



James Garofalo <jgarofalo@marlboroughny.us>

Car Wash

1 message

James Garofalo <jgarofalo@marlboroughny.us>
To: Chris Brand <cbrand@marlboroughny.us>

Thu, Mar 30, 2023 at 1:45 PM

Dear Chris Brand, Chairman of Marlborough Planning Board

In an effort to reduce the cost of lesser comments I request consideration of this email being provided to Board Members at the meeting and appended to the minutes for the Applicant's consideration subject to the Board Approval waiving part or all of the reading and legal counsel's opinion in particular in relation to ensuring this does not constitute Ex Parte communication. More substantial comments I will make at the meeting.

Correct spells

"Convenience" on Sheet 1 not "Conviance" sheet 1 in 2 places
"meet" not "meed" page 2 item 11

Review the need for accessibility improvements.

Add an accessible parking space along where the parking aisle by the existing dumpster is? Is the walk in front of the convenience store ramped?

"Readily Achievable Barrier Removal

The ADA requires that small businesses remove architectural barriers in existing facilities when it is "readily achievable" to do so. Readily achievable means "easily accomplishable without much difficulty or expense." This requirement is based on the size and resources of a business. So, businesses with more resources are expected to remove more barriers than businesses with fewer resources." <https://www.ada.gov/resources/title-iii-primer/>

Show location of existing building doors in particular on the west side of the building where there is a new vehicle way.

EP (Edge of Pavement) appears to be drawn but not labeled on the car wash portion of the site.

The Proposed water tanks are in the area labeled "Travel Path for Car Wash Clients" Indicate if these are underground tanks.

Indicate the actual and proposed heights of buildings.

Examine extending the island to protect west side existing parking and narrow the existing curb cut.

Any lighting on the south side of the Car Wash?

Indicate on details the NYS or Federal sign numbers as contained in [Manual on Uniform Traffic Control Devices](https://mutcd.fhwa.dot.gov/index.htm).
<https://mutcd.fhwa.dot.gov/index.htm>

Add an arrow toward the underground tank vents.

I would welcome further discussion of this as a procedural change at the end of the agenda.

Respectfully submitted,

James Garofalo, Planning Board Member