

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Twin Pond Enterprises, Inc. Our file #8399

DATE: March 23, 2018

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The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Twin Pond Enterprises, Inc. for a Wholesale storage establishment and are in response to the comments received from the Town of Marlborough Planning Board and Technical Review Comments from McGoey, Hauser, and Edsall dated April 14, 2017:

1. Willingham Engineering was contracted to perform a drainage analysis and the Drainage Analysis Plan which is included in this submission.
2. The applicant previously proposed relocation of the existing access location but has since determined the current configuration should remain. The plan has been revised to reflect proposed curbing channelization to accommodate the tractor trailer turning radius requirements.
3. We are working with the NYS DOT to design curbing and sidewalks consistent with their recommendations and recent Luvera site approval adjacent to this parcel.
4. As previously stated, we are currently working with the NYS DOT for necessary approvals.
5. The exact location and design of the existing septic system is unknown. The applicant informed us that the septic tank was recently inspected via the septic cleanout located adjacent to the building and he was advised it was not near capacity
6. The parking spaces have been revised to 10 x 20 spaces per the Town of Marlborough Code.
7. Handicapped accessibility has been detailed on the plan with appropriate striping and signage.
8. All stormwater improvements have been detailed on the Drainage Analysis Plan prepared by Willingham Engineering.
9. Proposed pavement section has been detailed on the Drainage Analysis Plan prepared by Willingham Engineering.
10. The applicant is working with Central Hudson Gas & Electric Corporation to obtain fee title to the parcel they own, while providing a legal right of way through the applicant's lands to provide access to the easement corridor.

Thank you in advance for your continued consideration of the proposed Site Plan and the owner/applicant will be present at the next meeting to address any additional comments or concerns..