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27 OCT 2021

1 of 2

Mr. Chris Brand
Chair
Town of Marlborough Planning Board
P.O. Box 305
Milton, New York 12547

RE: 39 Main Street Milton, LLC Site Plan
SBL No. 103.1-2- 44 & 45
39 Main Street, Milton, NY

Dear Chris,

In response to Patrick Hines comment letter of 20 SEPT 2021, we offer the following;

- Item 1 – The project has been submitted to the Ulster County DPW for their review.
- Item 2 - The project has been submitted to the Ulster County Planning Board and returned with a very favorable comment letter (copy herewith).
- Item 3 - The Utility Pole Islands have been Omitted.
- Item 4 - A comment letter has been issued by the Fire Department. See comments on page 2 of 2.
- Item 5 - A Stormwater Management Report is submitted herewith.
- Item 6 - A Comment Letter have been issued by the Building Department.
- Item 7 - The Building height has been revised to +/- 32'-0" and now meets Town Zoning Criteria.
- Item 8 - The Retail Level (Main Street) is at (El. +/- 156.5'). The Second Floor Level is accessible from the rear (Off-Street Parking Lot) at (El. +/- 168.5') as well as access to the Third Floor Level at (El. +/- 188.5').
- Item 9 - Main Street Parking Spaces (8) spaces with No Islands) have been delineated. Additional Off-Street Parking (41 Spaces) have been delineated on 12 Brewster Street.
- Item 10 - The Rock removal is anticipated to be removed by Hammering and we do not anticipate Blasting.

- Item 11- Applicant hereby requests a 'Waver' from Design Standards requiring 10x20 parking space to the 9x18 area standard. We do not believe this requires a variance.
- Item 12 - Yes, after the Road (Main Street) is widened the Proposed New Curb is installed and Proposed (8) Parking Spaces are created, the appropriate traffic striping shall be applied.

The following is a response to the Milton Engine Company No. 1's comment letter of (no date on letter).

- Item 1 - A Fire Hydrant has been added (just after driveway entrance) to the Site Plan / Grading and Utility Plan.
- Item 2 - A Fire Truck Turn Model has been done to show the successful navigation onto and off the site.
- Items (3) and (4) shall be addressed by and on the project architectural drawings.

We hope this meets with your approval.

Sincerely,



Thomas Kentop, Sr.
Project Manager
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