



ENGINEERS SURVEYORS



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PARTNERS

LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.
JOSEPH J. BIANCHINE, P.E. (Retired)

February 19, 2026

Re: **Two 6,000-SF Warehouse Building**
280 NYS Route 67
Town of Amsterdam
Project # 5589A

Mr. Alex Kuchis, Planning Board Chairperson
Town of Amsterdam
283 Manny's Corners Road
Amsterdam, NY 12010

Dear Mr. Kuchis:

In response to Delaware Engineering, D.P.C. comments (in *italics*) provided to us in a memo dated February 3, 2026 regarding the two (2) 6,000 SF Warehouse Building Site Plan review located at 280 NYS Route 67 we respectively respond as follows (in **bold**):

Stormwater comments:

1. *The amended site plan is consistent with the prior approval in terms of stormwater assessment. The project proposes to capture and mitigate the peak discharge for the 1 and 10 year storm events.*
Correct, however, the revised SMR includes the 25-year, 24-hour storm event.
2. *The increase in impervious surface with the amended site plan is approximately 0.02 acres (<1,000 sf). The increase in ground disturbance is primarily to accommodate larger stormwater practices.*
Correct, no response required.
3. *The stormwater management report and area and bulk table provide different total impervious area. The Applicant should review and revise, as needed.*
The impervious numbers have been revised to include new pavement for the T-turn around. Please note that the stormwater report does not include the impervious area in the text of the report, it is only included in the calculations.
4. *The applicant should elaborate on the statement that the 1 and 10 year storm events are "standard engineering practice." The NYSDEC program requires the up to the 100 year storm, and NYSDOT Highway Drainage requires greater than 10 year storm in certain circumstances.*
The project is less than one-acre of disturbance and does not have to comply with NYSDEC and is not a NYSDOT Highway project, therefore, does not need to comply with NYSDOT. The Town of Amsterdam does not have design requirements for stormwater, therefore, as approved on the prior site plan and similar less than one-acre site plans in the Town, the site was analyzed and stormwater management was designed for 1 and 10-year, 24-hour storm event. However, the stormwater management for this design can also accommodate the 25-year, 24-hour, storm event, which is typical for NYSDOT roadside ditch culverts.

5. *The site plan should include grass specification for drainage features and should include O&M requirements so that O&M is enforceable. A drainage easement or similar provision could be considered to ensure long term O&M.*

Please find an O&M for this stormwater management area in appendix B of the Stormwater Management Summary. However, the applicant is not willing to provide a drainage easement for this, as it is unnecessary for a project this size and was not required under the last approval. This stormwater management system is a simple system and will require minimal maintenance. A note has been added to the site plan stating that the owner must comply with the stormwater O&M, which should ensure that the building department can enforce the O&M.

6. *The 0.94 acre area of disturbance is near the 1-acre threshold, but nearly half of the disturbance is for stormwater infrastructure. A preconstruction stakeout should be a condition of approval to ensure the limits are as presented.*

The applicant has no objections to a preconstruction stakeout.

Site Plan

- a. *Pursuant to Art. VI Section 20(5)(C)(6), proposed building height and exterior entrances must be added to the site plan.*

The buildings will 16' in height. This is now noted on the plans.

- b. *Pursuant to Art. VI Section 20(5)(C)(7), the location of parking facilities must be shown on the plan. Notes on the plan provide that 20 parking spaces are proposed; however, the dimensions and configuration of these spaces are not indicated on the plan, nor is there a detail provided showing the same.*

Parking spaces and dimensions are shown on the plan.

- c. *Pursuant to Art. VI Section 20(5)(C)(22) elevation plans at a scale of $\frac{1}{4}'' = 1'$ for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s) showing design features and indicating the type and color of materials to be used.*

- d. *The project requires provision of an approved fire apparatus access road and involves a dead-end in excess of 150'. Unless modified by the fire code official (e.g., under provisions for dead-end access roads for an unoccupied use category), a fire apparatus turnaround must be provided in accordance with the fire code of NYS.*

A "T" turnaround in compliance with NYSEC is provided on the plan. A Fire truck turning exhibit is also included with this submission. Also, please note that plans have been sent to the Cranesville Fire Department for their input.

- e. *We understand that all items to be stored on the site are to be located within the proposed structures. The Applicant should confirm that no outdoor storage, including without limitation waste and refuse, is proposed, and we recommend that a note indicating no outdoor storage is permitted be added to the plan and made a condition of approval.*

There is no proposed outside storage, see note no. 4 on the site plan.

- f. *Ground disturbance is required in order to install the proposed 8 tree plantings. A planting detail must be provided and the limits of disturbance revised accordingly. In addition, the method of connecting to public utilities should be confirmed and, if underground, a trenching detail supplied and the limits of disturbance revised, as appropriate.*

The ground disturbance for the trees are minimal, but have been included in the disturbance calculations.

A B D

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g. *We recommend specification of deer-resistant, native plantings.*
Deer-resistant trees are proposed.

h. *There are 10 floodlight-type lighting fixtures proposed. Site plan notes indicate that these are to be "down mounted." The associated detail should be updated to reflect the angle required to achieve the proposed down mounting. In addition, the lighting does not appear to be shielded, nor does the detail include information for the Board to determine intensity (see Special Use Permit criteria Art. VII Section 21(3)(D)).*
Flood light shields are called out on the detail as well as down mounting angle.

Enclosed for your review is the following:

1. Seventeen (17) copies of this letter.
2. Two (2) copies of the Site Plans.
3. Fifteen (15) copies of the Site Plan reduced to 11x17.
4. Two (2) copies of the Revised Stormwater Management Summary with O&M
5. Seventeen (17) copies of the Fire Truck Maneuvering Exhibit.
6. Seventeen (177) copies of the Building Elevations
7. One (1) copy of the Letter sent to the Carnesville Fire Department.

As you know, this project is scheduled for Public Hearing at the March 4, 2026, Planning Board Meeting.

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

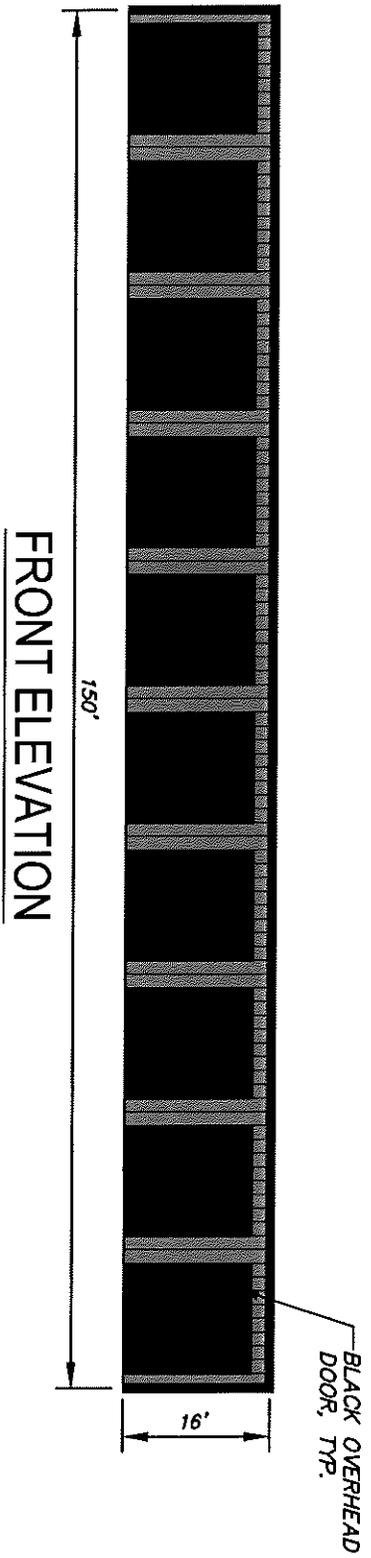
Very truly yours,

ABD ENGINEERS & SURVEYORS, LLP

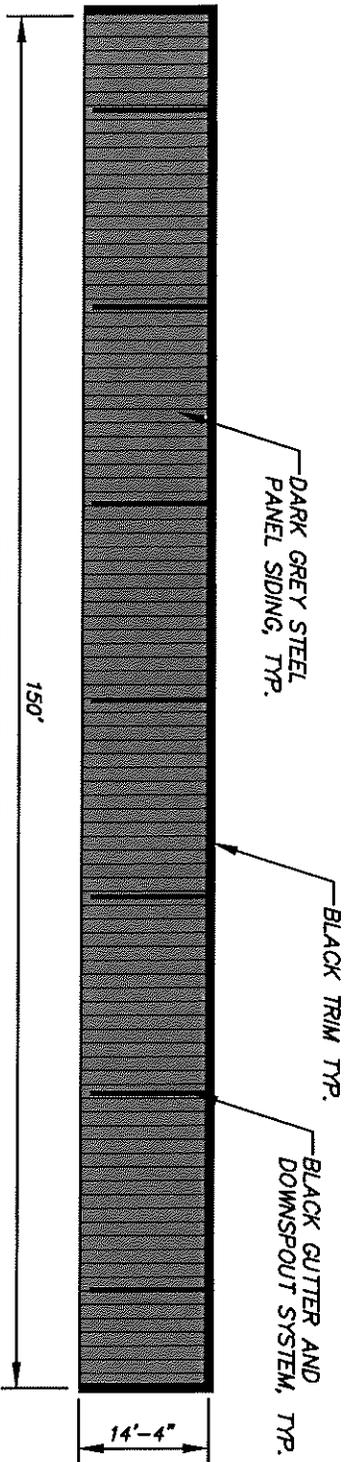


Luigi A Palleschi, P.E.
Partner

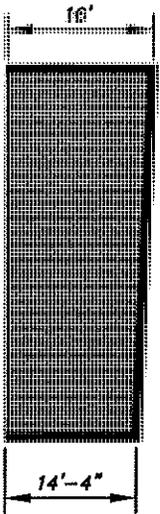
LAP:jeh
encl.
cc: Jeremy Jordan w/ enc. (via email)
5584a - 02192026



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SCALE:
1/2" = 1'

BUILDING ELEVATIONS
MANNY CORNERS WAREHOUSE
280 NYS ROUTE 67

TOWN OF AMSTERDAM

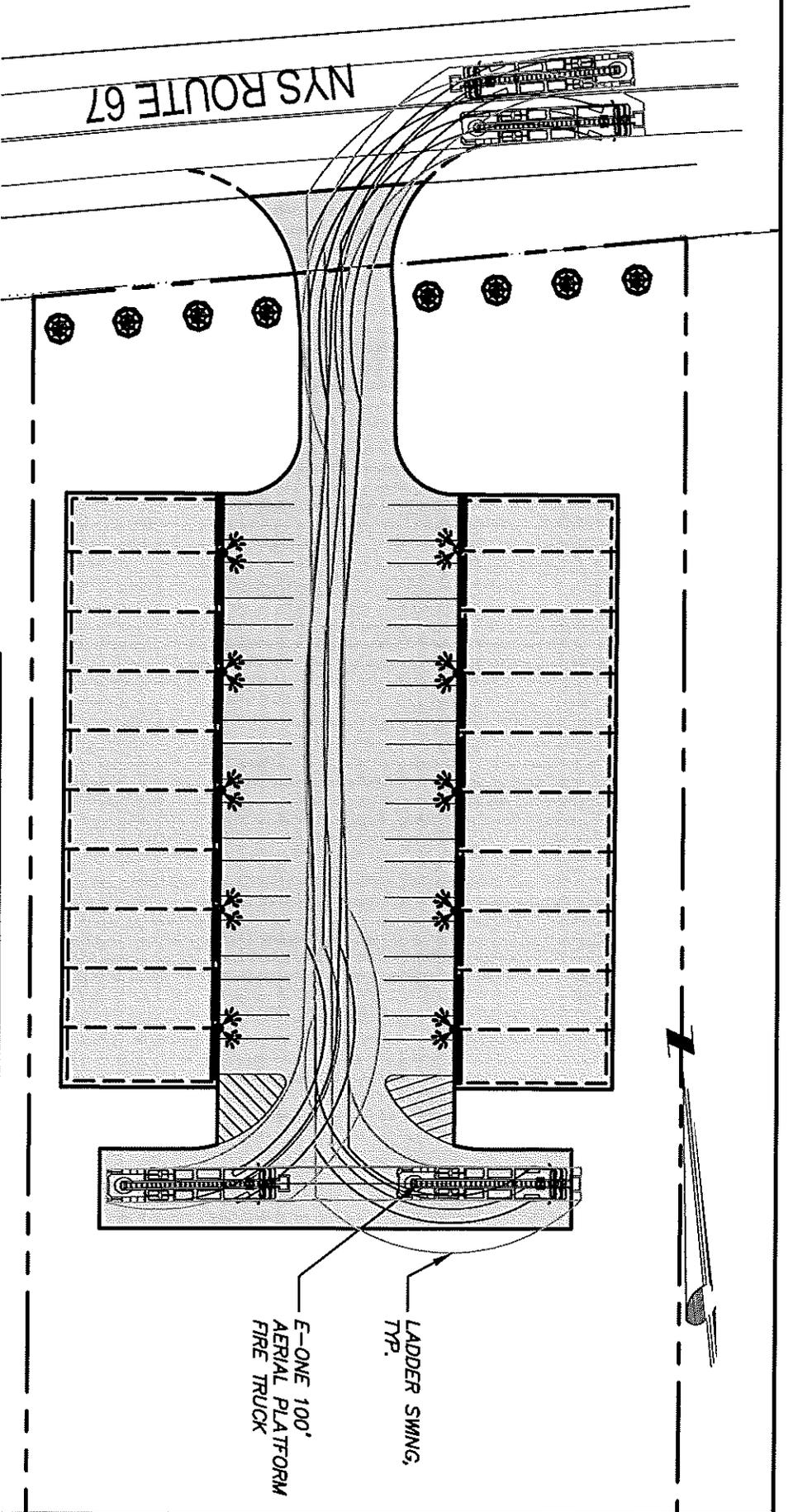
COUNTY OF MONTGOMERY

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**FIRE TRUCK MANEUVERING EXHIBIT
MANNY CORNERS WAREHOUSE
280 NYS ROUTE 67**

TOWN OF AMSTERDAM

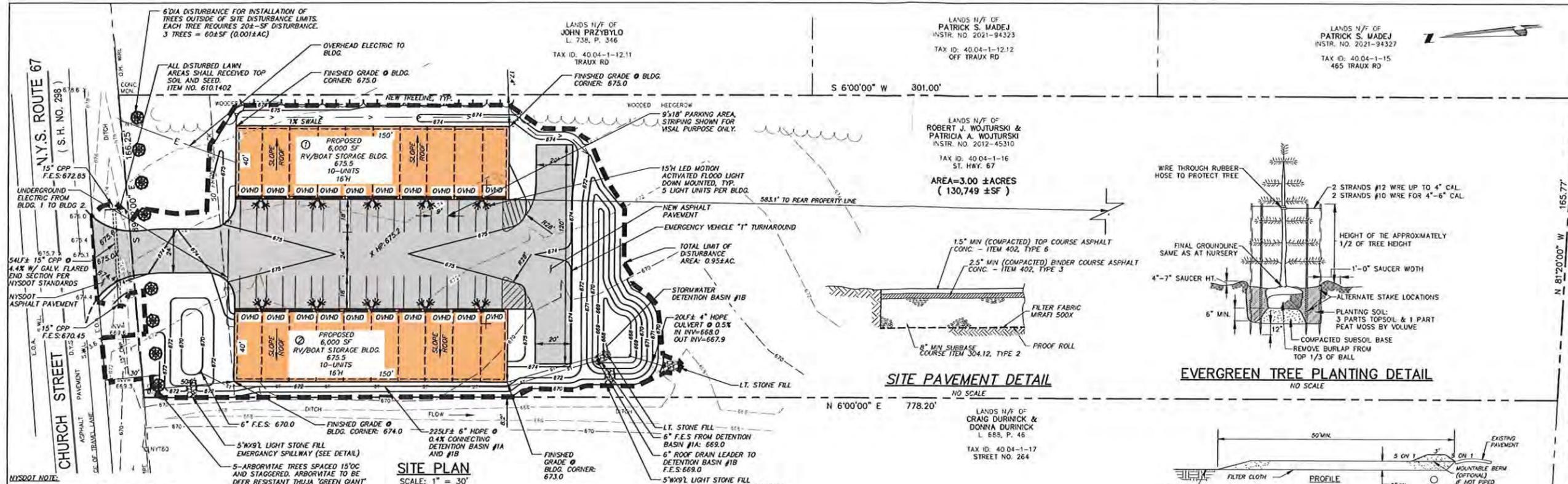
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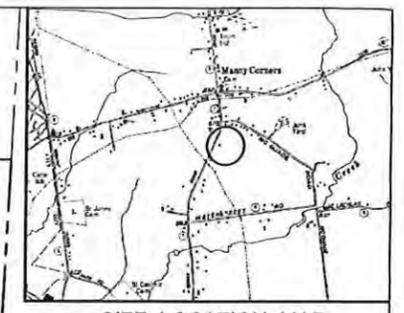
- NOTES:**
1. NYS DOT HIGHWAY WORK PERMIT REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKING WITHIN THE NYS ROUTE 29 R.O.W.
 2. NO EQUIPMENT OR MATERIALS SHALL BE STAGED IN THE NYS DOT RIGHT-OF-WAY.
 3. ANY PROPOSED SIGNAGE, PARKING, AND ADVERTISING WILL NEED TO BE LOCATED ON PRIVATE PROPERTY AND NOT ON NYS DOT RIGHT-OF-WAY.

NOTES:
A NYS DOT HIGHWAY WORK PERMIT WILL BE REQUIRED FOR ANY WORK PERFORMED WITHIN THE HIGHWAY RIGHT-OF-WAY. THIS PERMIT IS REQUIRED PRIOR TO THE START OF WORK.

SITE PLAN
SCALE: 1" = 30'

SITE PAVEMENT DETAIL
NO SCALE

EVERGREEN TREE PLANTING DETAIL
NO SCALE



SITE LOCATION MAP
N.T.S.

LANDS N/F OF JOHN M. BALBIAN
INSTR. NO. 2008-26528
TAX ID: 55.00-1-912
425 TRAUX RD

LANDS N/F OF PATRICK S. MADEJ
INSTR. NO. 2021-94327
TAX ID: 40.04-1-15
465 TRAUX RD

LANDS N/F OF ROBERT J. WOJCIURSKI & PATRICIA A. WOJCIURSKI
INSTR. NO. 2012-45310
TAX ID: 40.04-1-16
ST. HWY. 67

LANDS N/F OF CRAIG DURINICK & DONNIA DURINICK
E.B.S. P. 46
TAX ID: 40.04-1-17
STREET NO. 264

SOIL DATA:
TAX MAP ID# 40.4-1-16 (3.1± ACRES)

ZONING:	REQUIRED
LOT SIZE:	NO MIN. OR MAX.
LOT WIDTH:	NO MIN. OR MAX.
LOT COVERAGE:	25% MAX.
BUILDING HEIGHT:	NO MAX.
SETBACKS:	
FRONT:	50' MIN.
SIDE:	0' MIN.
REAR:	0' MIN.

COVERAGE STATISTICS: PROPOSED

BUILDINGS:	25% MAX.	12,000-SF	0.28-AC.	4.9%
PAVEMENT:		14,438-SF	0.33-AC.	14.7%
GREEN SPACE:		108,598-SF	2.49-AC.	60.4%
TOTAL		135,036-SF	3.1 ACRES	100%

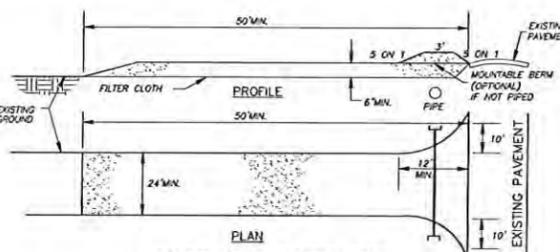
PARKING REQUIREMENTS
REQUIRED: 1-SPACE/1,000-SF = 12-SPACES
PROVIDED: 20-SPACES (1-SPACE IN FRONT OF EACH UNIT)

PLANTING SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
THUJA	ARBOR VITAE "GREEN GIANT"	8	4' TO 5' HT.	B & B

TOPSOIL AND SEED ALL DISTURBED AREAS
C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED

- NOTES:**
1. BASE MAPPING PREPARED FROM A FIELD SURVEY CONDUCTED BY ABD ENGINEERS & SURVEYORS ON MARCH 10, 2023.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962), TOLL FREE.
 3. THE OWNER SHALL COMPLY WITH THE SITE SPECIFIC STORMWATER MANAGEMENT AREA O&M.
 4. THERE SHALL BE NO OUTSIDE STORAGE ON THE SITE.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - NOT LESS THAN THE FULL DRIVEWAY WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24" MINIMUM AT SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FILTERED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT.
8. BRUSHING - WHEELS SHALL BE CLEANED WHEN NECESSARY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN BRUSHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SOIL EROSION AND STABILIZATION:

1. PLANS SHOW TEMPORARY SOIL EROSION AND STABILIZATION MEASURES WHICH SHALL BE MAINTAINED UNTIL ALL AREAS ARE STABILIZED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND MULCH (OR HYDROSEED). THE OWNER SHALL BE RESPONSIBLE TO PROVIDE AN ADEQUATE WATER SOURCE AND HOSES AND GERMINATION OF THE SEED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR WATERING UNLESS THE CONTRACT STATES SUCH.
3. SOIL EROSION IN SAND WILL OCCUR AFTER EVERY RAINFALL UNTIL TURF IS ESTABLISHED. IT SHALL BE THE OWNERS RESPONSIBILITY TO REPAIR EROSION AFTER EVERY RAINFALL. FAILURE TO REPAIR MAJOR EROSION WILL RESULT IN MAJOR EROSION AND POSSIBLY PAVEMENT AND STRUCTURE FAILURE. THE ENGINEER SHALL NOT BE RESPONSIBLE IF EROSION OCCURS.
4. ADDITIONAL EROSION CONTROL METHODS INCLUDING SOIL STABILIZATION MATS, PLACEMENT OF STONE, PLACEMENT OF SOIL MAY BE REQUIRED DUE TO CLIMATIC CONDITIONS (EXCESS RAIN, ETC.) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE EXTRA MEASURES AND IT SHALL NOT BE CONSIDERED AN OMISSION OR ERROR ON THE PLAN IF THESE ADDITIONAL MEASURES ARE NOT SPECIFIED INITIALLY.

OWNER:
283 NYS RTE 67 LLC
1406 COSSGROVE DRIVE
SCHENECTADY, NY 12302
TAX MAP ID# 40.4-1-16

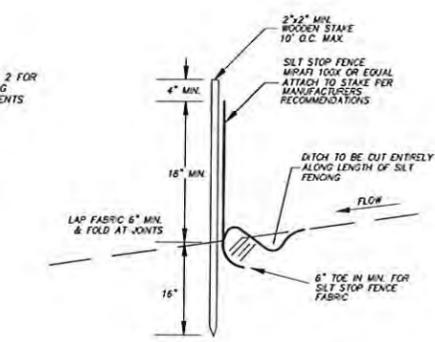
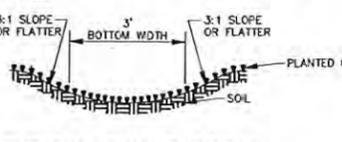
CONCRETE WASHOUT AREA DETAIL
NOT TO SCALE

- CONCRETE WASHOUT NOTES:**
1. SINKS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.
 2. PLASTIC LINER SHALL HAVE A MINIMUM THICKNESS OF 10 MIL WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, OR OTHER STRUCTURAL APPEARANCE EXCEPT AT ACCESS POINT.
 3. CONCRETE WASHOUT AREA SHALL CONFORM TO THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL "BLUE BOOK".

CONCRETE WASHOUT MAINTENANCE NOTES:

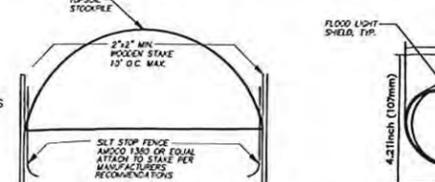
1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DECONTAMINATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARSH CONCRETE SHOULD BE PLUMBED TO A STABILIZED AREA SUCH AS A GRASS FILTER STRIP.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PLUMBED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
3. DISPOSE OF HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECT PERMITS. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH/FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
4. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
5. ASPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

TYPICAL SWALE DETAIL
NO SCALE

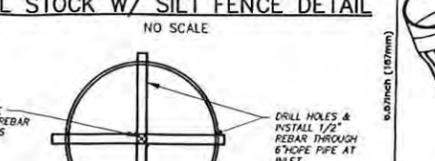


SILT FENCE DETAIL
NOT TO SCALE

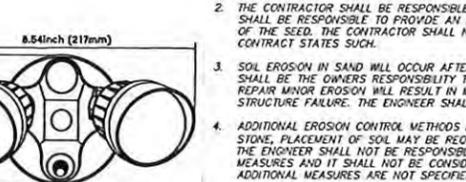
- CONSTRUCTION SPECIFICATIONS:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1/2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 36" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE OF MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MARIAT 100X, STABILMA 100X, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "PLUGS" DEVELOP IN THE SILT FENCE.



TOPSOIL STOCK W/ SILT FENCE DETAIL
NO SCALE

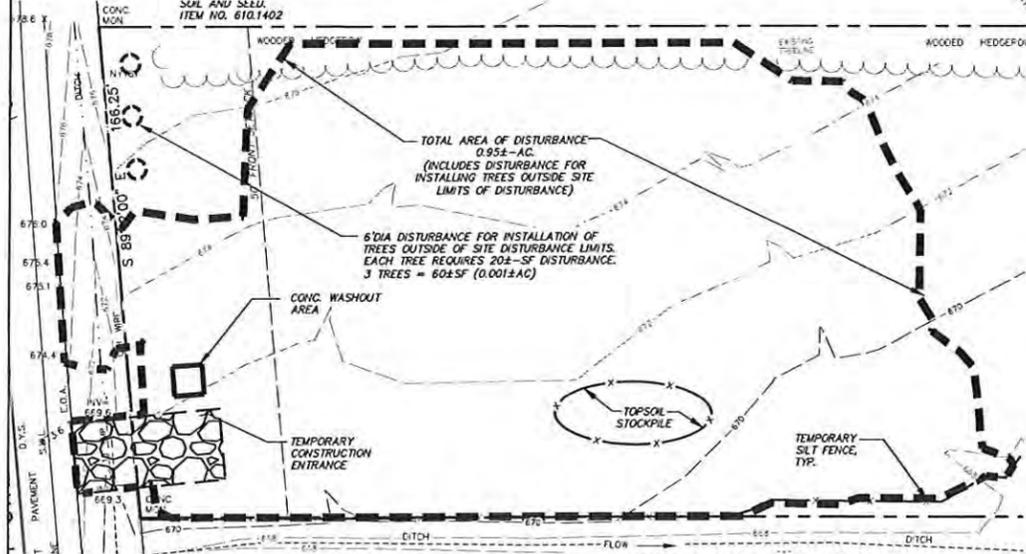


REBAR DEBRIS GUARD DETAIL
NO SCALE

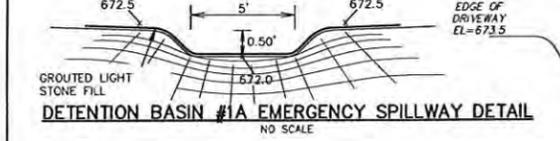


DUAL-HEAD DUSK-TO-DAWN LED OUTDOOR SECURITY LIGHT DETAIL
NO SCALE

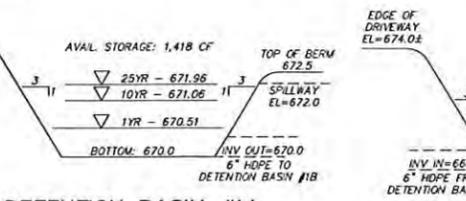
- NOTE:**
1. LIGHTS TO BE DOWN MOUNTED FACING @ A 22" MAX. ANGLE



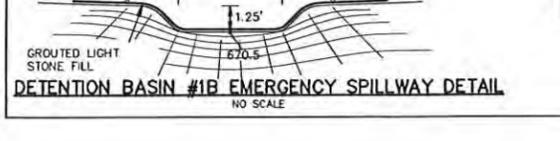
EXISTING CONDITIONS AND EROSION CONTROL PLAN
SCALE: 1" = 30'



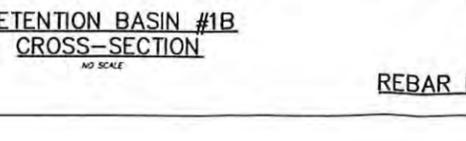
DETENTION BASIN #1A EMERGENCY SPILLWAY DETAIL
NO SCALE



DETENTION BASIN #1A CROSS-SECTION
NO SCALE



DETENTION BASIN #1B EMERGENCY SPILLWAY DETAIL
NO SCALE



DETENTION BASIN #1B CROSS-SECTION
NO SCALE

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

DATE: DECEMBER 12, 2025

SCALE: 1" = 30'

DWG. 5584A-S3(AMENDED)

SHEET OF 2

AMENDED SITE PLAN
MANNY CORNERS WAREHOUSE
280 NYS ROUTE 67

TOWN OF AMSTERDAM COUNTY OF MONTGOMERY

STATE OF NEW YORK

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SHEET OF 2

