

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

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

REFERRAL NO: 2017-162
DATE REVIEWED: 10/4/2017

Re: Highland Pet Center - Site Plan Review

Summary

This a proposal to expand an existing kennel located at 131 Bailey's Gap Road in the RAG-1 zoning district.

The following materials were received for review:

- UCPB Referral Form
- Short EAF
- Legal notice – 4/16/17
- Site plan set
- Correspondence from MH&E, DPC dated 6/19/17, 8/18/17, 9/15/17
- Email rom Ronald Blass dated 6/19/17
- Town of Marlborough Application for Site Plan Review Package

Recommendations

Lighting

While the proposed lighting appears to be full cut-off, the lighting cut sheets suggest that it will utilize either metal halide or high pressure sodium luminaires.

Required Modification

If non-Light Emitting Diode (LED) lamps are proposed, the applicant should be required to provide reasons why they were not chosen. 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 when compared to metal halide.

Reviewing Officer

Robert A. Leibowitz, AICP
Principal Planner