

# REFERRAL RESPONSE



## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2017158

**Municipality** Marlborough  
**Referring Agency** Planning Board  
**Type of Referral** Site Plan Review

Local File Number

17-1015

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

**UCPB Decision**

**Required Modifications**

See Attachments



Referral Officer

Representing the Ulster County Planning Board

**Date Received** 8/29/2017  
**Date Reviewed** 9/6/2017  
**Form Date** 9/11/2017  
**Status** 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 is 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.

**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		Log grading-water or land	5
Terminal building apron	1	Log bins(land)	2
Parking area		Lumber yards	1
Loading area	0.5	<b>Piers</b>	
Building (construction)	2	Freight	20
General construction		Passenger	20
Excavation work	10	Active shipping area surrounds	5
<b>Building Exteriors</b>		<b>Railroad yards</b>	
Entrances	2	Retarder classification yards	
Active(pedestrian and/or conveyance)		Receiving yards	
Inactive(normally locked, infrequently used)	5	Switch points	2
Vital locations or structures	1	Body of yard	1
Building surrounds	5	Hump area(vertical)	20
<b>Building and monuments, floodlighted</b>		Control tower and retarder area(vertical)	10
Bright surroundings	1	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	
<b>Bulletin and poster boards</b>		Side of cars(vertical)	5
Bright surroundings	20	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	<b>Service Station(at grade)</b>	
<b>Gardens</b>		Dark surrounding	
General lighting	50	Approach	1.5
Path, steps, away from house	0.5	Driveway	1.5
Backgrounds-fences, walls	1	Pump island area	20
trees, shrubbery		Building faces(exclusive of glass)	10
Flower beds, rock gardens	2	Service areas	3
Trees, shrubbery when emphasized	5	Landscape highlights	2
Focal points, large	5	<b>Light surrounding</b>	
Focal points, small	10	Approach	3
<b>Loading and unloading</b>		Driveway	5
Platforms	20	Pump island area	30
Freight car interiors	20	Building faces(exclusive of glass)	30
<b>Logging (see also Sawmills)</b>		Service areas	7
Yarding	10	Landscape highlights	5
Log loading and unloading	3	<b>Ship yards</b>	
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		<b>Storage yards</b>	
Active log handling area(water)	1	Active	20
	2	Inactive	1

### Open Parking Facilities

Level of Activity	General Parking and Pedestrian Area		Vehicle Use Area	
	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:

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

☐ Required Submittals Attached

☐ Resolution Attached

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

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

## ~ 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