

October 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 #3  
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 #3 prepared by Lamont Engineers, dated September 24, 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 Architectural Floor Plan

The updated materials noted above, and attached hereto, include revisions that address the comments of Review Memo #3. We offer the following responses to each of the comments (**in bold**) below.

Atlantic AE Drawings (Dated September 26, 2025)

A-1

1. The van circulation flow is incorrect on south side of the building.

**Response: The building floor plan has been updated to show the correct van circulation.**

A-2

2. The drop in the parapet height on the south side of the building does not seem to be adequate to block sound from the rooftop units which can be seen on the drawing. Perhaps the parapet wall needs to be kept at the corner height on the entire south side of the building?

**Response: The proposed HVAC system for the warehouse portion of the building has changed from Rooftop Units to Air Rotation Units (ARUs) which are inside the building.**

McFarland Johnson Traffic Impact Study (July 15, 2025)

3. DOT seems satisfied but has requested minor edits.  
**Response: Duly noted.**
4. Pedestrian improvements recommended by County Planning and DOT are still pending.  
**Response: A corridor for future on-site pedestrian walkway has been added, see sheet C-101.**

Barton & Loguidice Noise Impact Study (August 28, 2025)

5. Our consultant, Ambient Environmental, agrees with the methodology used and feels that Amazon has provided a high level of mitigation.  
**Response: Duly noted.**

Terracon Geotechnical Report (August 4, 2025)

6. At p.10, the reference to stripping of topsoil brings up the question of where all excess material will be wasted. Off-site?  
**Response: Excess material will be disposed of in a legal manor off-site. The location has not yet been identified.**
7. At p.11 and elsewhere, culling of cobbles and boulders is mentioned. Has any thought been given to allowing that material to be used as stone fill?  
**Response: Cobbles and boulders found on site will be removed.**
8. When will the site plan set include site cross sections? Many of the items discussed in the geotechnical report would be seen more clearly with site sections. Note that site sections were provided in the Highbridge site plans.  
**Response: Site cross sections have been added to the site plan set, see sheets XC-01 and XC-02.**
9. On p.12 and elsewhere, various underdrains, footing drains, and perimeter drains are referenced. Which of these do you intend to incorporate in your design?  
**Response: We have added a note to drawing C-001 that refers to the set of architectural plans for actual building dimensions and details from which the footing underdrains have been incorporated into the building set of drawing details. Architectural Building Plans will be submitted for building permit approval under a sperate cover.**
10. On page 13, I see that swales are recommended at the base of all cut slopes.  
**Response: The proposed drainage network collects and treats all stormwater runoff from the project site.**
11. On p. 13, in the Fill Material descriptions, it seems like the on-site material can be processed for use as a Structural Fill, but no separate specification is given. Or do you intend to use only imported Structural Fill?  
**Response: On-site material can be used for structural fill unless organics are present.**

12. On page 23, I see a recommendation for a preconstruction/precondition survey (presumably relative to blasting). Has that been considered?

**Response: A note on drawing C-001 has been added to read "If during earthwork operations the need to blast bedrock occurs, all blasting operations shall comply with NYSDOT specification 203 which includes conducting a preconstruction/ precondition survey."**

McFarland Johnson SWPPP (August 2025)

13. Show stormwater facility outlines as different lineweight or linetype. On grading plans, they are the same as the contours and difficult to see.

**Response: The grading plans have been updated to add a different lineweight for the outline of stormwater facilities, see sheets C-201 and C-202.**

14. Grading plans show subgrade elevation under bioretention, not finished grade. Please adjust grading plan or add notes to explain.

**Response: Grading plans have been updated to show the finished grade elevation of bioretention ponds, see sheets C-201 and C-202.**

15. How will Bioretention Basin 2 be accessed for maintenance? There is a 4-6' wall all around and a fence on the west side.

**Response: The wall around bioretention basin #2 has been removed and an access driveway has been added.**

16. Where does overflow from bioretention basins go during extreme storm/frozen ground? Just show path, no calcs needed.

**Response: The bioretention basins have been designed to pond to a maximum of 18" during the 100-year storm event. The areas surrounding the bioretention basins are at a higher elevation than the basins, therefore, during an extreme storm greater than 100-year, the surrounding area will retain the excess runoff.**

17. Sanitary sewer piping should be a minimum of 25' from stormwater facilities, 10' from storm sewers, 25' from culvert openings (per "NYS Design Standards of Intermediate Sized Wastewater Treatment Systems"). We see some issues at Bioretention Basin #3.

**Response: The sanitary sewer piping around bioretention basin #3 has been relocated. All minimum separation distances are maintained.**

18. Show location of earthen spillways for Wet Pond 1 and Detention Pond 1.

**Response: The location of earthen spillways for Wet Pond #1 and Detention Pond #1 have been added to sheets C-201 and C-202.**

19. Include planting plans of all practices.

**Response: The landscaping plans have been updated with plantings in all stormwater practices, see sheets C-401 and C-402.**

McFarland Johnson Drawings (Dated August 13, 2025)

20. Show off-site pedestrian improvements along Rte. 30A to Park Place.

**Response: The off-site pedestrian signal improvements along Route 30A have been added to sheet C-101 for reference only. The detailed Off-site highway improvement plans will be developed and submitted to NYSDOT for permit approval once site plan approval is granted.**

21. Show internal sidewalk (or walkway) connection to Rte. 30A.

**Response: A corridor for a future sidewalk connection to Route 30A has been added, see sheet C-101.**

22. A separate lighting plan may be necessary for clarity (or could add to Landscaping Plan).

**Response: The proposed site lighting fixtures have been added to the Landscaping Plan, see sheets C-401 and C-402.**

23. Site cross sections are needed.

**Response: See response to comment #8 above.**

C-000

No comments at this time.

C-100

24. Why do the blue "Van Return" traffic circulation lines include departures from the site?  
Still needs clarification.

**Response: The traffic circulation lines have been updated. The "Van Return" includes only delivery van arrivals to the site. Returns on the south driveway include routing through the vehicle inspection building.**

25. Park Place is still labeled as a Private Road.

**Response: Sheet C-100 has been updated to remove the private road label from Park Place.**

26. Could the large green spaces near the east end of the building be used for snow storage?

**Response: The snow storage areas throughout the site have been updated. Large snow storage areas at the northeast and southeast corners of the building have been added.**

27. I see the routing of a future sidewalk is shown; confirm the routing is at acceptable slopes.

**Response: The grading plan has been updated to show the slope of the sidewalk corridor, see sheet C-202.**

C-101/102

28. What is the small area just outside of the southeast corner of the main building (between 'exterior seating' and 'smoke shelter')? The 36' x 70' rectangular area still needs clarification.

**Response: The areas outside of the northeast and southeast corners of the building have been updated based on the canopy changes. There is open grass space between the outdoor seating area and the smoke shelter. See sheets C-101 and C-102.**

29. Line types for both types of retaining wall are the same.

**Response: The plans have been updated to show different line types for the two proposed retaining walls. See sheets C-101 and C-102.**

30. At C-101, the same line is labeled as both 'Fence' and 'Noise Wall'.

**Response: The fence along the western side of the truck court transitions from a standard chain link fence to a noise wall. The line types have been updated to denote the difference, see sheet C-101.**

31. Add newly proposed sound barrier along southern driveway.

**Response: The newly proposed sound barrier along the southern driveway has been added, see sheets C-101 and C-102.**

32. The north side windscreen is shown in plan; provide detail.

**Response: A detail of the windscreen has been added to sheet C-505.**

33. What are pre-engineered curbs? Same as removable curbs?

**Response: A detail of the proposed pre-engineered curb has been added to sheet C-503.**

34. A detail of the noise wall/retaining wall/guide rail configuration is needed for the area near Wet Pond #1.

**Response: The retaining wall and guide rail have been removed from the area surrounding Wet Pond #1.**

#### C-103

35. At Note 4, the speed bumps are identified as being asphalt (vs. plastic/removable).

**Response: Note 4 on sheet C-103 has been updated to identify the speed bumps as a removable rubber product.**

36. How big are the pylon signs at each entrance? Will all signs meet the Town's sign law requirements?

**Response: The pylon signs at each entrance are 7 feet tall. A sign permit will be applied for by Amazon's sign vendor after Site Plan Approval. Signage details have been provided, see sheets C-700 through C-708.**

37. The titles for the Sign Face Legend could be moved to help readability (C-104 is fine).

**Response: The Sign Face Legend titles have been updated on sheet C-103.**

C-201/202

38. Add building foundation underdrains and retaining wall underdrains, as applicable.

**Response: See response no. 9 above. Connections from building underdrains to the storm system have been added, see sheets C-305 and C-306.**

39. Grading edits are needed to reduce the slope for the future sidewalk; slope should be approximately the same as the slope of the southern driveway.

**Response: See response to comment #27 above.**

40. The maintenance access appears to be missing for Bioretention Basin #2.

**Response: Maintenance access has been added to bioretention basin #2, see sheet C-201.**

C-301/302

41. 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. Edits pending; holding tank still needs to be replaced by a septic tank.

**Response: A detail of the proposed septic tank has been added to sheet C-505.**

42. Does the Vehicle Inspection Building require water and sewer service?

**Response: Sanitary sewer service has been added to the Vehicle Inspection Building for connection to the floor drain. No vehicle maintenance will be conducted in this building; therefore, the floor drain is intended to collect rain/ melted snow dripping from cars as they pass through. No water service is required, see sheet C-301.**

C-303/304

43. Distinguish between normal "municipal pressure" hydrant and Fire Loop hydrants.

**Response: A label has been added to distinguish the municipal fire hydrant from the fire loop hydrants, see sheet C-303.**

44. Existing water service stub is 4" HDPE and the existing service valve is 4". You may want to replace the 4" service stub back to the 4" valve.

**Response: Sheet C-303 has been updated to show replacement of the 4" stub back to the 4" valve.**

45. What type of pipe will be used for the Fire Loop?

**Response: The fire loop will be DR18 PVC pipe. Labels have been added to note the type of pipe, see sheets C-303 and C-304.**

46. What is the intention relative to water metering? Will a metering vault be provided?

**Response: Water meters are proposed inside the warehouse and service center buildings respectively.**

47. For maintenance flexibility, consider providing a water service valve on the 6" main to the Pump House and the service to each building.

**Response: Water service valves have been added on the 6" main as well as the service to each building, see sheets C-303 and C-304.**

C-305/306

48. Add building foundation underdrains and retaining wall underdrains.

**Response: See response to comment #9 & 38 above.**

49. Show the Bioslope underdrain.

**Response: Bioslope underdrain has been added, see sheet C-305.**

50. Will building foundation drains and retaining wall drains be provided? Only roof drains seem to be shown.

**Response: See response to comment #9 & 38 above.**

C-401/402

51. Add lighting to Landscaping Plan, or add new lighting plan that clearly shows the fixture locations.

**Response: The site lighting fixtures have been added to the Landscaping Plans, see sheets C-401 and C-402.**

52. At C-401, fill in the landscaping gap at the northwest corner of the site.

**Response: The landscaping gap in the northwest corner of the site has been filled in, see sheet C-401.**

53. At C-402, the landscaping schedule is not readable.

**Response: Per our drawings, the landscaping schedule on sheets C-401 and C-402 are the same size and lineweight. They appear the same on the PDF, however, please let us know if there is further issue with readability.**

54. The locations of the lights on the building should be shown.

**Response: The location of the lights on the building have been added, see sheets C-401 and C-402.**

C-501 to C-504

55. Add detail for the new type of retaining wall (Soldier Pile/Lagging).

**Response: It has been clarified with the geotechnical engineer that the soldier pile/lagging wall is a suggestion not a requirement. The drawings have been updated to show an option for the contractor to provide either a segmental block wall or soldier**

**pile/lagging wall based on cost. A soldier pile detail designed specifically for this site is in progress and will be provided to the contractor as an alternate.**

56. At C501, will segmental block retaining walls have underdrains? Currently “(if required)”.

**Response: Proposed segmental block retaining walls will be designed by the manufacturer. If underdrains are required by the manufacturer’s design, they will be included. They typically daylight at each end of the wall. A set of signed and sealed design drawings will be provided by the manufacture as part of the standard submittal process for review and approval.**

57. At C-503, where will grease trap be used?

**Response: The grease trap detail has been removed. An oil water separator is proposed inside the FSC building. A detail for this will be included in the building plans submitted for building permit approval.**

58. At C-503, test taps in PVC water mains will require service saddles.

**Response: A service saddle has been added, see sheet C-503.**

59. At C-504, what specific practice is depicted by the Stormwater Management Pond detail?

**Response: The stormwater management pond detail depicts Wet Pond #1.**

60. At C-504, a detail for the Outlet Control structure is needed.

**Response: An outlet control structure detail has been added to sheet C-506.**

61. At C-504, the line type for the Bioretention Underdrain is hard to read; how wide is the bioretention underdrain trench?

**Response: The line type for bioretention underdrain has been updated. A separate underdrain detail has been added, see sheet C-504.**

62. A detail for the Noise Wall is needed.

**Response: Noise wall detail has been added to sheet C-505.**

63. Details for the light poles and fixtures are needed.

**Response: Details for the light poles, bases and fixtures are included as part of the building electrical plans. Sheet E-502 of the building plan set is attached.**

64. A sewer pump station detail is needed.

**Response: Sewer pump station detail has been added to sheet C-505.**

65. A water service metering and backflow prevention detail/schematic is needed. Presumably these items will be located in the Fire System Pump House?

**Response: Water service metering will be installed in the warehouse and service center buildings. A backflow preventor will be installed within the buildings and fire pump**



**house. Details of the water metering and backflow prevention are in progress and will be provided as soon as they are complete.**

C-601 to C-603

66. Lighting fixtures are very difficult to see; add to Landscaping Plan or a separate Lighting Plan?

**Response: See response to comment #51 above.**

67. At C-603, drawing name should be more descriptive.

**Response: The title of drawing C-603 has been updated.**

ESC-01 to ESC-07

68. At ESC-05, the Limit of Disturbance (LOD) does not seem to encompass the Bioslope underdrain.

**Response: The limit of disturbance has been updated to encompass the Bioslope underdrain, see sheet ESC-05.**

69. See SWPPP comments above for additional drawing-related comments.

**Response: Drawing-related SWPPP comments have been addressed. See responses to comments 13 through 19 above.**

70. Why is Erosion Control Blanket scheduled for flat areas too?

**Response: Sheets ESC-05 and ESC-06 have been updated to propose erosion control blankets in sloped areas only.**

If you have any questions related to the enclosed information or if you require additional information, please contact our office.

Sincerely,

McFARLAND JOHNSON, INC.



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

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