

July 07, 2023

Town of Marlborough Planning Board Transmittal

Client Name Keebomed Inc. Our file # 12-220060

Attached please find the following items regarding this Site Plan Application.

- Follow up memo dated July 06, 2023
- Updated Building detail sheet
- Sign Detail
- Updated site plan map – 2 Hard Copies plus pdf
(minor revisions included relocation of dumpster and revising handicapped parking)

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

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

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

DATE: July 06, 2023

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 May 12, 2023.

1. The applicants have identified that the building is 23 feet high.

Comment noted

2. Ulster County Department of Health review of the subsurface sanitary sewer disposal system is required.

Comment noted

3. The Board identified the extent of curbing depicted on the plans as acceptable.

Comment noted

4. This office continues to be concerned about the 0.98 +/- acres of disturbance depicted. The 1 acre threshold for water quantity and quality control exists. It is requested that in order to control the amount of disturbance that the limits of disturbance be delineated in the field with orange construction fence such that the 1 acre threshold is not met or exceeded.

The design has been revised to reduce the amount of parking and overall proposed area of disturbance.

5. Approval from NYSDOT for connection to the NYSDOT stormwater system is required. It is requested the applicants obtain a letter from NYSDOT regarding the discharge of stormwater to the NYSDOT collection system.

The response from the NYSDOT will be provided as soon as it is received.

6. The Jurisdictional Fire Department has requested the placement of a knox box access control on the building.

A note has been added to the plan that access control shall be provided to the jurisdictional Fire Department and will be a conditional of the certificate of compliance.

7. The Planning Board should review the location of the dumpster enclosure which is located along the parking lot frontage with 9W.

The dumpster has been relocated to the area adjacent to parking space 10.

8. County Planning submission is required.

The project was reviewed by the Ulster County Planning Board at their June meeting.

9. The Board should consider scheduling the Public Hearing.

The public hearing is scheduled for July 17, 2023.

10. At the 21 February 2023 Planning meeting, the Planning Board requested the loading dock be labeled.

The at grade loading door has been labeled on the plans.

11. The size of the trucks to access the site was requested.

The parking area has been designed to accommodate a WB-50 vehicle turning radius for the trucks utilizing the site.

12. Architectural review of the building is requested in compliance with the design guidelines.

The building design has been revised as per the design guidelines and Planning Board comments.

KEEBOMED, INC.

Proposed 200' by 40' Storage Building with office space

Route 9W, Old Indian Road, and Cubbard Drive



KEEBOMED, INC.



Proposed Sign 24" by 36"

To be framed with two wooden posts, 5' overall height

To be placed @ intersection of
Route 9W & Old Indian Road and landscaped as shown on plan