

MEMORANDUM

TO: Town of Marlborough Planning Board  
FROM: Patricia P. Brooks, L.S.  
RE: Our file #8153.LLR, Site Plan for Young's Motors  
DATE: March 09, 2018

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The following information is submitted to the Town of Marlborough Planning Board for review in connection with the application of Young's Motors and in response to the McGahey, Hauser, and Edsall Review Comments dated March 02, 2018.

1. We await comments from the Code Enforcement Officer.
2. As discussed at the Planning Board, rock outcrops on the site have been leveled to provide a parking area for new car inventory overflow, as well as parking while snow removal operations take place. The site was never vegetated and the solid rock formation makes vegetation impractical.
3. The total area of the site has been revised to 5.06 acres to reflect the increase in acreage resulting from the Lot Line Revision.
4. The area variance reference was removed from the map as it was granted in conjunction with a site plan application for building additions proposed in 2014 which was subsequently withdrawn.
5. The map has been revised to clarify that the gravel storage area is for inventory only and not a car sales area. The area is shielded from view from Route 9W due to the rock outcroppings along the highway.
6. As discussed at the Planning Board meeting, a NYSDEC stormwater permit is not required as no additional impervious surface was created.
7. As discussed at the Planning Board meeting, NYSDOT comments will be received through SEQR circulation.
8. This is an existing asbuilt site plan with no new improvements proposed. A full submittal package will be prepared for submission to the Ulster County Planning Board.
9. Curbed channelization is already in place with blacktop suitable for pedestrians behind the curbing. An area of the blacktop near the intersection of Route 9W with Milton Turnpike will be stripped as a pedestrian crossing area to facilitate safer crossing of Route 9W.
10. As discussed at the Planning Board meeting, Ulster County DPW comments will be received through SEQR circulation
11. There is no revegetation; see response 2.
12. There are no new improvements to the parking lot proposed.

Thank you for your continued review and consideration of this project.

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