



Montgomery Office: 71 Clinton Street
Montgomery, NY 12549
Goshen Office: 262 Greenwich Ave, Ste B
Goshen, NY 10924
(845) 457 - 7727
www.EngineeringPropertiesPC.com

August 14, 2024

Village of Montgomery Planning Board
133 Clinton Street
Montgomery, NY 12549
ATTN: Amy Frisbie, Chair

**RE: REGIONAL FOOD BANK – HUDSON VALLEY AMENDED SITE PLAN
VILLAGE OF MONTGOMERY
214-1-1.1
COMMENT RESPONSE**

Dear Mrs. Frisbie & Board Members:

Please find attached a copy of the revised Site Plans and Short EAF for the above referenced project. The plans and EAF have been revised to address comments received from Lanc & Tully Engineering and Surveying in their review letter dated July 31, 2024. Please find below a comment-by-comment response.

Items to be Addressed

- 1. The EAF provided in February 2023 noted only 4 truck trips per week, this included semi-trailers & single unit trucks. The applicant should discuss the need for additional truck parking areas and how this will impact the operations at the site.*

Additional truck parking for the project is required as originally proposed the trucks would be parked in the loading docks, but this will interfere with the operations at the site. Being able to park empty or loaded trailers away from the loading docks will help facilitate the operations at the site.

- 2. The height of the water storage tank should be provided on the plan.*

The height of the water storage tank (20'-6") has been added to the plans.

- 3. The proposed water storage tank is located in the required setback and within the FAA easement. We note the definition of side setback only appears to apply to "buildings" where the water tank does not meet the code definition of a building so we do not believe this condition requires a variance. However, additional review from the FAA is required. A no hazard letter from the FAA shall be provided.*

Comment acknowledged. A no hazard letter has been requested from the FAA regarding the proposed water storage tank and will be forwarded to the Village upon receipt.

4. *The revised SWPPP does not appear to provide enough Water Quality Volume treatment for the site. As noted on page 14 of the SWPPP report and on the WQv calculation provided on the "Water Quality Calculation Sheet 1 of 5" an area reduction credit is being taken for the proposed bio-retention area and vegetated swales. Both the bio-retention area and vegetated swales do not provide area reductions but are considered volume reductions.*

The bioretention and vegetated swales are designed for the full WQv contributory to each practice while only a percentage is applied as RRv. The difference from the provided WQv and the RRv is the additional WQv provided and therefore whether it is an area reduction or volume reduction, the results are essentially equivalent.

The site's WQv 0.510 ac-ft. The RRv provided by the vegetated swales and bioretention is 0.168 ac-ft resulting in 0.342 ac-ft. The total WQv for the vegetated swales and bioretention remaining after RRv is (0.332-0.168) 0.164 ac-ft. Add that to the additional WQv provided in the forebay of 0.200 ac-ft for a total of 0.364 ac-ft additional WQv provided after RRv which is greater than the 0.342 ac-ft required. The result is 0.022 ac-ft over the required which is the same as the area reduction calculations.

5. *A short EAF has been provided on which we have the following comments:*
- *Question 3 should be revised to reflect the correct amount of site disturbance.*
 - *Question 13.b should be 'Yes' as the proposed project includes wetland disturbance.*
 - *We note that the site is subject to clearing restrictions related to Indiana Bat mitigation and would not be able to clear any mature trees until November 1 of any year.*

The site disturbance listed matches the plans which includes the proposed amendment and is a total of ±8.20 acres. This remains unchanged in the short EAF.

Question 13.b has been revised to "Yes."

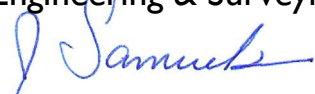
Comment regarding the Indiana Bat tree clearing restriction is acknowledged, although it is noted that the proposed amendments do not include any additional tree clearing.

6. *A public hearing will be required for the proposed lot line change.*

Comment acknowledged.

If you have any additional questions and/or comments; please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC


Jay Samuelson, P.E.
Principal


James Martinez, EIT
Project Engineer

encl:

cc: Village of Montgomery Planning Board