

August 14, 2025

MJ Project No. 19449.01

Chairwoman Kathryn Saddlemire and
Members of the Planning Board
Town of Schoharie
300 Main Street
Schoharie, NY 12157

RE: Review Comments Memo #2
Proposed DAN8 Last Mile Delivery Station – 232 State Route 30A, Schoharie, NY

Dear Chairwoman Saddlemire and Members of the Planning Board:

We are in receipt of Review Comments Memo #2 prepared by Lamont Engineers, dated July 25, 2025. On behalf of our client, FSI Acoustical Systems, LLC, we are pleased to submit the following materials and response to comments in association with our Site Plan Amendment application for the above referenced project located at 232 State Route 30A, Schoharie, NY.

Materials Attached:

1. Updated Engineered Site Plans (Site, Utility, Grading, Landscaping and Photometric Plans)
2. Updated Site Renderings

The updated materials noted above, and attached hereto, include revisions that address the comments of Review Memo #2. We offer the following responses to each of the comments (**in bold**) below.

Atlantic AE Drawings (Dated June 2, 2025)

No comments at this time.

McFarland Johnson Drawings (Dated July 11, 2025)

C-000

1. Park Place is labeled as a Private Road. This is not true anymore.
Response: Sheet C-000 has been updated to remove the private road label for Park Place.
2. The culvert that crosses Rte. 30A is actually 54" dia.
Response: The culvert diameter has been updated on sheet C-000.
3. Both of the above issues need to be corrected on multiple plan views within the drawing set.

Response: Both above items have been corrected on all sheets.

C-100

4. Why do the blue “Van Return” traffic circulation lines include departures from the site?

Response: The “Van Return” traffic circulation lines are shown for informational purposes to reflect operational flow on-site.

5. At the Site Plan Statistics table, is the retaining wall area a measure of the vertical wall face?

Response: The retaining wall area shown in the table is the horizontal face. The site plan statistics table on sheet C-100 has been updated to note this.

C-101/102

6. Are Speed Humps and Speed Bumps plowable?

Response: The speed humps are plowable. The speed bumps are removed during the winter months.

7. What is the small area just outside of the southeast corner of the main building (between ‘exterior seating’ and ‘smoke shelter’)?

Response: The area outside of the southeast corner of the building has been updated since the previous submission. There is a seating area, smoke shelter, ride share shelter and electrical transformer as shown on sheets C-101 and C-102.

8. Are the triangular shapes along the edge of the building wall-mounted lighting?

Response: The triangular shapes denote exterior doors. A note has been added to sheets C-101 and C-102 for clarification.

9. What is the purpose of the fencing between the main employee parking lot and the van loading areas?

Response: The fencing between the main employee parking lot and van loading areas are an operational safety feature for employees and van drivers.

C-301/302

10. The wastewater holding tank needs to be a properly sized septic tank. An effluent filter is also requested to be provided on the septic tank outlet.

Response: A 10,000-gallon septic tank equipped with an effluent filter cartridge and an effluent pump station will be provided. Detailed design drawings will be submitted for review in the subsequent submission.

11. The water service must be connected at the new Town-installed tee or some point downstream (i.e. to the north). This will allow for the new service connection to be made without a shutdown of water within the existing Business Park.

Response: Water connection to the Town system has been relocated to the new Town-installed tee. See sheet C-303.

12. Add flow arrows on the water, sewer, and drainage piping.

Response: Flow arrows have been added to the water, sewer, and drainage piping. See sheets C-301 through C-306.

13. Add the 'Fire Loop' and related hydrants as discussed with the Central Bridge Fire Dept.

Response: The 'fire loop' and site hydrants have been added to the plans. See sheets C303 and C304.

C-401

14. Check on the proximity of the Blue Point Junipers and the River Birches at the southern entrance area; note that the proximity of these trees is different at the northwest corner of the site.

Response: Blue Point Junipers have been moved to match the proximity at the northwest corner of the site. See sheet C-401.

C-501

15. A detail appears to be needed for the 12" high curb in the long-haul trailer inspection area.

Response: A detail for 12" curb has been added to sheet C-501.

If you have any questions related to the enclosed information or if you require additional information, please contact our office. We look forward to presenting the additional materials submitted at your August 19th Planning Board meeting.

Sincerely,

McFARLAND JOHNSON, INC.



Natalie O'Rourke, P.E.
Senior Civil Engineer

cc: Mike Harrington, P.E. – Lamont Engineers w/ attachments