

REFERRAL RESPONSE

ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State
Article 12B
Sections 239-1 and 239-m



Referral Number

2017006

Municipality Marlborough **Local File Number**

Luvera
Properties,
LLC

Referring Agency Planning Board

Type of Referral Site Plan Review

Name of Applicant Luvera Properties, LLC

Name of Project Luvera Properties, LLC

Project Location 1987-1089 U.S Route 9W

Description Amendments to existing commercial plaza including 500 square foot expansion to existing structure

UCPB Decision

Required Modifications

See Attachments



Referral Officer

Representing the Ulster County Planning Board

Date Received 12/13/2016

Date Reviewed 1/4/2017

Form Date 1/5/2017

Status Reviewed

Ulster County Planning Board

Dennis Doyle, Director



Chris Brand, Chair
Town of Marlborough Planning Board
PO Box 305
Milton, NY 12547

RECOMMENDATION

REFERRAL NO: 2017-006
DATE REVIEWED: 1/4/2017

Re: Luvera Properites, LLC. – Site Plan Review

Summary

This is a proposal to renovate an existing commercial plaza and to expand an existing auto sales/garage on a single site located on Route 9W in the HD zoning district.

The following materials were received for review:

- UCPB Referral Form
- Town of Marlborough Planning Board Application
- Letter of Agent
- Short EAF
- Deed
- Technical Review Comments from MH&E dated 12/5/16
- Ulster Firearms, Inc. Business Plan
- Site Plan

Recommendations

Access

The site currently consists of five individual curb cuts onto the Route 9W corridor. It is the policy of the Ulster County Planning Board and Ulster County Transportation Council to reduce or limit the number of turning conflicts on its highway corridors and to promote cross access when practicable to reduce traffic congestion. The proposal also lacks pedestrian access along its frontage. The Town is in the beginning stages of developing a Route 9W corridor plan which is likely to include a discussion of both access management principles and bicycle/pedestrian access and there is an opportunity for this development to be proactive in advance of the development of this plan and any long-term standards that are likely to be developed as a result of it.

Required Modifications

The UCPB, working in concert with NYSDOT, recommends the applicant reduce the number of curb cuts to the minimum necessary to serve the property and to provide safe access. The UCPB also recommends that a sidewalk along the site's frontage that ties back to the existing buildings via crosswalks or in lieu of an actual sidewalk at this time, rather than an easement for the development of a future sidewalk.

2017-006 Luvera Properties
Site Plan Review

Landscaping

A landscaping plan has not been submitted for review as part of this application. The site currently lacks any landscaping beyond a grassed median along its frontage.

Required Modification

A landscaping plan, including schedule that indicates the location, type, and size of any plantings should be provided. The closure of curb cuts will provide for additional opportunities to provide for landscaping.

Signage

Signage details are lacking from the materials submitted for review.

Required Modifications

Signage details will need to be provided for review. All signage will need to conform to the standards of the Town's zoning statute.

Lighting

Lighting details were not provided for review. The existing lighting appears to consist of unshielded fixtures.

Required Modifications

Lighting levels should be calculated for the plan and levels should not exceed the Illuminating Engineering Society (IES) Outdoor Site/Area Recommended Illuminance Levels (see attached). All luminaires should meet the "fully shielded" definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA. Where Metal Halide (MH) or Light Emitting Diode (LED) lamps are not proposed the applicant should be required to provide reasons why they were not chosen. MH and LED luminaires produce a more natural light (true color) as opposed to the yellowish-light of either high or low pressure sodium. Studies have shown that lower light levels are needed for this type of light than the yellowish light produced by HPS lamps. The LED fixtures are also more energy efficient, have a longer lamp life, and can be teamed with solar to add to project sustainability.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: David Corrigan, NYSDOT

FINAL ACTION REPORT FORM

Per GML 239-m and -n FINAL ACTION REPORTS ARE
REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS
AFTER FILING

Complete the local agency final action box, add the local file
number, include any required submittals, and sign the form



Name of Project: Luvera Properties, LLC

Referral Number: 2017006

UCPB Decision: Required Modifications

Local Agency Final Action:

Approve Disapprove

Member Vote: Yes: No:

- County Planning Board Decision - Reviewed no County Impact
- Concurs with County Planning Board Modifications or Disapproval
- Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)

Required Submittals Attached

Resolution Attached

Required Submittals:

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

Local File Number:

Luvera Properties, LLC

Municipality: Marlborough

Referring Agency: Planning Board

Type of Referral: Site Plan Review

Name of Applicant: Luvera Properties, LLC

Project Location: 1987-1089 U.S Route 9W

Description:

Amenmdents to existing commercial plaza including 500 square foot expansion to existing structure

Local Officer: _____

Date: _____

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

Original Date Received: 12/13/2016

Original Review Date: 1/4/2017

Final Action Date Received:

Status: Reviewed

Return Form to:

Referral Officer
Ulster County Planning Board
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

Form Revised 09/26/2000 UCPB

UCPB Date Stamp

LIGHTING DESIGN/GUIDELINES

Product information is subject to change without notice.

OUTDOOR SITE/AREA RECOMMENDED ILLUMINANCE LEVELS

Area/Activity	FC	Area/Activity	FC
GENERAL			
Airports			
Hangar apron	1	Log grading-water or land	5
Terminal building apron		Log bins(land)	2
Parking area	0.5	Lumber yards	1
Loading area	0.5	Piers	
Building (construction)	2	Freight	
General construction		Passenger	20
Excavation work	10	Active shipping area surrounds	5
Building Exteriors	2	Railroad yards	
Entrances		Retarder classification yards	
Active(pedestrian and/or conveyance)	5	Receiving yards	
Inactive(normally locked, infrequently used)	1	Switch points	2
Vital locations or structures	1	Body of yard	1
Building surrounds	5	Hump area(vertical)	20
Building and monuments, floodlighted	1	Control tower and retarder area(vertical)	10
Bright surroundings		Head end	5
Light surfaces		Body	1
Medium light surfaces	15	Pull-out end	2
Medium dark surfaces	20	Dispatch or forwarding yard	1
Dark surfaces	30	Hump and rider classification yard	
Dark surroundings'	50	Receiving yard	
Light surfaces		Switch points	2
Medium light surfaces	5	Body of yard	1
Medium dark surfaces	10	Hump area(vertical)	5
Dark surfaces	15	Flat switching yards	
Bulletin and poster boards	20	Side of cars(vertical)	5
Bright surroundings		Switch points	2
Light surfaces		Trailer-on-flatcars	
Dark surfaces	50	Horizontal surface of flatcar	5
Dark surroundings	100	Hold-down points(vertical)	5
Light surfaces		Container-on-flatcars	3
Dark surfaces	20	Service Station(at grade)	
Gardens	50	Dark surrounding	
General lighting		Approach	1.5
Path, steps, away from house	0.5	Driveway	1.5
Backgrounds-fences, walls	1	Pump island area	20
trees, shrubbery		Building laces(exclusive of glass)	10
Flower beds, rock gardens	2	Service areas	3
Trees, shrubbery when emphasized	5	Landscape highlights	2
Focal points, large	5	Light surrounding	
Focal points, small	10	Approach	3
Loading and unloading	20	Driveway	5
Platforms		Pump island area	30
Freight car interiors	20	Building faces(exclusive of glass)	30
Logging (see also Sawmills)	10	Service areas	7
Yarding		Landscape highlights	5
Log loading and unloading	3	Ship yards	
Log stowing(water)	5	General	5
Active log storage area(land)	0.5	Ways	10
Log booming area(water)-	0.5	Fabrication areas	30
foot traffic		Storage yards	
Active log handling area(water)	1	Active	20
	2	Inactive	1

Open Parking Facilities

General Parking and Pedestrian Area		Vehicle Use Area		
Level of Activity	Footcandles (Minimum on Pavement)	Uniformity Ratio (Avg.:Min.)	Footcandles (Average on Pavement)	Uniformity Ratio (Avg.:Min.)
High	0.8	4:1	2	3:1
Medium	0.6	4:1	1	3:1
Low	0.2	4:1	0.5	4:1

Covered Parking Facilities

Areas	Day Footcandles (Average on Pavement)	Night Footcandles (Average on Pavement)	Uniformity Ratio (Avg.:Min.)
General parking and pedestrian areas	5	5	4:1
Ramps and corners	10	5	4:1
Entrance areas	50	5	4:1