



MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file #12-220002-00

DATE: April 06, 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 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

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.