

# REFERRAL RESPONSE



## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2019165

|                         |                  |                          |                      |
|-------------------------|------------------|--------------------------|----------------------|
| <b>Municipality</b>     | Marlborough      | <b>Local File Number</b> | <input type="text"/> |
| <b>Referring Agency</b> | Planning Board   |                          |                      |
| <b>Type of Referral</b> | Site Plan Review |                          |                      |

|                          |  |
|--------------------------|--|
| <b>Name of Applicant</b> | Royal Energy Properties, LLC   |
| <b>Name of Project</b>   | Royal Energy   |
| <b>Project Location</b>  | 1666-1672 Route 9W, Milton   |
| <b>Description</b>       | Construct 53,200 SF cold storage warehouse with 5 trailer docks, office space. |

**UCPB Decision**

**Required Modifications**

**See Attachments**



**Referral Officer**

Representing the Ulster County Planning Board

|                      |           |
|----------------------|-----------|
| <b>Date Received</b> | 9/25/2019 |
| <b>Date Reviewed</b> | 10/2/2019 |
| <b>Form Date</b>     | 10/3/2019 |
| <b>Status</b>        | Reviewed  |

# 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 53,200-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.

2019-165 Royal Energy  
Site Plan Review

**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

# FINAL ACTION REPORT FORM

Per GML 239-m and -n FINAL ACTION REPORTS ARE  
REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS  
AFTER FILING

Complete the local agency final action box, add the local file  
number, include any required submittals, and sign the form



**Name of Project:** Royal Energy

**Referral Number:** **2019165**

**UCPB Decision:** Required Modifications

|  |                                     |
|--|-------------------------------------|
| <b>Local Agency Final Action:</b>  |                                     |
| <input type="checkbox"/> Approve   | <input type="checkbox"/> Disapprove |
| <b>Member Vote:</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/>   |                                     |
| <input type="checkbox"/> County Planning Board Decision - Reviewed no County Impact  |                                     |
| <input type="checkbox"/> Concurs with County Planning Board Modifications or Disapproval                                     |                                     |
| <input type="checkbox"/> Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked) |                                     |

**Required Submittals Attached**  
 **Resolution Attached**

**Local Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Required Submittals:**

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

**Local File Number:** \_\_\_\_\_  
**Municipality:** Marlborough  
**Referring Agency:** Planning Board  
**Type of Referral:** Site Plan Review  
**Name of Applicant:** Royal Energy Properties, LLC  
**Project Location:** 1666-1672 Route 9W, Milton

**Description:** Construct 53,200 SF cold storage warehouse with 5 trailer docks, office space.

**~ For Ulster County Planning Board Use Only ~**

**Local Board Decision:**

**Original Date Received:** 9/25/2019

**Original Review Date:** 10/2/2019

**Final Action Date Received:**

**Status:** Reviewed

**Return Form to:**

Referral Officer  
Ulster County Planning Board  
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340