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October 19, 2020

Town of Thompson Planning Board  
4052 Route 42  
Monticello, NY 12701

**RE: BBIS AUTO AUCTION  
NYS ROUTE 17B**

Dear Planning Board:

Please find attached a revised plan set and replacement pages for the Part 3 EAF. The above have been revised in response to the comments of your engineer dated October 14, 2020 as follows:

**Part 3 Environmental Assessment Form Comments**

1.
  - a. Page 4-13 of the Part 3 EAF text has been amended to discuss the treatment of colloidal solids as an alternative. A copy of this revised page is attached.
  - b. The language regarding the 10-foot wide fire lane on page 4-44 of the Part 3 EAF is part of a direct quote from the special condition's requirements of the Town of Thompson Code. The language is referring to maintaining a 10-foot wide strip of area around the facility free of combustible brush or other material. A note to this affect is included as Note #8 on Sheet O-100. A detail to this affect has been added to the plan on Sheet C-202. In regard to fire lanes, all lanes on the site are a minimum of 20-feet wide. Additional labels have been added to the site plan to demonstrate compliance with fire lanes required for emergency vehicle access.
  - c. The response to Comment D.2.a. on page 4 of 13 of the Full EAF located in Appendix A has been revised to reflect that a total of approximately 300,000 yards of cut and 300,000 yards of fill will be managed onsite. The revised FEAF is attached.
  - d. The response to comment D.2.b on page 4 of 13 and 5 of 13 of the Full EAF located in Appendix A has been revised to include additional discussion about the nature of the wetland fill. The revised FEAF is attached.

**Site Plan Technical Review Comments**

- 1) The NYSDEC approved wetlands map was previously provided via e-mail. A hard copy is attached. Submission was made to the ACOE in April of this year. As the ACOE is now working remotely additional copies of the submission were provided by the wetlands consultant in early September and again in early October of this year. We are still awaiting a site walk by the Army Corps.


- 2) The outlet from Detention Pond C1 has been revised to discharge directly to the existing drainage channel to avoid a potential point discharge to the neighboring property.
- 3) A label has been added on Sheets C-101 to C-104 to each storage area aisle on to indicate the number of vehicles to be stored in each aisle.
- 4) The label on the site plan sheets have been changed to clarify that this paved and curved area is for drainage control. A detail has been provided to illustrate the design on sheet C-202.
- 5) Additional dimensions have been added to the landscape berm detail on sheet C-203
- 6) Additional information has been added to the County Road Improvements Detail on sheet C-205. As shown on the Entrance Road Profile, there is a negative slope of 2% away from the county road to maintain drainage away from the county road.
- 7) A detailed site plan for the office building area has been added to sheet C-113.
- 8) No response required.

Thank you for your time and if you have any questions and/or comments, please don't hesitate to contact me directly.

Sincerely,  
Engineering & Surveying Properties, P.C.



Ross Winglovitz, P.E.  
Principal



Zachary Szabo, E.I.T  
Project Engineer

cc: John Cappello, Esq.  
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