

HART ENGINEERING

RESIDENTIAL, COMMERCIAL & MUNICIPAL SITE DESIGN & DEVELOPMENT



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STEVEN P. HART, P.E.

East Greenbush Planning Department
East Greenbush Town Hall
225 Columbia Turnpike
Rensselaer, New York 12144
Attn: Mr. Josh Giller, Director of Planning

October 30, 2023

Re: Preliminary Plan Submission – Island Park, LLC
180-200 American Oil Road, Town of East Greenbush

Dear Josh:

Attached please find a set of preliminary design plans for the above referenced project. Please note that these plans have been prepared with respect to client, Planning Board and TDE review letter comments. Our responses to the Stantec review letter of October 20, 2023 are noted below. Please note that our responses are noted in *italic* and are enumerated in the same fashion as the Stantec letter.

General Comments

1. The submitted application is for continued operation of asphalt recycling at 180-200 American Oil Road. The proposed project was recently classified as Industry; extractive operations or soil mining as reference in Section II-4 Use Schedule of the Town Comprehensive Zoning Law by the Town Building Inspector. This site was developed and recycling asphalt without proper approvals from the Town and applicable regulatory agencies. **A letter was received from NYSDEC, dated 9/1/2023 that states that there are no open violations with NYSDEC and that there are no open or pending enforcement actions.**

Response: Acknowledged

State Environmental Quality Review

2. SEQR Classification: Based on a review of the project documents and Environmental Assessment Form, the project appears to be classified as a "Type I" action. Per SEQR, if a project involves the physical alteration of 10 acres, then it exceeds the SEQR Type I threshold. When a project is located within an agricultural district, then this threshold is reduced to 25% of the threshold (2.5 acres). **NYSDEC has not considered the existing operational area as a disturbance. The project documents have been revised by the Applicant to indicate the limits of new disturbance related to the new**

storm management features is 0.83 acres. Therefore, the application could be considered an Unlisted Action.

Response: we concur.

5. Additional required information: The applicant should provide further detail on the following components including but not limited to:

a. SHPO Review – provide a “No Effect” letter from SHPO.

Response: SHPO response is on-going and we will provide the No Effect letter under a separate transmittal.

Site Plan

New Additional Plan Comments:

11. Existing Conditions Plan (X100)

a. Change the line style associated with the “Existing Limits of Facility” to distinguish from the limit of disturbance.

Response: the line style has been changed as requested.

b. Revise note pertaining to the 2-lot subdivision to say “...will create the 10-acre project parcel.” Also remove “as shown”.

Response: the note has been revised as requested.

13. Site Plan (C100)

a. Incorporate topsoil stockpile disturbance area into the limit of disturbance and include in the disturbed area quantities.

Response: the topsoil stockpile is a past disturbance, similar to the asphalt materials. We have added the surrounding berm construction (which is new) to the overall disturbance. The overall new disturbance has increased to 0.84 acres.

b. Access easements to the stormwater management areas shall be provided for Town inspections and/or maintenance if the Owner defaults on operations and maintenance responsibilities.

Response: A 30' wide access easement has been added to the stormwater management area. This easement allows access plus the full area of the Infiltration basin.

14. Site Plan – MSGP (C101)

a. Add silt fence along the north and east sides of the proposed detention basin.

Response: Silt fence has been added to Sheet C101 to protect the downslope areas during basin construction.

b. Add the spillway elevation (14.25) to the call out.

Response: The spillway elevation has been added to Sheet C101.

c. Add the location and results of the percolation test. A test pit should be performed prior to construction to verify depth to groundwater at the infiltration basin.

Response: Infiltration test locations are provided in the infiltration basin. Test pit 1 location has been added to this sheet, as well as charts detailing the testing results.

15. Site Details – MSGP (C500)

a. Forebay spillway elevation does not match stormwater calculations of 14.25. Verify proper elevation.

Response: Forebay spillway elevation has been updated to match the HydroCAD report.

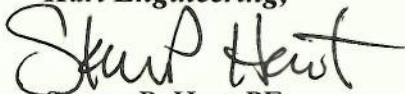
b. Add side slope labels to stormwater cross section detail.

Response: Side slope details have been added to the stormwater basin cross section detail.

We trust that the above narrative and attached plans adequately addresses the concerns raised and the modifications made to the LLIM, LLC site plans. We look forward to discussing this with you and the Planning Board in greater detail at your earliest convenience.

Very truly yours,

Hart Engineering,



Steven P. Hart, PE

File: newcastlepb23-3
Mr. Garrett Frueh / TDE
Cc: Mr. Dean Marotta, applicant