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September 16, 2026
Re: Site Plan Submission

This memorandum serves as a summary of technical refinements and design enhancements incorporated into the submitted Site Plan Drawing Set dated September 16, 2026. These updates consolidate finalized utility coordination, refined access geometry, and updated environmental boundary mapping into a fully integrated package for formal Planning Board consideration.

Summary of Design Refinements:

Site Entrance & Geometry Integration: Adjusted the main entrance and exit access point alignment to optimize site access, driving required cascading updates to the monument sign location, site photometrics, and vehicle turning radius templates. Refined extents and geometry of security fencing. (*Sheets C-121-S, C-122-S, C-123-S, C-701-S*)

Civil Utility Alignment & Technical Profiles: Refined the overall storm, water, and sanitary utility distribution networks and updated corresponding utility profiles. Specific adjustments include shifting the water vault location to accommodate the updated entrance geometry and realigning the sanitary sewer line to connect directly into the existing sanitary holding tank at the adjacent existing manhole. (*Sheets C-161-S, C-301-S – C-507-S*)

Grading, Demolition & Work Boundaries: Updated finished grading contours across the site and aligned the demolition plan strictly with the finalized limit of disturbance (LOD) and proposed site improvements. (*Sheets C-105-S, C-151-S*)

Work Areas, Landscaping & Setbacks: Refined the temporary gravel laydown yard layout, including dedicated erosion and sediment control measures, and updated the landscape plan to maintain full compliance with utility clear zones and perimeter fence setbacks. (*Sheets C-182-S, C-601-S – C-602-S*)

Environmental & Wetland Mapping: Incorporated updated environmental mapping into the set, including the GCEDC-provided wetland delineation and the required 100-foot NYS DEC buffer zone, alongside refined site-wide erosion and sediment control details. (*Sheets C-101-S – C-104-S, C-181-S – C-182-S*)

