



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor, Suite 15
Rochester, NY 14625
585.866.1000

Via Overnight Delivery

January 7, 2021

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 December 21, 2020 letter from McGahey, Hauser and Edsall, Consulting Engineers, DPC, as noted below with our responses in italics, and to comments heard at the December 21, 2020 Planning Board meeting. As requested at the 12/21/2020 meeting we have added guidance on the Landscape Plan enclosed that sprinkler heads should be avoided in the area along the edge of the drive aisle across the front of the store. We have also removed one of the bike racks as requested to allow for more space in between the bike racks. Lastly, we have provided an amended Lot Line Adjustment Map depicting both lots involved in the lot line adjustment in their entirety.

Please find twelve (12) copies of the following items in support of our application and one (1) digital copy on CD enclosed:

- A. Letter on Non-Sprinklered Code Conformance for Proposed VB Combustible Construction Mercantile (Retail) Facility, prepared by Vocon, Architect of Record, dated January 7, 2021.
- B. Traffic Evaluation, prepared by Maser Consulting, dated December 30, 2020.
- C. Plans entitled "Proposed Site Plan Documents", prepared by Bohler Engineering, consisting of fifteen (15) sheets, dated August 12, 2020, last revised December 30, 2020.
- D. "Lot Line Adjustment Plan", prepared by Control Point Associates, Inc PC, consisting of one (1) sheet, dated October 13, 2020, last revised January 7, 2021.
- E. "Stormwater Pollution Prevention Plan (SWPPP)", prepared by Bohler Engineering dated November 23, 2020, last revised December 30, 2020 (3 copies included).

Response to various comments summary as follows:

1. Status of NYSDOT review of the project access drive should be received. NYSDOT requested a Traffic Impact Study be submitted to their office. Copy of the Traffic Impact Study should be submitted to the Planning Board for review. DOT also requested a copy of the Drainage Report which has been submitted to the Planning Board for review.

Please find the Traffic Evaluation attached. Concurrent review by NYSDOT is in process.

Town of Marlborough
21 Milton Turnpike
Milton, NY 12547

January 7, 2021
Page 2 of 3

2. Status of review of the subsurface sanitary sewer disposal system by the Health Department should be addressed by the Applicants representative. It is noted that the Geotechnical Report submitted with the SWPPP identified a 300 minute percolation rate which is in excess of that which would be permitted for design of a subsurface sanitary disposal system.

Concurrent review with the Ulster County Health Department is in process. The percolation tests noted in the geotechnical report are preliminary and were done before the septic system was designed, and were therefore conducted at a depth deeper than the requirement. Our office conducted new percolations tests at the depth required by Ulster County which is 18" below existing grade. Results were found to be acceptable and are provided on Sheet C-501 Utility Plan.

3. The Planning Boards attention is called to the fact that curbing will not be provided throughout the site and is only identified along the Route 9W frontage and along the building. Curbing on the northerly portion of the site has been eliminated to allow sheet flow of the stormwater into the stormwater management practices.

Comment acknowledged. As noted above, curbing is proposed on the north and west sides of the building, at the parking lot, and along the western edge of the parking lot. Curbing is not proposed on the northern edge of the parking to allow storm water to sheet flow to the pretreatment basin. If curbing were proposed then storm water would not be able to sheet flow, which would result in the need for storm piping and more concentrated storm water flows.

4. The Stormwater Management Report identifies infiltration testing has been performed at two locations within the proposed infiltration basin. NYSDEC Design Manual Table D-1 identifies that infiltration testing should be performed one test per 200 Square feet of the total basin area. Compliance with this requirement should be documented.

Additional infiltration tests can be provided in the spring as deemed necessary.

5. The discharge location from the stormwater management basin is to an NYSDOT culvert. The capacity of this culvert system and discharge location of the NYSDOT culvert should be identified on the plans and addressed in the Stormwater Management Report.

The discharge location of NYSDOT culvert has been added to the Vicinity Map within the SWPPP report. Additionally, the culvert capacity and flow path have been added to the Stormwater Management Report.

6. A detail sheet contains a 1,000 gallon septic tank. Design flow should be confirmed as septic tanks must be 1.5 times the average daily flow.

Comment acknowledged. Based on water usage data from other Dollar General stores, the average daily flow is approximately 100 gallons per day. To be conservative, the septic system has been designed for 200 gallons per day, therefore the 1,000 gallon septic tank will be adequate.

Town of Marlborough
21 Milton Turnpike
Milton, NY 12547

January 7, 2021
Page 3 of 3

7. The infiltration basin worksheet identifies a design depth of 2 feet. The base elevation of the infiltration basin is 171 while the outlet control structure invert is 171.75. This results in a .75 foot depth.

The outlet control structure has been updated; the invert is now 171.95. The green infrastructure worksheet has been revised to match this invert and basin depth.

8. The Landscape Plan identifies irrigation system to be provided. The Applicants are requested to contact the Town Water Department to determine requirements for irrigation systems if permitted.

Comment acknowledged.

9. The Planning board previously requested information regarding if a fire suppression system could be provided.

Review of the Code regarding a fire suppression system has been prepared by the architect of record and is attached.

10. The Planning Board previously requested the Applicant address provisions for sidewalks along the NYSDOT right-of-way. It is noted that an 8 foot wide dedication strip is now proposed on the plans.

As requested, proposed sidewalks have been added to the plans.

11. Status of Ulster County Planning review should be determined.

Comment acknowledged.

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, McGahey, Hauser and Edall Consulting Engineers, DPC