

# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

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

REFERRAL NO: 2020-014  
DATE REVIEWED: 02/5/2020

### Re: 1417 Route 9W Gas Service Mart – Site Plan review

#### Summary

The applicant is proposing an amendment to an approved site plan (3/20/17) that updates vehicular access to right-in/right-out turning movements only, connects the site to municipal sewer services, updates the signage to comply with the zoning statute and improves pedestrian access internally and along the site.

The following materials were received for review:

- Referral Form
- Marlborough Planning Board audio minutes from 1/21/20
- Site Plan Set
- Highway improvement drawings set
- Site plan amendment submission
- Cover letter
- Approved DOT Highway Work permit

#### Recommendations

#### Lighting

Lighting levels are not provided on the materials provided.

#### Required Modifications

A photometric plot plan should be provided to the Town Planning Board for review. All lighting should be full-cutoff and dark sky compliant. It is recommended that canopy lighting be flat-panel or recessed lighting and should have an average foot-candle for no higher than 20 to 25 f.c. All lighting should not exceed the Illuminating Engineering Society (IES) Outdoor Site/ International Dark Sky Association (IDSA) Area Recommended Illuminance Levels (see attached).

#### Internal Access

The Ulster County Planning Board (UCPB) approves of the proposed and NYSDOT approved amendments to restrict access to the site to south bound, right-in/right-out turning movements only. However, it is noted that the site plan provided still indicates two-way traffic movements that could create traffic conflicts given the new curb-cut alignment of the site.

2020-014 1417 Route 9W Gas Service Mart  
Site Plan Review

**Required Modifications**

Internal access movements should be updated to be one-way/north to south movements only. It is recommended that the applicant and Town also consider an angled approach to the canopy and proposed pumps to best accommodate the right-in traffic movements and one-way traffic flow now associated with the site.

Reviewing Officer



Robert A. Leibowitz, AICP  
Principal Planner