam Town Board referred application to Planning Commission for a report and recommendation on August 9, 2023.

**GDPL Ville Rotterdam, LLC**

**DPW Comments**

**November 7, 2024**

2. Proposed 2,000 s.f. retail building will need to be relocated. After discussions with NYSDOT, the access point will need to be moved to the easternmost portion of the property as the proposed location.

**SEQR Requirement:** 6 NYCRR 617 Type 1 Action. Town Board declared lead agency on September 27, 2023.

**Involved/Interested Agencies**

Schenectady County Economic Development and Planning

Schenectady County Department of Health

New York State Department of Environmental Conservation – Region #4

New York State Department of Transportation

New York State Thruway Authority

United States Department of Army, Corps of Engineers

Rotterdam Highway Department

Rotterdam Police Department

Metroplex Development Authority


Fire District #6

Schalmont School District



**PARTNERS**  
LUIGI A. PALLESCHI, P.E.  
JOSEPH J. BIANCHINE, P.E.  
ROBERT D. DAVIS, JR., P.L.S.



**ENGINEERS**  
  
**SURVEYORS**  
411 Union Street Schenectady, N.Y. 12305  
518-377-0315 Fax 518-377-0379  
www.abdeng.com

DEDICATED  
RESPONSIVE  
PROFESSIONAL

April 24, 2024

Re: **GDP LVille Rotterdam, LLC**  
**900 Duanesburg Road**  
**880 Duanesburg Road**  
**Town of Rotterdam**  
**Project #5657A**

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Peter Comenzo, Senior Planner  
**Town of Rotterdam**  
1100 Sunrise Boulevard  
Schenectady, NY 12306

Dear Peter:

We appreciate your continued review and support for the new BJ's facility. We respectfully respond (**in bold, in lower case a**) to the comments (*in italics*) of GPI's letter of March 29, 2024 as follows:

**2/14/2024 Submission – Previous Review Comments:**

*Plan Comments:*

*1. P#4: A large portion of the proposed storm network that outlets to bioretention area #5 is collected through the area identified as a "hot spot" according to the NYSDEC's design manual. All stormwater collected from "hot spots" will need to have redundant pretreatment techniques utilized, which is not shown in the current stormwater plan. Table 4.3 of the 2022 SWDM indicates that "fueling stations", "petroleum storage facilities", "uncovered loading/unloading facilities and recessed loading areas", and "wastewater, solid waste, and composting facilities" are all considered hotspots. This would result in the following bioretention areas that need to be designed for hotspot runoff:*

- Bioretention area #1: receives runoff overflow from bioretention area #2, see below.*
- Bioretention area #2: receives runoff from treated wastewater effluent and uncovered unloading areas.*
- Bioretention area #5: previously mentioned, receives runoff from petroleum storage and fueling stations.*

*• RESPONSE: Per 2022 Draft NYSDEC stormwater regulations, a bioretention practice with an impervious liner is adequate to treat hotspot runoff without redundant treatment. Bioretention area #5 is designed accordingly.*

- a. **All bioretention areas receiving hotspot runoff shall be lined in accordance with 2022 Draft NYSDEC Stormwater Regulations. Bioretention area #3 and #4 do not require liners. See updated site plan and detail.**

2. P#7: The proposed "berm" separating the bioretention practices to the extended detention basins are shown as stone, which allows water to flow out of the bioretention areas and into the extended detention basins before being treated. The berms separating the bioretention areas from the extended detention basins should be impermeable to ensure that stormwater is being adequately treated. The plans still show the berms with a stone hatch over the entire length. If this is slope armoring it should be shown extending to the bottom of the extended detention areas to avoid erosion of the soils.

• **RESPONSE:** Earthen Berms have been added in place of the stone berms within the proposed bioretention areas.

- a. Grouted stone berms have been added in place of earthen berms within the proposed bioretention areas.

3. P#8: The proposed sanitary effluent line that outlets in the Route 7 ROW goes through extended detention area #2 at an elevation that would be above the proposed grade. This sanitary effluent line should be included as a "base flow" to the receiving bioretention area to account for the continual usage of the BJ's facilities. Sanitary effluent is also included on the list of designated hotspots in the 2022 SWDM and would require the bioretention area to be designed accordingly.

• **RESPONSE:** The sanitary effluent line has been re-routed to a better location.

- a. The sanitary effluent line discharge has been included as base flow into Bioretention #2. See response to comment #1.

4. P#10: The areas shown on the plans as "bioretention areas" do not appear to match the areas shown in the HydroCAD modeling provided in the SMR. These should be reviewed and updated. There are still some discrepancies between the bioretention area measurements on the plans, in the SMR calculations, and in the HydroCAD models (see table below for highlighted variations). HydroCAD model information was taken from the previous submission due to the latest materials not including any design/node information beyond the hydrograph (see new comment #58).

	BR#1	BR#2	BR#3	BR#4	BR#5
<b>PLAN MEASURE</b>	(5485 + 5480) 10,965 SF		3,389 SF	5,573 SF	4,237 SF
<b>SMR CALCULATIONS</b>	(4,392 + 4,237) 8,269 SF		3,397 SF	1,900 SF	4,068 SF
<b>HYDROCAD</b>	10,947 SF		2,490 SF	5,568 SF	4,068 SF

• **RESPONSE:** Bioretention areas in the HydroCAD model have been updated to reflect those shown on the site plans.

- a. Bioretention #4 SMR calculations value has been updated to match the latest plans and HydroCAD model. All other plan, worksheet, and HydroCAD values match. The latest HydroCAD model with all information included is attached.

5. P#14: The proposed forcemain from the gas station attendant's building appears to be  $\pm 740$  feet long and the drive thru restaurant building's forcemain is also fairly long. The applicant should provide a profile of both forcemains and sanitary sewer piping to show the hydraulic grade line and ensure that there are no high points that would need an air relief. The profiles should also include all other utility crossings to ensure that there are no conflicts or localized high points. **Due to the number of utility crossings shown for the forcemain a profile will need to be provided on the plans to properly determine that the proposed forcemain design meets the DEC requirements and does not require any localized high points.**

• **RESPONSE:** The proposed forcemain location has been revised. Please note both forcemain lines will have positive uphill slope to a terminal manhole, therefore, not needing an air relief.

a. **Profiles for both of these forcemains have been added to the revised plans.**

6. P#19: The note "10' separation between water and sewer lines" also applies to storm piping which is not shown on the utility plan. The applicant should review the water service line locations relative to the proposed storm network locations and revise their design to meet the separation requirements. Alternatively, the water line can be cased in concrete where separation cannot be reasonably achieved. **It does not appear that the utility lines (water and storm) have been adequately revised to maintain the minimum separation distances as there are numerous segments of the proposed water piping that are within  $\pm 8$  feet of storm/sanitary sewer piping. The applicant will need to verify that the plans show proper separation of the utilities. Segments that do not meet separation requirements generally include the water line near the following areas:**

- **CB#22.**

- **Pipe between CB#8, CB#9, and CB#32**

- **Pipe between CB#10, CB#11, and CB#33**

- **Near the crosswalk to the propane refilling station**

- **The roof drain crossings at the fueling station**

- **Multiple pipe crossings for the drive thru restaurant service feed**

• **RESPONSE:** Utility lines have been revised to maintain minimum separation distances.

a. **Utility lines have been reviewed again and adjusted as needed.**

7. P#29: Part D.1.e.: The 12-month duration of construction submitted by the Applicant in the FEAF is a relatively aggressive construction schedule. Comparing the anticipated duration of construction, it will be difficult to adequately stabilize work areas to avoid needing a 5-acre waiver from the NYSDEC. The Applicant should submit staging plans that outline which portions of the project work limits will be constructed to ensure that exposed soil areas do not exceed 5 acres at any point during construction. The response should be revised if phasing will be incorporated into the project's construction or if the Applicant will be requesting a 5-acre waiver from the NYSDEC. **It was not clear the intent was to obtain a 5-acre waiver based on the submitted SWPPP, which has multiple references that contradict the applicant's response. These sections of the SWPPP will need to be revised to appropriately indicate the applicant's intent to obtain a 5-acre waiver. The following sections were identified to have contradicting statements and need to be revised:**

- Section 1.4: "An area of about 17.3± acres will be disturbed during construction, and will be phased as to disturb less than five acres at any one time."

- Section 1.62: "There shall not be more than five (5) acres of disturbed soil at any one time without prior written approval from the Department of Environmental Conservation."

- Appendix B, NOI, Prompt #5: "Do you plan to disturb more than 5 acres of soil at any one time?" to which the Applicant has indicated "No".

• **RESPONSE:** A 5-acre waiver will be requested from the MS4, not DEC.

a. **SWPPP has been updated to allow greater than 5 acres of disturbance. FEAF has been updated as well.**

8. P#33: An existing conditions plan should be provided that includes the limits of the delineated onsite wetlands. The onsite wetland areas have not been shown on any project documents submitted to date. This information will be needed to properly address prompt E.2.h in the case that wetlands extend beyond the property boundary. **GPI is not able to review or comment on the wetlands situation for this project. Review and determination by the ACOE will be required for site plan approval.**

• **RESPONSE:** This is being handled directly by the Wetland Biologist, there are no jurisdictional wetland on or near this site. Determination from ACOE will be provided once received.

a. **No further response needed at this time.**

*Stormwater Report Comments:*

9. P#38: The soil types predominantly onsite are C/D soils and should be modeled as D type soils to represent their saturated conditions/functionality during rain events. This should be reflected throughout the project documents (Min RRv calcs, HydroCAD, etc.). **The submitted HydroCAD reports did not include this information. See comment #58.**

• **RESPONSE:** These soils are now modeled in the calcs.

a. **Our design was conservative when using C type soils. However, as requested, design has been updated and attached, see response to comment #4.**

10. P#41: RRV calculations and WQv calculations should be provided for all disturbed areas instead of only the captured areas. WQv treatment should be calculated and provided for all disturbed areas and uncaptured areas will require justification for how treatment is infeasible. **These areas that are not included for treatment account for more than 3 acres. Based on the proposed grading, it appears that a large portion of grass area north of the site will drain to the catch basin network contributing to bioretention area #5 and could be treated in the practice (see comments #59 and #60 for subcatchment map comments). This additional area should also be accounted for in the HydroCAD calculations or a bypass provided.**

• **RESPONSE:** See response to #28 above. [#28 Response: There are areas that will not have any impervious areas and will remain grass where treatment is not necessary.]

- a. **A ridge and swale have been added to divert runoff from the grass area north of the site off-site to the northeast.**

11. P#43: Pond 25P: Bioretention #1 & #2 should be separated into two distinct nodes similar to how the two separate practices are depicted in other project documents. **Due to the contributing subcatchment for bioretention area #2 being considered a hotspot (see clarification for comment #1) bioretention area #1 would also need to be designed for hotspot runoff.**

• **RESPONSE:** Bioretention #1 and #2 remain modeled as one basin due to potential inaccuracies within the HydroCAD model, including illegal loops and unacceptable oscillations, especially as runoff overtops the WQv berm between filters, when modeled as two separate basins. The two bioretention basins function hydraulically as one basin after the WQv for each of the two separate drainage areas is adequately treated within each filter. Additionally, modelling the two basins as one allows for the simplest and most accurate routing solution to direct runoff exceeding the WQv to both detention basins.

- a. **See response to comment #1.**

12. P#44: The custom stage data for each of the bioretention pond nodes does not accurately depict the conditions on the project plans. These need to be reviewed and corrected. **This cannot be confirmed due to the latest submission's HydroCAD report not including the necessary information (see comments #59 and #60).**

• **RESPONSE:** Custom stage data for each of the bioretention pond nodes have been updated to accurately depict the conditions on the project plans.

- a. **See response to comment #4.**

13. P#45: The underdrain outlet for bioretention basin #5 shows a slope and invert elevation that are not feasible based on the conditions at the outlet. **Multiple inaccuracies still appear in the information shown for bioretention area #5.**

- **The plans indicate that the underdrain invert is 365.5' at the cleanout, and the outlet invert is 365.0'. The underdrain depth does not account for the minimum 3 inches of hardwood mulch (see comment #41), which would lower the underdrain invert by 0.25 feet.**

- a. **The underdrain has been adjusted to account for the 3 inches of hardwood mulch.**

- **The detail indicates that the underdrains slope to the west (toward the outlet) and the plans show the longest underdrain run to be ±116 feet long. The 2022 SWDM indicates that minimum underdrain slope is 0.5%, which would indicate that the underdrains connect to the outlet pipe at 364.92' and that the outlet pipe would slope backward.**

- a. **The bottom of the basin has been raised to allow for a proper underdrain slope.**

- The callout for the pipe indicates that the pipe length is 24 feet while the plans show a pipe that is  $\pm 100$  feet long.

a. Callout has been revised.

- The slope of the 18" outlet pipe is indicated to be 3.75%. Without accounting for the additional mulch depth or underdrain slope, the 24-foot length in the callout would result in a 2.08% slope, and when considered with the 100-foot pipe length shown would be 0.50%.

a. Callout has been revised.

• **RESPONSE:** Inverts to the bioretention underdrain are now labeled on the revised site plans.

a. We agree the pipe slope recommended in the 2022 manual is 0.5%, however, the site topography and discharge points restrict us from meeting this recommendation. Therefore, we designed pipe slopes to the maximum extent and have modeled the HydroCAD conservatively. We request the MS4 waive this recommendation.

### 3/29/2024 Submission – Additional Review Comments

14. The base mapping appears to have been updated to include a 30" culvert connection to the wetlands on the opposite side of the I-88 onramp. As this culvert did not appear on previous plan sets provided, it is recommended that the Applicant provide the updated base mapping to the ACOE for their review in the jurisdictional determination of the onsite wetlands. This should be shown on the wetlands delineation map that is being prepared for submission to the ACOE.

a. This was already presented to ACOE by our wetland biologist.

15. The various signage will all need to be reviewed and approved prior to site plan approval according to the requirements of the Site Plan Application. This includes the two LED gas price signs, two gas canopy signs, rear pylon sign, entrance sign, drive thru sign/menu, and all other building mounted or standalone signage proposed.

a. Signage package will be provided by the Applicant.

16. The proposed gas station attendant's building will most likely be considered an "accessory building" and will need to meet the Town's requirements for accessory buildings/uses.

a. Noted, no revisions necessary.

### 17. Parking:

a. The parking table provided indicates that the proposed uses are "retail" which does not appear as an acceptable use in the Town's off-street parking requirements table. The only "retail" use is for "retail building materials, plumbing and similar product sales" which does not match the proposed use. The Applicant should update the required parking statistics to accurately portray the amount of parking the Town will need to provide a waiver for.

i. The primary BJ's building should be considered either "grocery or food stores" (6 per 1,000 SF gross floor area) or "department stores" (5.5 per 1,000 SF gross floor area). The applicant can identify the portions of the building that would fit into each of the categories to calculate the parking requirements.

a. Table on site plans have been revised accordingly.

ii. *The drive thru restaurant building is not a "retail" use and should instead be considered either a "drive in restaurants where food is consumed on the premises or food is served directly to customers in parked motor vehicles" (25 per 1,000 SF gross floor area) or a "restaurants, fast-food" (1 per 50 SF gross floor area) use.*

**a. Table on site plans have been revised accordingly.**

b. *A variance/waiver will be needed because the parking shown does not meet the minimum total parking required. The parking table provided used 5 stalls per 1,000 SF gross floor area, which is less than any of the applicable uses in the Town's parking standards.*

**a. This has been discussed with both Boards and a waiver is requested by the Planning Board.**

c. *A cross-access parking agreement will need to be established between the two properties/buildings for any shared parking provisions needed to meet parking standards.*

**a. This has been discussed with both Boards and a waiver is requested by the Planning Board.**

18. *The "heavy duty/light duty wingedge and pavement" detail should clearly indicate that filter fabric will be necessary based on the geotechnical report recommendations.*

**a. Detail revised as requested.**

#### **NEW COMMENTS**

19. *Screening should be provided for the Drive Thru Restaurant's dumpster area.*

**a. This dumpster area will be enclosed and match the building. Additional shrubs have been added in front of the dumpster area.**

20. *Snow storage locations need to be shown on the plans.*

**a. Snow storage areas are now shown on the plans.**

21. *The zoning requirements should outline the building height limits as well as the requirements for accessory structures to account for the gas station attendant's building.*

**a. Zoning requirements have been updated as requested.**

22. *The lighting plan shows that there is a gap in the lighting pattern in the southern parking area. The applicant should provide additional lights to allow for better visibility within the parking area.*

**a. Attached is the revised lighting plan that BJ's has now accepted.**

23. *The lighting along the entrance driveway should be mirrored to the opposite side to avoid light from spilling onto the adjacent library parcel.*

**a. Lighting has been revised. Also see response to comment #22.**

24. *Multiple callouts for CB#37's frame and invert data are on the plans and also conflict with each other.*

**a. Call outs have been revised as requested.**

25. *A "DET AREA" label is shown within the bioretention area #4 which should be removed.*

**a. Label has been removed.**

26. None of the provided construction drawings show the grading beyond the limits of the sheet. A match line to this area should be provided.

a. Match line now added to sheet.

27. The pipe from CB#2 to bioretention area #1 has a very low slope and should be revised to a minimum 0.5% slope to provide positive drainage and avoid sediment buildup in the pipe.

a. Pipe slopes adjusted as requested.

28. The pipe run from CB#6 to the FES at bioretention area #1's pretreatment basin include some pipes with very low slopes which would be revised to a minimum 0.5% slope.

a. Pipe slopes adjusted as requested.

29. The proposed grading creates two apparent low points along the northern property lines and will need to be modified to properly drain or the storm drain system should be modified to drain these areas.

a. See response to comment #10.

30. Sizing calculations for the pretreatment need to be provided as well as sizing of the proposed pretreatment volumes to verify that the minimum requirements are met.

a. Pretreatment calculations meet the minimum requirements and are attached to the revised SMR.

31. The proposed ±35-foot-tall fill pile/berm shown behind the WWTP is shown with a 2.5:1 slope, which is beyond the "mowable" limit. The Applicant should specify a planting mix or ground cover that is intended for long-term growth and would provide slope stability.

a. Planting mix now called out on the plans.

32. Based on a rough estimate, more than 25,000 cubic yards of fill material (approximately 3' deep over a 5-acre area) would be needed to produce the fill pile as shown. The proposed building is shown mostly with fill conditions ranging from 1 foot below to 7 feet above existing grade, and the western customer parking area and fuel station are also shown with about 6 feet of fill. The portions of the site with cut scenarios (truck bays, bioretention areas, and the northern loop road) do not appear to be nearly enough to offset the fill areas shown, let alone produce more than 25,000 cubic yards of "extra" fill materials. The applicant should run a cut/fill analysis and verify that the 35-foot-tall berm is necessary or revise the grading. Alternatively, if imported materials will be necessary to replace the existing soils, the applicant should provide clarification on the necessary excavations to account for the large amount of material needed to construct the berm.

a. Applicant has worked closely with Contractor and Geotechnical Engineer and agree with the cuts and fills as proposed.

33. The 6" HDPE water line shown on the northwest side of the building is shown with a hydrant on top of the water line and should be revised to tee off the water main with a valve.

a. Hydrant and valve revised as requested.

34. The gas service line for the drive thru restaurant intersects with a catch basin. The location of the gas service should be revised to avoid any conflicts.

a. Gas service line is now adjusted accordingly.

35. *The silt fencing shown on the plans does not meet the spacing requirements outlined in the Bluebook. The applicant needs to show spacing of silt fence rows throughout the project site that meets the requirements in the Bluebook.*

**a. Adjustment to the erosion and sediment control plan for proper spacing meeting Blue Book specs.**

36. *The concrete washout is shown within 100 feet of a proposed bioretention area which does not meet the Bluebook setback requirement. Additionally, the detail needs to include the 100-foot separation requirement from the bluebook.*

**a. Concrete washout area has been relocated to meet Blue Book specs.**

37. *The temporary sediment basin detail does not appear to meet the requirements of the Bluebook. Temporary sediment basins used for temporary E&SC need to include the following design information:*

*d. Specific location of the basin*

*e. Plan view of the storage basin and emergency spillway, showing existing and proposed contours*

*f. Cross section of dam, principal spillway, emergency spillway, and profile of emergency spillway*

*g. Details of pipe connections, riser to pipe connections, riser base, anti-seep control, trash rack, cleanout elevation, and anti-vortex device*

*h. Runoff calculations for 1 and 10-year frequency storms, if required*

*i. Storage computations*

*i. Zones total required*

*ii. Zones total available*

*iii. Elevation of sediment at which cleanout shall be required; also stated as distance from the riser*

**a. Items a-i, location, size, spillway, temp grading, and details are now shown on the plan sheet as requested above.**

38. *The riser pipe for the sediment basin needs to be perforated per Bluebook requirements.*

**a. See response to comment #37 above.**

39. *An area labeled "stormwater area #2" appears on the E&SC plan and it is unclear what this refers to. If this is a temporary sediment basin it will not be allowed to be located over a proposed stormwater management practice.*

**a. This is now corrected on the plans.**

40. *The details for bioretention area #1, #2, and #5 have invert and elevation information that does not match the plan callouts.*

**a. Details have been updated to match the plan callouts.**

41. The stone trench shown in "Bioretention 1, 2, & 4 Detail" and "(Lined) Bioretention 3 & 5 Cross Section Detail" does not meet the requirements of the 2022 SWDM. The planting soil and mulch materials and dimensions need to conform with the requirements of Table 6.14 in the SWDM and the underdrain inverts should be designed to meet the slope/depth requirements.

a. **Details have been updated to meet 2022 draft NYSDEC Stormwater Regulations.**

42. The permanent ponding depths (below the lowest outlet) for the bioretention areas needs to be factored into the bioretention calculations. The "average ponding depth" used in the sizing formula needs to be half the depth of the basin. For example, bioretention areas #1 & #2 have a permanent ponding depth of 0.8 feet below the spillway, which would have an average ponding depth of 0.4 feet. The dimensions used for the bioretention sizing needs to be accounted for in the calculations for all the bioretention areas.

a. **Calculations have been updated in the revised SMR to account for average ponding depths.**

43. A storm cleanout detail needs to be included on the plans.

a. **A storm cleanout detail has been added to the plans.**

44. The proposed detention basins may pond over 3 feet which will require a warning sign as required by the 2022 SWDM.

a. **A warning sign has been added to Detention Basin #1. Detention Basin #2 does not pond over 3 feet (see HydroCAD).**

#### **SWPPP/SMR**

45. The section title for section 1.5A references the previous design manual and should be revised.

a. **Section title has been updated.**

46. The SWPPP has many references to the timing of stormwater pollution inspections that indicate that only one inspection per week will be required. As the applicant has indicated they will be obtaining a 5-acre waiver, two inspections per week will be required during the timeframe when more than 5 acres of land is disturbed. The SWPPP should be updated to reflect the correct information.

a. **SWPPP has been updated.**

47. A line in section 2.2 indicates that temporary topsoil stockpiles will be beyond the proposed grading and should be accounted for in the disturbance.

a. **All temporary soil stockpiles will be within the proposed disturbance.**

48. Temporary sediment basin design information needs to be included in the SWPPP.

a. **Temporary sediment basin design information has been added to the SWPPP.**

49. Section 3.0 has a statement that the NOT will be filed with the DEC, which needs to be corrected to also include the Town MS4.

a. **Statement has been corrected to include the Town MS4.**

50. A standalone Operations & Maintenance Manual needs to be included as an appendix to the SWPPP that meets the requirements of section 3.5 of the 2022 SWDM.

a. **O & M is attached as appendix to the SWPPP.**

51. Section 5.2 discusses sediment bags and pumps to remove stormwater from sediment basins. A detail for the sediment bags and the base for the gravel bags needs to be included on the plans.

a. **Sediment bags are only options and will be decided by SWPPP inspector during construction.**

52. Section 6.24 needs to be revised to indicate that concrete can only be washed out of drums in the designated concrete truck washout that is included on the plans.

a. **Section has been revised.**

53. A sediment depth indicator should be included in the design of pretreatment basins and shown on the plans with relevant elevation information.

a. **Depth indicator is only required for pond type practices. Sediment will be removed when mulch needs replacement. See O & M manual.**

54. NOI prompt #26 includes both sediment traps and check dams that are not included on the plans.

a. **These are now added to the plans.**

55. NOI prompt #27 includes "locating development in less sensitive areas" and "driveway reduction" are used for the project. The 2022 SWDM sections 5.1.4 and 5.2.3 outline these design practice elements and it does not appear that the project incorporates either of these design practices. The response should be revised to not include these elements or justification should be provided that clarifies how the proposed design meets the intent.

a. **Response has been revised to not include these elements.**

56. NOI prompt #36 does not include CPv information and #36a indicates that it is waived because the site includes runoff reduction techniques or infiltration systems. Section 4.6 of the 2022 SWDM includes specific requirements and information about the CPv requirements. The proposed design does not use infiltration practices and there are no calculations provided to indicate that the RRv is sufficient to reduce the entire CPv. The required CPv storage and provided CPv storage needs to be provided.

a. **See updated HydroCAD model and Stormwater Calculations in the SMR.**

57. Justification needs to be provided in the NOI and the SWPPP/SMR that justifies the site limitations that do not allow for 100% of the WQv is not being reduced with RRv per section 3.2 of the 2022 SWDM.

a. **Justification has been provided for site limitations that do not allow for 100% reduction of the WQv being reduced with RRv.**

58. The HydroCAD reports previously submitted included the technical data for the model, however the recent submission did not include the technical data for each node. The HydroCAD reports included in the SWPPP will need to have the summaries, notes, messages, hydrograph plots, and stage storage tables included to allow for a complete review of the project.

a. **See response to comment #4. All technical data now provided.**

59. *The total subcatchment areas shown on the HydroCAD hydrographs provided only account for 21.6 acres of area, while the predevelopment map/HydroCAD and the post development map shows an area of ±22.8 acres. This area difference needs to be accounted for in the post development model.*

- a. **The area difference has been accounted for within the HydroCAD model and the pre- and post-development drainage maps.**

60. *The post development subcatchment map shows subcatchments that do not appear to match the grading of the site. The northwest berm that is beyond the property line would drain into the catch basins along the driveway. Post 1A shows subcatchment limits around CB#8 and CB#32 that should be included in Post 1D.*

- a. **The post-development subcatchment map has been revised.**

61. *The GI Worksheets included in the SMR for the bioretention areas were not able to be recreated in Version 1.8 of the spreadsheets published by DEC. The same information put into Version 1.8 of the NYS DEC's GI Worksheet would not produce the results that were provided in the report PDF and it appears that the PDF was manually modified. The applicant will not be allowed to use the GI Worksheets for sizing of the bioretention areas because the spreadsheets were not made to accommodate the 2022 SWDM bioretention design requirements. Tailored calculations must be provided that use the formulae and requirements in the 2022 SWDM to show the bioretention design information. Please do not submit the GI Worksheets for this purpose.*

- a. **The values obtained using Version 1.8 of the NYSDEC GI Worksheets are valid and are the same as obtained using the formulae found in the 2022 SWDM bioretention design requirements. The spreadsheet was manually edited to override certain conditional statements within the spreadsheet, although the resulting values remain the same. The modified GI worksheets are included as a calculation convenience. A note has been added to modified sheets.**

On April 2, 2024, we presented updates to the Planning Commission. We respectfully respond **(in bold)** to the DPW comments *(in italics)* of April 2, 2024 as follows:

1. *Applicant has been progressing plan review with the TDE. See attached letter from ABD Engineers dated March 14, 2024 responding to the TDE comments of February 28, 2024.*
  - a. **Noted, see above responses.**
2. *Project needs to add a pedestrian actuated crosswalk at the light with Schalmont School Campus. See letter from School Superintendent Thomas Reardon dated November 16, 2023.*
  - a. **This will be discussed with the Traffic Consultant and NYSDOT.**
3. *Applicant should provide copies of all permit applications to NYSDOT.*
  - a. **Applicant's Traffic Engineer will provide.**
4. *Add evergreen trees throughout the site, along Duanesburg Road, and northern property line. Proposed landscaping is very sparse given the size of the parking lot and buildings.*
  - a. **Four (4) additional dogwood trees have been added as discussed.**
5. *Applicant still needs to meet with Fire District and discuss access and proposed hydrant locations.*
  - a. **We met with the Fire District, Chief Stern, on April 2, 2024 and he was satisfied with the plans.**

6. *Is a food court proposed?*
  - a. **Snack shop as discussed at the Planning Commission meeting.**
7. *Bollards should be provided for the hydrants located near the fueling station and in the island near the proposed 2,300 square foot retail building.*
  - a. **Bollards added as requested.**
8. *Extend concrete to include all parking spaces that are adjacent to the BJS, adjacent to the propane dispensing area, and adjacent to the 2,300 square foot retail building.*
  - a. **This was discussed with BJ's and is not necessary.**
9. *Access easement to the adjoining Mohawk Valley property should be formalized and will need to be filed prior to signature on the final site plan maps.*
  - a. **This will be provided by Applicant's Attorney.**
10. *Given the size of the vehicle furling operation, a second free air pump should be added to prevent vehicle queuing and backups into the roadway.*
  - a. **As requested, a second free air pump has been added to the plan.**


Enclosed for site plan review and the proposed change of zone for GDP L.Ville Rotterdam, LLC and BJ's are the following:

- 1.) Site Plans (sheets 1-10), Rev. #8: 04/19/2024.
- 2.) SWPPP, revised 04/12/2024.
- 3.) Stormwater Management Report, revised 04/12/2024.

Electronic copies have been emailed, please let us know if additional hard copies are needed.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,  
**ABD ENGINEERS & SURVEYORS, LLP**



Luigi A. Palleschi, P.E.  
Partner

LAP:clv  
encl.  
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