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July 27, 2021

Mr. Mitchell Cohen, Planning Board Chairman
Town of Hurley Planning Board
P.O. Box 569
Hurley, New York 12443

Re: Site Plan Review
Dunkin Donuts - NYS Rte 28 & NYS Rte. 375
Town of Hurley

Dear Chairman Cohen and Planning Board Members:

As requested, we reviewed the Site Plan for the Dunkin Donuts proposed at the corner of NYS Route 28 and NYS Route 375 in West Hurley. Our focus was on the Traffic Study/Intersection Plan and the Basic Site Civil Elements(Water, Sewer, Drainage). We reviewed the following documents:

- Traffic Impact Study by CME(9/20) and NYSDOT/CME comments and correspondence.
- Site Plan sheets 1-10 by Medenbach & Eggers, dated June 3, 2021
- Ulster County Dept of Health (UCDOH) review comments dated 7/9/2021

We have also discussed the application with NYSDOT (John Reilly) and UCDOH (Tim Rose).

Our comments are as follows:

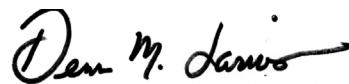
1. NYSDOT has accepted the TIS but has put significant conditions on the project site development, including restricted access on Route 28 (right in/right out only), and moden/antenna for the signal which they consider to be part of project mitigation. Being that the project is situated on the corner of two state highways and the TIS has undergone extensive review by the NYSDOT traffic experts, we would recommend that the Planning Board condition its approval on NYSDOT approval of both the TIS and the entrance plan which are subject to NYSDOT permit and approval (PERM 33 issuance).
2. Similar to the Traffic matter, the Drainage Plan has undergone significant review by the NYSDOT staff, as there was a historical problem with drainage at the site. This appears to be caused by NYSDOT box culvert discharge under Route 375 to rear of the subject parcel. The site plan includes a drainage improvement plan that intercepts this historic flow patch and conveys same to the NYSDOT system on Route 28. I spoke with John Reilly at NYSDOT and he confirmed that this is the plan they have requested. In this regard, we recommend the the Planning Board condition its approval on NYSDOT approval of the drainage plan (PERM 32 issuance).
3. The issue of water supply and sewage disposal at the site is quite complex, and there has been a lengthy review and revision process. We have discussed the matter with Timothy B. Rose, P.E., of Ulster County Health Department. As of July 9, 2021 there remained outstanding issues with septic system design (5 comments from UCDOH) and water supply (6 comments

from UCDOH). From my discussion, it appears that the major issue with respect to the water supply/well setback has been resolved but there are additional water treatment design elements that need to be submitted, along with evidence of an easement and a full "part 5" water analysis. In this regard, we recommend that the Planning Board condition its approval on Ulster County Department of Health final approval of the water supply system and wastewater disposal system.

Please do not hesitate to contact this office if there are any other concerns or questions relative to this project.

Very truly yours,

BRINNIER & LARIOS, P.C.

A handwritten signature in black ink that reads "Dennis M. Larios". The signature is written in a cursive style with a long horizontal stroke at the end.

Dennis M. Larios, P.E.
President

cc: Adrianna Beltrani, Town Planner