



**MEMORANDUM**

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file #12-220002-00

DATE: April 06, 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 Mad Batters Pastries for a Site Plan and are in response to the comments received from MHE Engineering dated February 15, 2023.

1. The NYS Department of Transportation has issued a Highway Work Permit dated 11 January 2023 for the project.  
**Comment noted**
2. Ulster County Planning Board referral is required as project is located on state highway.  
**The project was reviewed by the Ulster County Planning Board on March 01, 2023.**
3. Health Department approval for the septic system is required..  
**A digital copy and ten hard copy maps of the Ulster County Board of Health approval were supplied to the Town on March 27, 2023.**
4. The boulders currently existing along the entrance drive are proposed to be re-located in closer proximity to the property line.  
**The boulders are to be placed entirely on the lands of the applicant.**
5. A dumpster enclosure has been proposed in the area of the garage to the rear of the site. Details of the dumpster enclosure should be provided.  
**The enclosure details are included in this submission and are also located on architectural plans previously submitted.**
6. Access to the dumpster may be slightly restricted should a vehicle be in parking space 5, however coordination with the parking/refuse hauler can address that issue.  
**Comment noted**
7. No new exterior lighting is proposed.  
**Comment noted**
8. Parking has been restricted in the front of the structure. The front area is identified as a loading area, which has been addressed by the NYSDOT Permit.  
**Comment noted**

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition  
of Brooks & Brooks Land Surveyors, P.C.**

9. The proposed parking area is identified as being paved. The applicants are not proposing curbing to allow continued sheet flow from the site.

**Comment noted**

10. Bulk Table still identifies 200 square foot minimum parking while the plans show the revised 9X18 parking.

**The plan has been revised to depict 162 square feet per parking space**

11. The Planning Board may wish to consider scheduling of a Public Hearing.

**A public hearing is scheduled for April 17, 2023.**

Thank you for your continued consideration of this application.

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