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Via Overnight Delivery

December 10, 2020

Town of Marlborough
21 Milton Turnpike
Milton, NY 12547

Attention: Planning Board

**Re: Response to Comments Summary
Proposed Retail Store
Tax ID: 103.001-2-74 & 103.001-2-73
HSC Milton, LLC**

Dear Members of the Planning Board:

On behalf of our client, HSC Milton, LLC, we are pleased to submit this response to comments summary to the Town of Marlborough for the above referenced project. This summary is in response to the various comments received in the November 13, 2020 letter from McGoey, Hauser and Edsall, Consulting Engineers, DPC, as noted below with our responses in italics. Please find twelve (12) copies of the following items in support of our application and one (1) digital copy on CD enclosed:

- A. Plans entitled "Proposed Site Plan Documents", prepared by Bohler Engineering, consisting of fifteen (15) sheets, dated August 12, 2020, last revised December 10, 2020.
- B. "Lot Line Adjustment Plan", prepared by Control Point Associates, Inc PC, consisting of one (1) sheet, dated October 13, 2020.
- C. "Stormwater Pollution Prevention Plan (SWPPP)", prepared by Bohler Engineering dated November 23, 2020 (1 copy included).

Response to various comments summary as follows:

- 1. We continue to request a lot line change map depicting the entirety of both parcels involved in the project with the lot line change clearly depicted.

Please find a Lot Line Adjustment Plan depicting both lots involved in the lot line adjustment attached.

- 2. This office circulated a Notice of Intent for Lead Agency on 29 October 2020. This included electronic submissions to the NYSDOT on 2 November 2020. Time frame for Lead Agency has not lapsed.

Comment acknowledged.

- 3. We are awaiting submission of a SWPPP regarding a Stormwater Management Plan.

The Storm Water Pollution Prevention Plan is enclosed.

4. Comments from the Water Superintendent regarding the installation of the water service should be provided.

Comment acknowledged.

5. Subsurface sanitary sewer system design must be reviewed and approved by Ulster County Health Department.

Comment acknowledged.

6. Status of NYSDOT review of the site should be discussed.

NYSDOT has granted Stage 1 approval and cleared the project to proceed to Stage 2.

7. Landscaping and Lighting Plans should be provided to the Planning Board.

Landscaping and Lighting Plans are enclosed.

8. The continued conversation regarding pedestrian sidewalk along the property frontage should be addressed.

As discussed at the 11/16/2020 Planning Board meeting, we have designed the site to accommodate future sidewalks, should they be installed.

Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC



Caryn Mlodzianowski

cc (via e-mail): **HSC Milton, LLC**
Jacobowitz and Gubitz, LLP
Patrick J. Hines, McGoey, Hauser and Edall Consulting Engineers, DPC