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23 AUG 2021

1 of 2

Mr. Chris Brand

Chair

Members, Town of Marlborough Planning Board
PO Box 305 21 Milton Turnpike
Milton, NY 12547

RE: Henry's Farm to Table Proposed Expansion; SBL: 103.1-2-13, 12.1, 12.2

Dear Members,

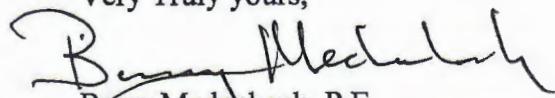
The following is our response to Patrick Hines Memo dated 19 JULY 2021 in reference to the above project:

1. Attached please find the following updated Plans with grading, soil erosion and sediment control and design details.
 - Index Sheet 1 of 2 and Site Plan 2 of 2 with a revised date of 23 AUG 2021.
 - Architectural Plans 8 sheets, including floor plans and elevations.
2. The existing restaurant is currently connected to the town water and sewer system and is adequate for the expansion. The concrete chambers in front of the building shown on the plans are the Pump Station and Meter Pit for the Sewer System. No other utility improvements are necessary.
3. Architectural Plans for the proposed Garbage and Storage building are enclosed with additional details.
4. Architectural Plans for the proposed restaurant addition are also enclosed.
5. Details of the expanded parking area are now shown. Note that Valet Parking will continue for the restaurant. In addition, we determine that 32 additional parking spaces are required to fully comply with the town zoning code assuming all facilities are operating at capacity at the same time. A summary of the parking requirements is shown on Sheet One.
6. The site disturbance is shown on Sheet 2 as 5,600 sq.ft. that includes a work area around the addition and staging area for construction. This has been corrected in the EAF. Due to the location of the addition to the pond and the steep slopes, no changes in topography are proposed. The foundation will follow existing grades and piers are used to support the proposed deck.
7. The Spa expansion as shown, had previously been approved by the Planning Board. Building Plans are being finalized now and construction may start before the end of the year.
8. The labeling on the Site Plan have been revised.

9. All the Lots are owned and controlled by Robert Pollock and will continue to operate as a single facility as per prior approvals with the Planning Board.
10. No additional lighting is proposed with the restaurant expansion.
11. The applicant hereby confirms the Valet Parking will always be provided when the restaurant is operating.
12. The application has been revised to include all the current proposed area.
13. The proposed area for each of the proposed uses are as follows: The total inside dining area is 1,377 sf with 50 seats and outside deck and patio is 2,566 sf with 30 seats. Existing seating is 70 seats for a total proposed seating of 150 seats. Note that the Town parking requirements are based on restaurant seating and not building area.

If there are any questions, please feel free to call my office.

Very Truly yours,


Barry Medenbach, P.E.
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(845) 687 0047 x101

Cc: P. Hines
R. Pollock