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23 FEBRUARY 2022

1 of 3

Chris Brand - Chair
Town of Marlborough Planning Board
21 Milton Turnpike #200
Milton, New York 12547

RE: 39 Main Street
SBL No. 103.1-2-44 / 103.1-2-45
Proposed Multi-use Building – Site Plan

Dear BOARD MEMBERS,

In response to the Town of Marlborough's Engineer's comments of 07 February 2022, we offer the following.

(Town Comments are Enumerated, Answers are in ***Bold Italics***)

1. The revised detail parking layout on the off-street parking lot identified on Lot #103.009 Block 2 Lot 21.100.

The Off-Street parking Lot @ 12 Brewster Street has been revised and updated per PB review comments.

2. Status of any Zoning Board of Appeals approvals granted should be discussed with the Planning Board.

The ZBA approved requested variances (space between buildings and size of parking spaces) at their 02 FEB 22 meeting.

3. A Geotechnical Report is identified as being prepared regarding the suitability of the rock to remain as a retaining wall to the northwest portion of the site. A fence has been added to the plans of the rock cut.

We are awaiting a copy of the report.

4. Status of Central Hudson's discussions with the Town and Owner regarding the location of utilities along Main Street should be discussed.

The discussions with Central Hudson are on-going.

5. County DPW approval for the entrance drive has been received.

NOTED

6. A letter from the jurisdictional fire department has been received accepting the access to the site.

NOTED

7. Provide details of the catch basin #1 and catch basin #2 for pipe arrangement and connections including the overflow outlet.

The Grading and Utility Plan has been revised and updated to include the requested information.

8. Provide easement to adjoining property for sewer pipe crossing in property lines.

The Easement description has been created and provided to the applicant's attorneys for filing.

9. A Stormwater Facilities Maintenance Agreement should be executed prior to the stamping of the final plans to insure long-time operation and maintenance of the stormwater management facilities on the site.

The applicant has been provided with an 'Easement Boundary Description' for use by their attorney.

10. Per the Planning Board's discussion with the applicant four (4) electrical vehicle charging stations have been provided on the site.

NOTED

11. The applicant's representative is requested to review the grading on or near the property line where Building 7/8 touches the property line.

The applicant's architect has reviewed this question and has moved Building 7/8 8" west of the property line.

12. The project is located on the 0.92 acre total parcel. Limits of disturbance are identified as 0.87 acres which does not exceed the 1-acre threshold on the parcel. A Stormwater Management Plan in compliance with town regulations has been submitted and reviewed by this office.

NOTED

13. A Stormwater model identifies a 3-inch low flow invert at elevation 164.4 while a 15-inch overflow outlet is depicted at 163.65. Locations of these outlets and details of the outlets should be provided on the plan. It is noted that the inlet to stormwater manhole #1 is labeled at 161.65 higher than the 3-inch orifice in the model.

The 3" low flow orifice invert is to be an invert of 161.4'. The main outlet from Catch Basin #2 (15" outlet) goes to Stormwater Manhole #1. The 15" overflow outlet has been revised to have an invert of 162.65'. The 15" pipe enters the Stormwater Manhole #1 at an invert of 161.65'. The 3" low flow inlet to Stormwater Manhole #1 is to be set 3" lower at 161.4'.

14. The primary outlet in the model identified as a 12" x 30' long primary outlet should also be identified on the plans. This outlet is identified at 162.4. No inlet/outlet invert at this elevation is identified.

The primary outlet for the subsurface chambers is to be 15" HDPE pipe 30' long. The outlet pipe for the subsurface chamber is part of Catch Basin #1.

15. The outlet pipe is identified as 15-inch from the stormwater storage chamber outlet control device while the model depicts it as 12-inch.

The model was revised to be a 15" outlet pipe. Attached is the revised Stormwater Plan.

16. Coordination with the plans and model as well as the detail of the outlet control structure should address the above referenced comments.

We have added Catch Basin details to Sheet D-3.

Please let us know if you have any other questions or need clarification.

Sincerely,



Thomas Kentop, Sr.

Project Manager

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Cc:

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