

# REFERRAL RESPONSE

## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m



Referral Number

2017158

<b>Municipality</b>	Marlborough	<b>Local File Number</b>	17-1015
<b>Referring Agency</b>	Planning Board		
<b>Type of Referral</b>	Site Plan Review		

<b>Name of Applicant</b>	Frank Boya
<b>Name of Project</b>	Eighty Six Washington LLC
<b>Project Location</b>	1613 Route 9W Milton
<b>Description</b>	Redevelopment and use of pre-existing facility per Business Corridor Overlay District

## UCPB Decision

## Required Modifications

See Attachments



Referral Officer

A blue ink signature of a person's name, likely the Referral Officer, written in a cursive style.

Representing the Ulster County Planning Board

<b>Date Received</b>	8/29/2017
<b>Date Reviewed</b>	9/6/2017
<b>Form Date</b>	9/11/2017
<b>Status</b>	Reviewed

# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

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

REFERRAL NO: 2017-158  
DATE REVIEWED: 9/6/2017

### Re: Eight six Washington, LLC. – Site Plan Review

#### Summary

This a proposal to renovate and utilize an existing site for use in part of an existing construction business. The existing structures will be utilized for office and warehousing purposes. The project is located in the RAG-1 zoning district, but as a preexisting commercial use, is seeking addition to the communities' Business Corridor Overlay zone.

The following materials were received for review:

- UCPB Referral Form
- Site plan application package
- Short EAF
- Memo from Legend Land Surveying, P.C. dated 7/31/17
- Site plans
- Memo from MH&E DPC dated 7/17/17 & 8/18/17

#### Recommendations

##### **Lighting**

Based on the materials provided, it is unclear whether or not the applicant intends to update the existing site lighting.

##### **Required Modification**

It is recommended that all site luminaires meet the "fully shielded" definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA. 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). 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.

2017-158 Eight Six Washington, LLC.  
Site Plan Review

**Signage**

Signage details are absent from the materials provided for review.

**Required Modifications**

Signage details, if proposed, should be submitted to the Town Planning Board for review. All signage should meet the standards of the local zoning statute.

**Landscaping and Access**

Based on the materials provided, there are no plans to upgrade the site to a channelized form of access as consistent with NYSDOT and County policies. Given that the applicant also owns the parcel located immediately to the south there appears to be an opportunity to combine access or to at least create separate access for the single family home and to combine the commercial drive portions into a single point of channelized access. Channelized access would reduce the need for impervious surface and would create opportunities for greening the site, especially along its frontage to break up the mass and scale of the facility. Landscaping to separate the single-family home's access from the commercial access is also lacking.

**Required Modifications**

The Town should consider requiring the preparation of an alternative site plan that seeks to reduce potential turning conflicts through channelizing access and driveway combinations as well as reduces the site's runoff through the development of a landscaping plan that increases on-site infiltration, separates the residential from the commercial uses, and upgrades the site's overall appearance from Route 9W.

Reviewing Officer



Robert A. Leibowitz, AICP  
Principal Planner

Cc: Cindy Lanzetta, UCPB

## LIGHTING DESIGN/GUIDELINES

Product information is subject to change without notice.

### OUTDOOR SITE/AREA RECOMMENDED ILLUMINANCE LEVELS

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

#### 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	0.9	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

# 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:** Eighty Six Washington LLC

**Referral Number:** 2017158

**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

**Local Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## **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:**

17-1015

**Municipality:** Marlborough

**Referring Agency:** Planning Board

**Type of Referral:** Site Plan Review

**Name of Applicant:** Frank Boya

**Project Location:** 1613 Route 9W Milton

**Description:** Redevelopment and use of pre-existing facility per Business Corridor Overlay District

## ~ For Ulster County Planning Board Use Only ~

**Local Board Decision:**

**Original Date Received:** 8/29/2017

**Original Review Date:** 9/6/2017

**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**