

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

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

REFERRAL NO: 2019-165
DATE REVIEWED: 10/2/2019

Re: Royal Energy – Site Plan Review

Summary

This a proposal to demolish multiple existing structures, renovate an existing structure, and construct a new 72,000-square foot cold and dry storage warehouse with five trailer docks and office space. The project is located at 1666-1672 Route 9W in the RAG-1 zone and is applying to the Town Board to be added to the Business Corridor Overlay zone. The stormwater plans, including a Stormwater Pollution Prevention Plan (SWPPP) and erosion and sediment control plan, have not been completed to date and will necessitate the re-referral of this application to the Ulster County Planning Board (UCPB) to provide a full statement per General Municipal Law 239-M.

The following materials were received for review:

- Referral Form
- Memo from Brooks and Brooks 8/7/19
- Existing Conditions Map
- Septic Plan
- Building Elevations and Revised Elevations
- Project narrative
- Proposed Site Layout
- Town of Marlborough Site Plan application forms
- Memo from Talcott Engineering Design 5/24/19
- Lighting Plan
- Memo from Supervisor Al Lanzetta, dated 1/15/18
- ZBA Resolution 40' variance for rear-yard.
- ZBA record of finding 4/11/19
- Deed
- Updated site plans 9/20/19
- Utility Plan
- Demolition Plan
- Lighting Plan Update
- Landscaping Plan Update
- Erosion and Sediment Control
- SWPPP
- Response to UCPB Comments from Brooks and Brooks 9/25/19

Recommendations

Many of the previous comments issued by the Ulster County Planning Board in Referral 2019-154 have now been or are in process of being addressed because of the updated materials provided for review. The UCPB still has the following required modifications:

Area Variance

A 40' variance for a rear-yard setback appears to have been approved in April of 2019 that was not submitted to the UCPB for referral.

Required Modification

This will require a referral from the ZBA and re-vote on their previous action.

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Business Corridor Overlay District

The proposed commercial use will require rezoning to occur. The Town plans to add it to its existing Business Corridor Overlay District.

Required Modifications

A referral of the rezoning to the UCPB will be necessary. An updated zoning map will need to be submitted at that time.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Cindy Lanzetta – UCPB