

www.brooksandbrooks.us

11 Main Street Highland, NY 12528

845-691-7339 phone 845-691-7166 fax

MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Garone's Mountain Fresh Farm
DATE: July 19, 2019

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Garone's Mountain Fresh Farm and are in response to the comments received from McGoey, Hauser and Edsall dated June 26, 2019:

1. The gravel parking lot at the site is existing and was previously used seasonally in connection with the tree farm. Details of the landscape material storage bins have been added to the plan.
2. The sanitary disposal system was installed in the late 1980's when the building, then used as the farm office and hangar for the helipad, was constructed. It serves the one bathroom which consists of a sink and lavatory. A new well is proposed as the water supply is currently shared with the well shown on adjoining lands of Crimi-Varoli.
3. The site is well screened from Bailey's Gap Road and Orchard Road.
4. A package is submitted for referral to the Ulster County Planning Board.

A site plan was not previously required for this parcel as the uses were limited to agricultural growing, equipment storage and maintenance, and seasonal sales. Please refer to the determination from the Building Inspector indicating that the expansion of the agricultural to include landscaping with year round use has triggered the necessity of a site plan. The helipad was previously determined to be allowable for personal use only. The current owners do not plan to utilize it, but do want to continue to make it available for emergency services if the need ever arises.

The existing site lighting on the south end of the building will be replaced with full cut-off fixture as depicted in the attached cut sheet (or comparable), and the motion detector security light on the east side of the building will remain. The business does not operate after dark so no additional lighting is required.

Thank you for your continued assistance in the review of this project.

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A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

TOWN OF MARLBOROUGH

PO Box 305 Milton NY 12547

TELEPHONE NO. 795-2406 ; FAX NO. 795-6171

DEPARTMENT OF BUILDINGS

THOMAS CORCORAN JR.

BUILDING INSPECTOR

CODE ENFORCER

FIRE INSPECTOR

Date: July 18, 2019

Re: 17 Bailey's Gap Road Highland, NY 12528

Name : Garone's Mountain Fresh Farms, LLC

S.B.L. : 95.4-1-30.100

This letter is to verify that the building department has reviewed the above Site Plan Application and offers this letter of determination to say :

***This property had a existing Site Plan and operated as a " Seasonal " business with no complaints for many years.**

***The new owners of the property met with me to ask if a continuation of use was allowed.**

***After review I have concluded that the existing business can continue its use because the use is of a similar nature as previously approved.**

***I only send this applicant to the planning board because of the expansion of a " seasonal " business to a full time business.**

***Under Town Code section 155-31 (B) (C) under " Expansion of Use " I sent the applicant to the Planning Board for a amendment to a existing site plan.**

In closing, my final determination is : This is a existing business, with a existing site plan, continuing the same or similar use and only because of the expansion of the use of the property as it relates to yearly operations I send it to the Town of Marlborough Planning Board for a updated / amended site plan.

Any Questions please contact me at the above address or phone numbers.

Thank You.



Thomas J. Corcoran Jr.

Building Inspector

Code Enforcement Officer

Wall Pack Series

CLS-311

CLS-311 Medium Full Cutoff Wall Pack



CLS-311

Housing:

Die cast aluminum housing & hinged full cutoff front frame, 1/2" coin plugs with O-rings for conduit & photocell, textured architectural bronze powdercoat finish over a chromate conversion coating

Reflector:

Aluminum reflector

Lens:

Tempered flat clear glass lens

Socket:

HID: Porcelain 4KV pulse rated medium base socket with nickel plated screw shell
PL: Plug-in type, GX24Q-4

Mounting:

Cast-in template for mounting directly over a 4" recessed outlet box, or use 1/2" surface conduit

Wattage:

High Pressure Sodium: 35 to 150w
Metal Halide: 70 to 100w
Pulse Start: 150w
Compact Fluorescent: 1 x 26 to 42w, 2 x 26 to 42w

Listing & Ratings:

CSA: Listed for wet locations
Meets Dark Sky requirements

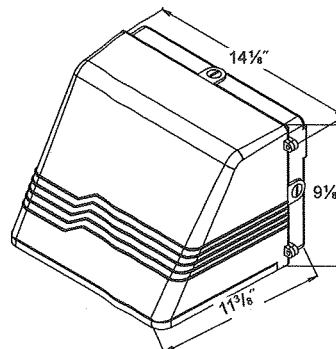
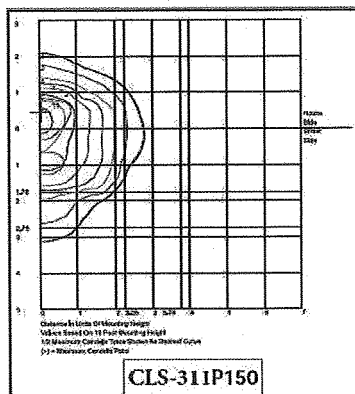
Add: Battery Backup Available
(Sold Separately)

Other wattages & custom colors available on request.

| Kits | | | | |
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| Catalog # | Description | | | |
| CLS-311 | Medium Full Cutoff, HID | | | |
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| Complete Units (Lamps Included) | | | | |
| Catalog # | Wattage | Voltage | Lamp | Ballast |
| CLS-311H35R120L | 35 | 120 | HPS | R-NPF |
| CLS-311H50R120L | 50 | 120 | HPS | R-NPF |
| CLS-311H70R120L | 70 | 120 | HPS | R-NPF |
| CLS-311H100R120L | 100 | 120 | HPS | R-NPF |
| CLS-311H150R120L | 150 | 120 | HPS | R-NPF |
| CLS-311H50DL | 50 | 120/277 | HPS | HX-HPF |
| CLS-311H70QL | 70 | Quad | HPS | HX-HPF |
| CLS-311H100QL | 100 | Quad | HPS | HX-HPF |
| CLS-311H150QL | 150 | Quad | HPS | HX-HPF |
| CLS-311M70QL | 70 | Quad | MH | HX-HPF |
| CLS-311M100QL | 100 | Quad | MH | HX-HPF |
| CLS-311P150QL | 150 | Quad | PS | HX-HPF |
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Also available LED



Garone's Mountain Fresh Farm



Existing Roadside Signage to Remain

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

Garone's Mountain Fresh Farm



Pre-cast concrete block enclosure to surround
landscape and hardscape material on three sides

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