

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file #12-220002-00

DATE: February 09, 2023

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Mad Batters Pastries for a Site Plan and are in response to the comments received from MHE Engineering dated September 16, 2022. Although all items have not been resolved, we wanted to provide the Planning Board with a status update do to the time lapse since our last appearance.

1. The project was last before the Board in December of 2021. The changes to the plan are now proposed including increased parking area, a new subsurface sanitary sewer disposal system, dumpster enclosure, sidewalks and ramps.

Comment noted

2. Variances have been received by the Town of Marlborough ZBA on 12 May 2022.

Comment noted

3. NYSDOT review and approval is required for the use and the proposed landscaping/loading area depicted within the State Highway. Accessible parking is also identified backing in and out of the State Highway.

Attached is a copy of the NYS DOT access improvement permit. The handicapped parking was re-aligned for better maneuvering.

4. The Planning Board should address the use of shale parking for a commercial entity. Typically Planning Board requires paved parking with curbs.

The proposed parking area will be paved; curbs are not proposed on the site to allow for sheet flow drainage.

5. Existing dumpsters should be labeled as to be re-located at the proposed dumpster enclosure. Details of the dumpster enclosure should be provided.

The existing dumpsters have been labeled to be relocated. The applicant has engaged the services of Colliers Engineering and the enclosure details will be included on the Engineering Sheet with the next submission.

6. It is requested that the “area to be paved” be clearly defined.

The proposed new parking lot limits have been clarified on the site plan.

7. Detail of the parking space sizes should be show on the plans. Parking spaces are identified as 200 square foot minimum. Recent changes to the code reduces the minimum size of a parking spot.

The parking spaces have been revised to 9' by 18' and noted as such on the plan.

8. Ulster County Planning referral for the project is required.

The Planning Board will refer once all outstanding items have been addressed.

9. Topography has been depicted on the plans.

Comment noted

10. Planning Board should declare its intent for Lead Agency as NYSDOT and Ulster County Health Department are involved agencies.

The Planning Board declared intent to be lead agent at the September 19, 2022 meeting.

11. Any submissions to the Ulster County Health Department should be copied to the Planning Board to complete their file and SEQRA review.

The engineer is continuing to work with the Ulster County Health Department on this project.

Thank you for your continued consideration of this application.



**State of New York
Department of Transportation
Highway Work Permit**

Permit No.: 202208102982

Date Issued: 01/11/2023

Project ID No.:

Expiration Date: 01/11/2024

***Permittee 1:**

ANDREW BULLARO/KEM EXCAVATION
334 FAILE STREET

BRONX, NY 10474

Emergency Contact: KEITH MINARD

Emergency Number: 845-236-7878

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

COMMERCIAL IMPROVEMENT AS PER THE ATTACHED STAMPED PLAN SHEET. ALL WORK TO CONFORM WITH NYSD STANDARDS, SPECIFICATIONS AND BLUE BOOK. FEDERAL MUTCD WITH STATE SUPPLEMENT TO BE FOLLOWED. ALL ATTACHEMENTS APPLY.

THE PERMITTEE IS RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT NATIONAL MAA UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY WEAR HIGH-VISIBILITY APPAREL MEETING THE CURRENT ANSI 107 CLASS II OR CLASS III (AT NIGHT) STANDARDS AND A H/ MEETING THE CURRENT ANSI/ISEA Z89.1 TYPE 1, CLASS C OR IF WORKING WITHIN CLOSE PROXIMITY TO ELECTRICAL POW CLASS E OR G.

County	Municipality	State Hwy	State Route	Beg Ref	End Ref
ULSTER	MARLBOROUGH	350	44	44 86011239	44 860112

as set forth and represented in the attached application at the particular location or areas, or over the routes as stated therein, if re pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the and form of this permit. See additional conditions on PAGE 2.

THIS PERMIT IS ISSUED BASED ON ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS BEING SATISFIED.

Dated at: Poughkeepsie Date Signed: 01/11/2023 Commissioner of Transportation By: Le

IMPORTANT:

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED, SHALL BE PLACED IN THE OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THI DURING CONSTRUCTION.

BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY:

Dave Corrigan, Permit Engineer 845-340-1723

"UPON COMPLETION OF WORK", SECOND TO LAST PAGE, MUST BE COMPLETED, SIGNED BY THE PERMI DELIVERED TO THE RESIDENT ENGINEER.