

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Keebomed, Inc. Our file #12-220060-00

DATE: May 05, 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, Inc. for a Site Plan and are in response to the comments received from MHE Engineering dated February 15, 2023.

1. The application has received a variance from the Zoning Board of Appeals dated 8 September 2022 for the rear yard and location of the access drive.  
**Comment noted**
2. The Bulk Table has been identified that the building will be less than 35 feet. Confirm structure is less than 30 feet or Fire Code requires 26' access  
**As per the attached Building Elevations, the height to the peak of the building is 23 feet.**
3. The plan now depicts an area along Cubbard Road, which should be dedicated for highway purposes. Offers of Dedication and Cession for this strip of land should be provided.  
**Comment noted and document to be submitted to Planning Board attorney for review.**
4. The Highway Superintendent has signed off on the driveway location at Old Indian Road.  
**Comment noted**
5. Approval for the subsurface sanitary sewer disposal system must be received from the Health Department.  
**The plans are in the review stage with the Ulster County Health Department.**
6. The Planning Board's attention is called to the use of curbing on a limited portion of the site.  
**This was reviewed and accepted by the Planning Board at the February 21, 2023 meeting.**
7. The discharge location for the proposed drainage system on -site ties into an existing Town drainage system which may connect to NYSDOT drainage system at Old Indian Road and NYS Route 9W. The discharge locations of this drainage system should be depicted to determine if the applicant is contributing stormwater to the NYSDOT's stormwater collection system. Approval from DOT for this connection is required.
8. Property fronts on NYS Route 9W. Plans should be submitted to DOT for review.  
**The plans have been sent to the NYS DOT for review.**

9. Site development details including paving, curbing, water, sanitary sewer, dumpster enclosure, parking lot striping, drainage, etc. should be added to the plan submission.

**The site development details are included on Sheets SD-1 and SD-2.**

10. The project has identified the disturbance of .98 acres. This is .02 acres below the threshold requiring an SWPPP be prepared in accordance with Town Stormwater Regulations Chapter 135. Chapter 135 requires an Erosion and Sediment Control Plan for all Site Plans which disturb greater than 10,000 square feet. A detailed Erosion and Sediment Control Plan should be provided. Analysis should be provided regarding the stormwater proposed to be discharged to the Town's collection system on Old Indian Road. Stormwater will be collected from impervious surfaces and directed to a point discharge to the Town's Collection System.

**At the request of the Planning Board, the parking area on the site has been reduced, which has reduced the proposed area of disturbance.**

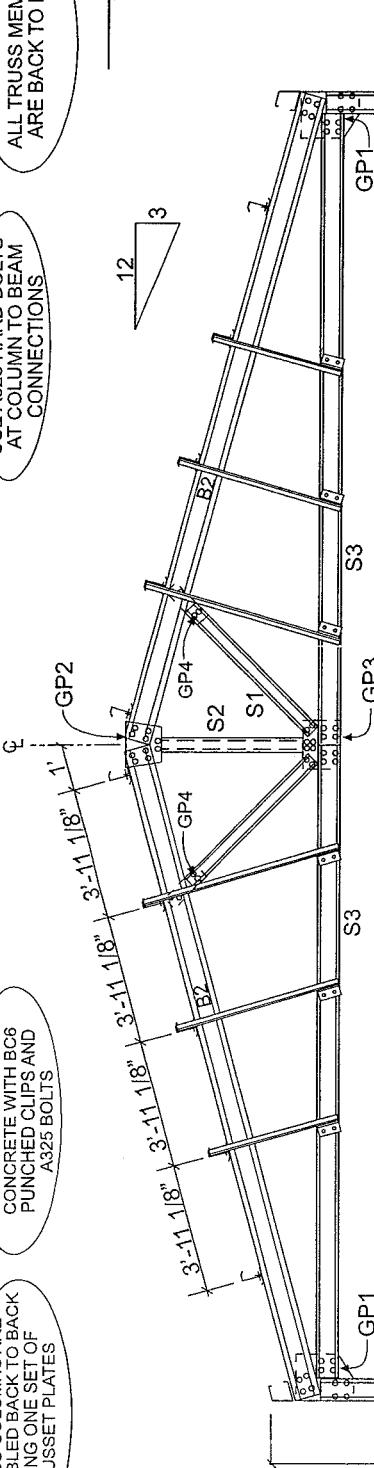
NOTE: Refer to manufacturers Erection Manual for connection details and installation information.

TRUSS COLUMNS ARE ASSEMBLED BACK TO BACK USING ONE SET OF GUSSET PLATES

ATTACH COLUMN TO CONCRETE WITH BC6 PUNCHED CLIPS AND A325 BOLTS

USE A325 HARD BOLTS AT COLUMN TO BEAM CONNECTIONS

ALL TRUSS MEMBERS ARE BACK TO BACK

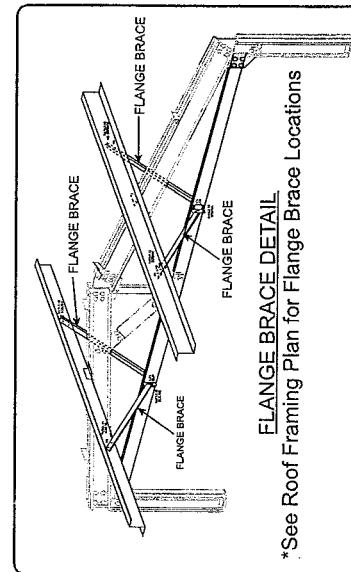


NOTE: All the bolts used for truss connections & truss to column connections shall be A325 S.S. hard through bolts with washers & nuts typical.

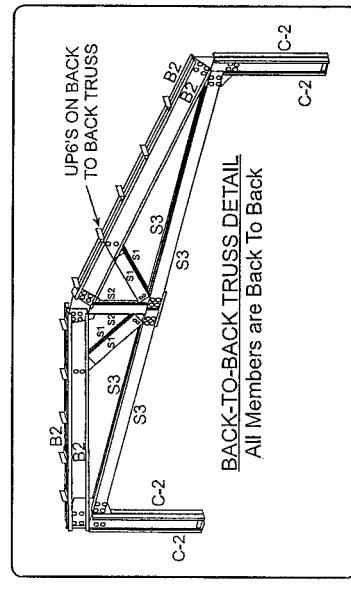
NOTE: Refer to manufacturers material list for structural member sizes, steel clips, gusset plates, base angles, structural steel bolts & any other hardware of the steel building

Mr. NANGIA P.E. • 281-353-4241  
CONSULTING ENGINEER • STRUCTURAL/CIVIL  
7423 HOLLOW RIDGE DRIVE HOUSTON, TX 77095

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M. NANGIA P.E.



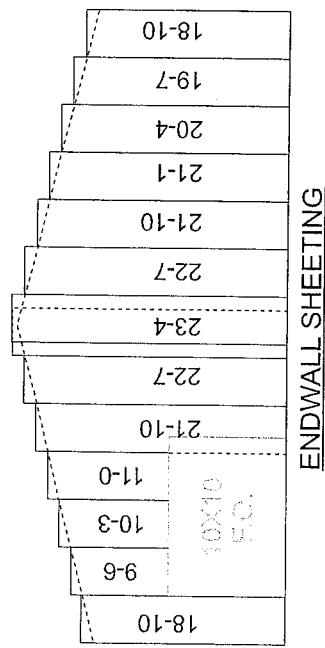
FLANGE BRACE PLAN for Flange Brace Locations  
\*See Roof Framing Plan for Flange Brace Locations



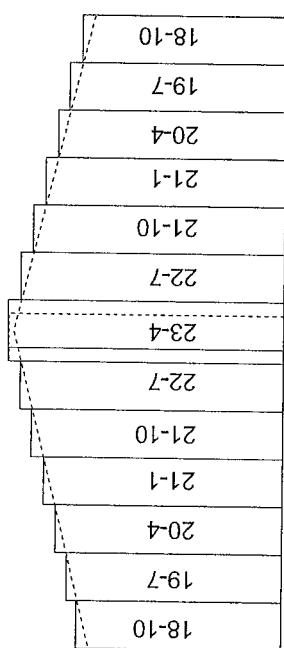
BACK-TO-BACK TRUSS DETAIL  
All Members are Back to Back

40-0 OUT-TO-OUT STEEL  
TRUSS FRAMING

LIVE LOAD: 20	GROUND SNOW LOAD: 40	WIND LOAD: 115	EXP: C	SEISMIC:B	BLDG CODE: 2020 New York	Simpson Steel Building Company
DRAWING # <b>23-1015D</b>	TYPE OF FRAME: <b>TRUSS FRAME</b>				CUSTOMER NAME: <b>Keebo Med Inc.</b>	1117 Solitude Dr. Van Buren, AR 72956
BUILDING DIM: <b>40X200X18</b>	ROOF PITCH: <b>3:12</b>	PAGE: <b>8</b> OF: <b>9</b>			CUSTOMER ADDRESS: <b>Route 9W Milton, NY 12547</b>	PHONE: <b>1-800-255-7624</b>
DATE OF DRAWING: <b>4-16-23</b>	DRAWN BY: <b>MSD</b>	SCALE: <b>NTS</b>			CUSTOMER PHONE:	



## ENDWALL SHEETING



## ENDWALL SHEETING

**Mr. NANGIA P.E. • 281-859-1421**  
**CONSULTING ENGINEER • STRUCTURAL/CIVIL**  
**7423 HOLLOW RIDGE DRIVE HOUSTON, TX 77095**

NOTE: All the bolts used for truss connections & truss to column connections shall be A325 S.S. hard through bolts with washers & nuts typ

## SHEETING PLAN

**NOTE: 1.** Wall & Roof sheathing shall be 26 Gauge "PBR" panels.  
Refer to manufacturers material list for additional information.  
**2.** Refer to Erection Manual for wall & roof panel screw attachment details.

**Simpson Steel Building  
Company**  
1117 Solitude Dr.  
Van Buren, AR 72956  
PHONE: 1-800-255-7624

CODE: 2020 New York  
led Inc.  
Y12547

BLDG 0  
bldg 0  
Route 9W  
Hilton, N.Y.

MC:B  
EE: Kee  
RESS: Ro  
NE: Mi

AD: 115	EXP: C	SEISM
<b>NAME</b>	CUSTOMER NAME	
WF: 9	CUSTOMER ADD	
<b>ENTS</b>	CUSTOMER PHON	

IND LO  
SS FR  
E: 9 0  
ALE: N

LOAD: 40 W  
F FRAME: TRU  
ITCH: 3:12 PA  
BY: MSD SC

**SNOW  
TYPE  
ROOF  
DRAWN**

GROUND:	
115D	
2000X18	
4-16-23	

23-10  
1: 40X  
WING: 4  
20

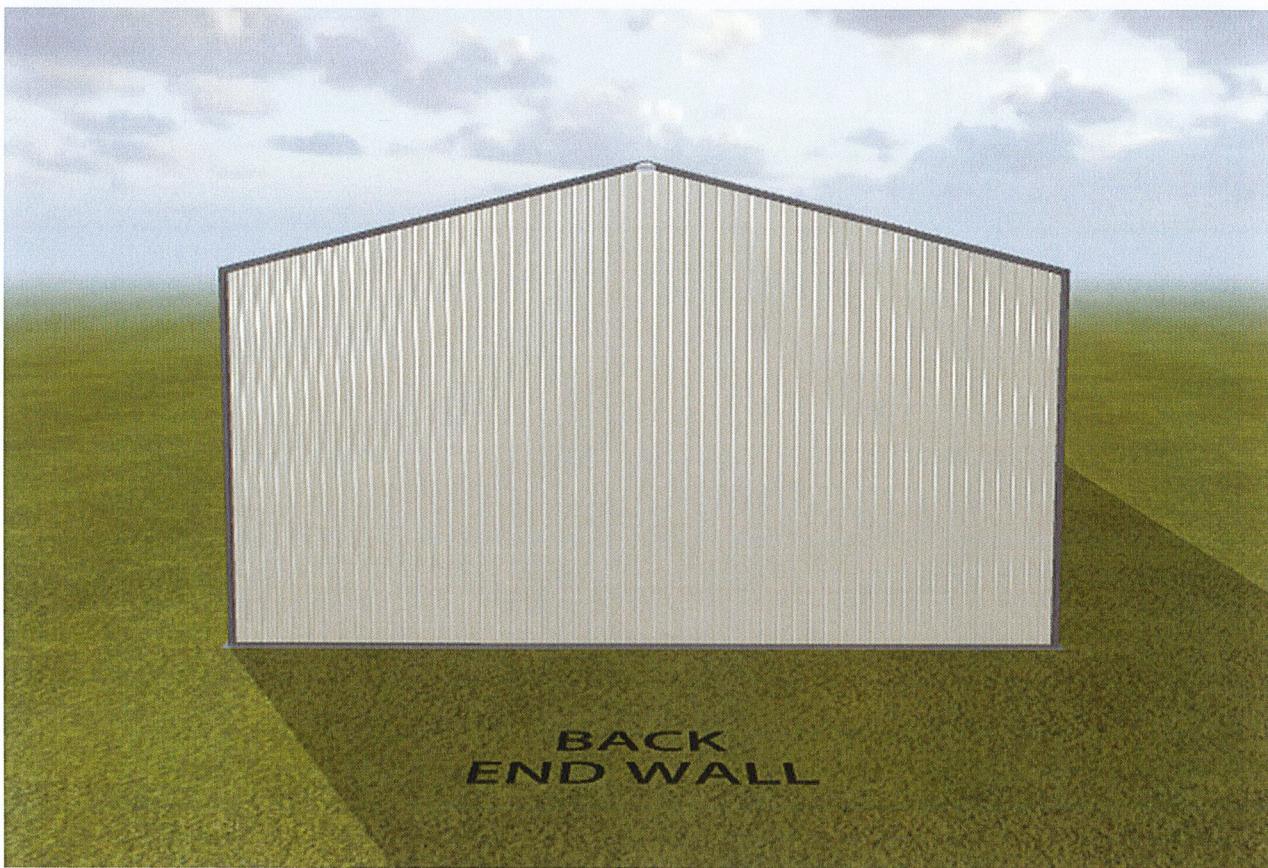
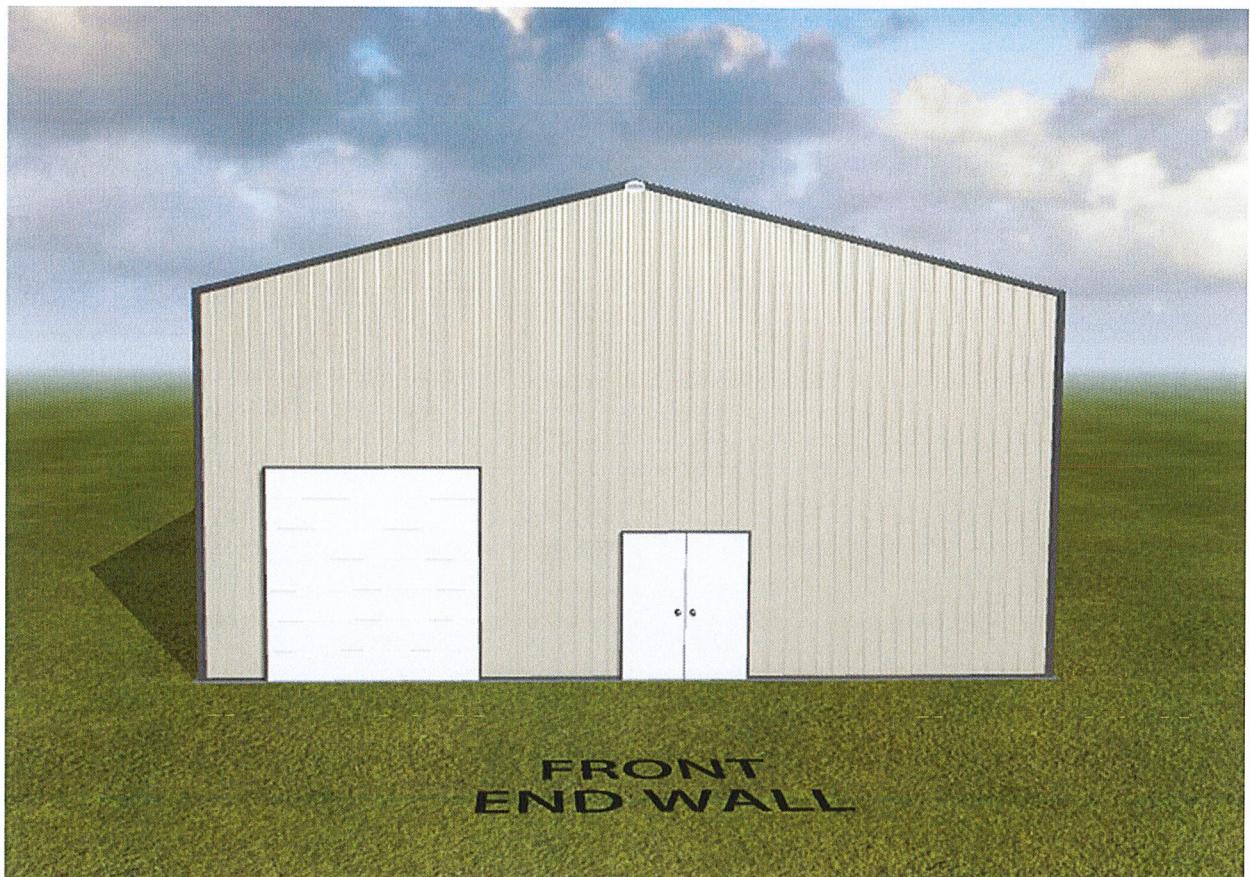
LOAD  
WING # 2  
WING DIM  
OF DRAW

LIV DRAW BUILD DATE

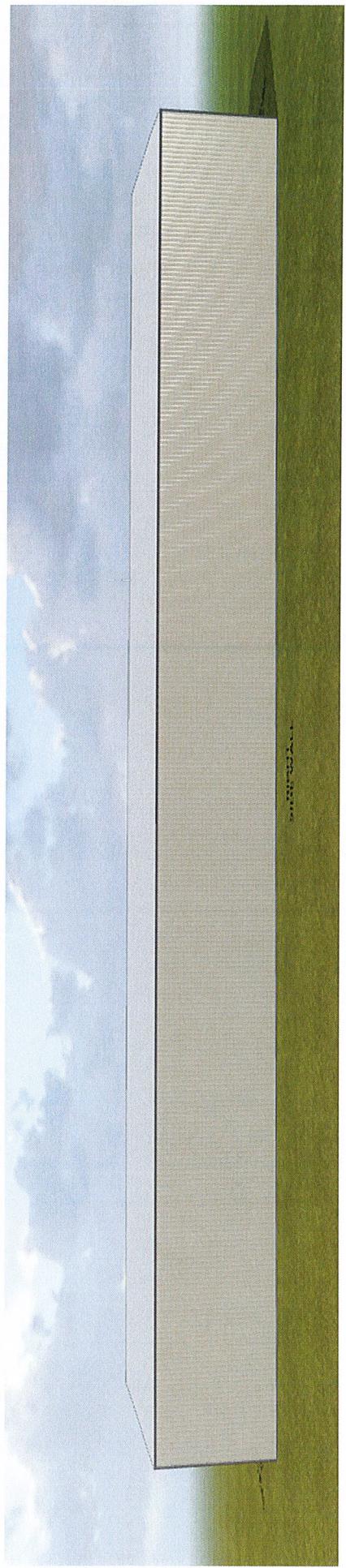
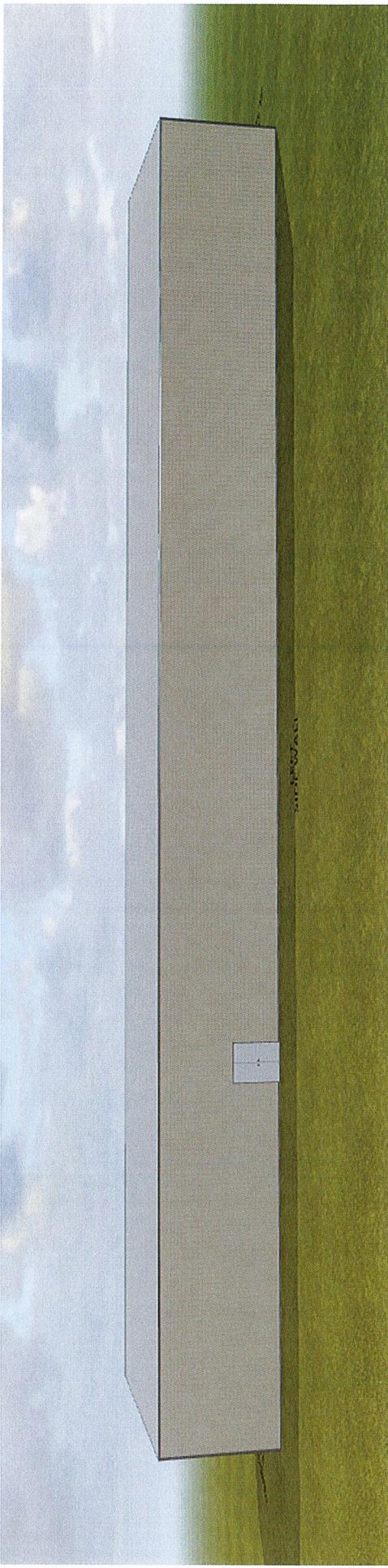
AND/OR  
NANGIA P.E.

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UNDER THE DIRECT SUPERVISION



**KEEBOMED, INC.**  
Route 9W @ Old Indian Road



**KEEBOMED, INC.**  
Route 9W @ Old Indian Road

# LED Dark Sky Full Cut-Off Wall Pack Series

**Wattages:** 45W, 70W

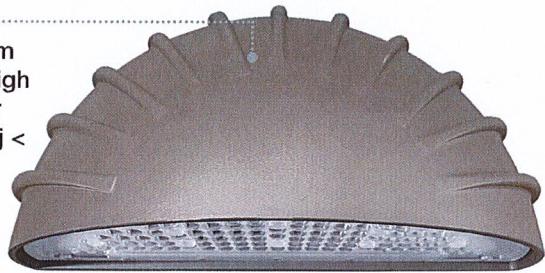
LED Football Full Cut-Off Wall Pack series can be widely used in indoor or outdoor lighting (wet location). Ideal for mechanical or electronic processing workshops, storage warehouses, steel mills, gas stations, toll booth, waiting rooms, the platforms of railway station, indoor stadiums.



## FEATURES

- Lumileds LED, high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC120-277V.
- Excellent optics design, greatly improve the light utilization and evenness.
- Photocell control available (Optional)
- 1-10V Dimming.

Die-cast aluminum cooling design, high quality and better cooling for LED  $T_j < 85^{\circ}\text{C}$ .



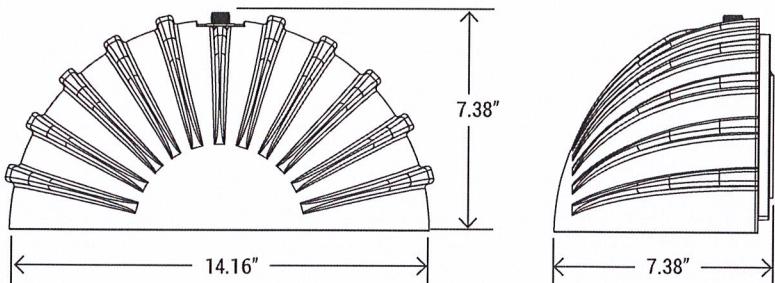
## SPECIFICATION

WATTAGE	45W	70W
LUMEN	6300 lm	9446 lm
EFFICACY	140 lm/W	135 lm/W
CCT	4000K, 5000K	
CRI	70	
INPUT VOLTAGE	120-277V	
POWER FACTOR	0.95	
DRIVER EFFICACY	90%	
DIMMING	1-10V Dimming	
LIGHT ANGLE	81.3°	
LIFE SPAN	75,000 hrs	
WORKING TEMPERATURE	-22°F ~ 113°F	
STORAGE TEMPERATURE	-40°F ~ 176°F	
OUTDOOR RATING	Wet location	
CABLE	Input Connect, No cable	
WARRANTY	5 year limited	

# LED Dark Sky Full Cut-Off Wall Pack Series

**Wattages:** 45W, 70W

## DIMENSION



WATTAGE	45W
NT. WEIGHT	7.7 lbs
BOX DIM.	14.96" x 7.68" x 7.87"
WATTAGE	70W
NT. WEIGHT	8 lbs
BOX DIM.	14.96" x 7.68" x 7.87"

## EMERGENCY BACK-UP (SOLD SEPARATELY)



**BLD-CM20N-480800-8W**  
8W Emergency Backup Battery  
LED Driver

**BLD-CM20N-480800-15W**  
15W Emergency Backup Battery  
LED Driver

**BLD-CM20N-480800-20W**  
20W Emergency Backup Battery  
LED Driver

## PHOTOCELL (SOLD SEPARATELY)



**JL-413C**  
Photoelectric Switch 120-277V

## ORDERING INFORMATION

EXAMPLE:

**WSD-BWP-07W-27-50K-P**

WSD	BWP	07W	27	50K	D	P
COMPANY	PRODUCT	WATTAGE	VOLTAGE	CCT	FINISH	CONTROL
WSD LED INC	BWP Football Full Cut-Off Wall Pack	45W - (45W) 07W - (70W)	27 (AC120-277V)	40K - (4000K) 50K - (5000K)	D - (Dark Bronze) W - (White) B - (Black) S - (Silver)	P - (Photocell)

# LED Dark Sky Full Cut-Off Wall Pack Series

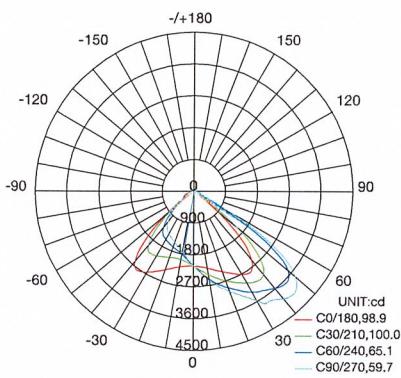
Wattages: 45W, 70W

## PHOTOMETRICS

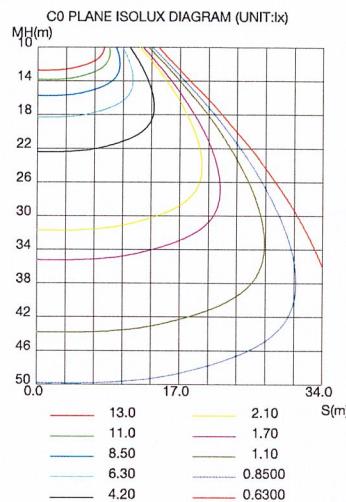
For complete IES files, please visit our website.

### WSD-BWP-45W27-50K

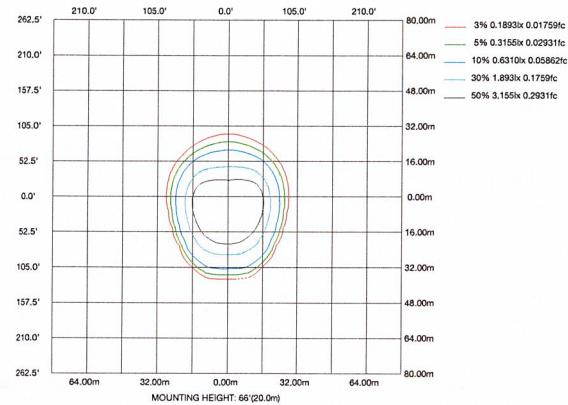
LUMINOUS INTENSITY DISTRIBUTION DIAGRAM



AVERAGE BEAM ANGLE(50%):80.9 DEG

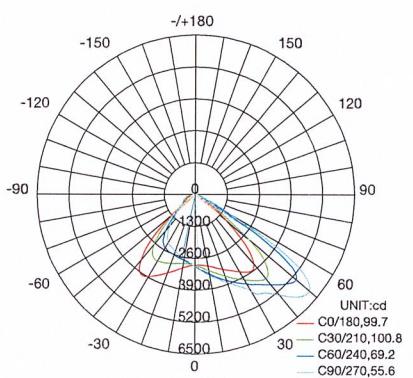


ISOLUX DIAGRAM

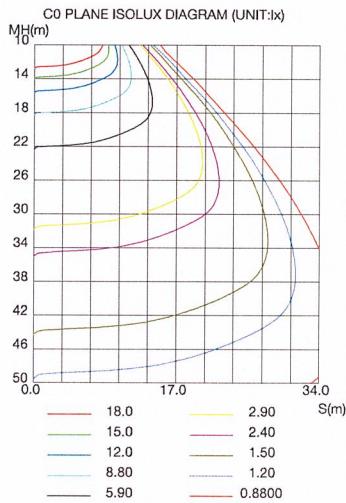


### WSD-BWP-07W27-50K

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM



AVERAGE BEAM ANGLE(50%):81.3 DEG



ISOLUX DIAGRAM

