

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file #12-220060-00

DATE: February 10, 2023

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The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Keebomed for a Site Plan and are in response to the comments received from MHE Engineering dated April 22, 2022. Although all items have not been resolved, we wanted to provide the Planning Board with a status update due to the time lapse since our last appearance.

1. Table for HD Zone identifies maximum building height of 45 ' permitted "for building's in excess of 35' of height in the HD Zone there shall be a Visual Impact Analysis prepared".
  - **The building will not exceed 35 feet in height**
2. The use appears to be permitted in the HD Zone as a wholesale and accessory use storage establishment conducted in completely enclosed buildings or light industrial activities or businesses of a kindred nature engaged in the manufacture, assemblage, treatment or packaging of products when conducted without public hazard, except for those which, by reasons of odor, noise, smoke or dust constitute a nuisance.
  - **Comment noted**
3. The lot is a corner lot defined as a lot abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle less than 135°, the point of intersection of the street lot lines is the corner. It would therefore have three front lot lines and one rear yard setback.
  - **Comment noted**
4. Any bulk requirements should be taken from the easement area depicted on Cubbard Drive. Gratuitous dedication of the roadway should be discussed providing fee ownership for the Town.
  - **Comment noted**
5. The project will require referral to the Zoning Board of Appeals for front yard setback from Cubbard Drive.
  - **Area variance was granted by the Zoning Board and is noted on the plan**
6. Details of the parking spaces should be provided identifying compliance with recently adopted code change.
  - **Parking space sizes have been revised to be 9' by 18' per new code**

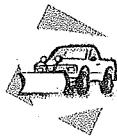
7. The purpose of the parking lot extending from the office area of the building towards Cubbard Drive should be discussed.
  - **The parking spaces in that location accommodate access to the office door located there.**
8. A Grading Plan depicting required grading of the site must be submitted.
  - **Grading plan is included in this submission**
9. Finished floor elevations for the structure should be identified.
  - **Finished floor of the building is depicted on the grading plan.**
10. Provisions for water and sewer for the structure should be identified on the plans.
  - **Provisions for water and sewer are shown on the grading and utility plan**
11. Accessible parking spaces should be addressed on the plan.
  - **Accessible parking has been added to the plan.**
12. Sight distance depicted on the plans is well below the stopping sight distance required for the 35 MPH speed limit.
  - **Site distance is shown on the plan**
13. The location of the intersection must be approved by the Town Highway Superintendent. Adequate drainage facility should be provided at the driveway entrance. A -2% grade must be provided from existing town road pavement for a minimum of the 30 feet.
  - **See attached letter from the highway superintendent as well as grading plan.**
14. A Stormwater Pollution Prevention Plan in compliance with NYSDEC and Town regulations should be provided.
  - **Comment noted**
15. Clearing and grading activities have occurred on the project site. The project surveyors should confirm that topography depicted on the plan is the existing topography as of this date.
  - **The topography depicted on the plan is accurate and representative of the regrading**

Thank you for your continued review of this project.

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**SUPERINTENDENT OF HIGHWAYS**

*Town of Marlborough  
1650 Route 9W, P.O. Box 305  
Milton, New York 12547*



**John Alonge**  
Highway Superintendent

**Phone:** 845-795-2272 x 6  
**Fax:** 845-795-6037  
**Cell:** 845-849-5549

*September 13, 2022*

*Planning Board*

*Re: Keebomed Inc.  
Old Indian Road  
Section: 103.3-1-17.110*

*After reviewing the site plan map, I have found the proposed driveway to have safe, suitable sight distance off Old Indian Road.*

*Thank you.*

*John Alonge  
Highway Superintendent*

*JA/cm*

*cc: Patty Brooks*