

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2023073

Municipality	Marlborough	Local File Number	21-5014
Referring Agency	Planning Board		
Type of Referral	Site Plan Review		

Name of Applicant	Stole Bozinovski
Name of Project	Keeboomed, Inc.
Project Location	RT 9W and Old Indian Rd
Description	8,000 sq. ft. warehouse and packaging facility. Office space, parking, and driveway.

UCPB Decision

Required Modifications

See Attachments

Referral Officer

Representing the Ulster County Planning Board

Date Received	5/19/2023
Date Reviewed	6/7/2023
Form Date	6/8/2023
Status	Reviewed

Ulster County Planning Board

Dennis Doyle, Director



Chris Brand, Chair
Town of Marlborough Planning Board
PO Box 305.
Milton, NY 12547

RECOMMENDATION

REFERRAL NO: 2023-073
DATE REVIEWED: 6/7/2023

Re: Keeboomed, Inc. - Site Plan Review

Summary

The applicant is proposing an 8,000-square-foot warehouse and packaging facility with office space, parking, and a driveway off of Old Indian Road, near U.S. Route 9W in the HZ zoning district. The latest renderings of the building show the building to be designed to mirror similar architectural features and colorings to the Ship Lantern Inn, located on the northern side of Old Indian Road.

Materials Submitted for Review:

- Ulster County Planning Board Referral Submittal Form
- Updated Map 2/10/23
- Preliminary Conceptual Packet
- Updated Material 2/10/23
- Map2 and 5
- Letter from ZBA
- Letter from Highway Superintendent
- Landscaping Map
- Map Screen Shot
- PB Application
- Letter from applicant to ZBA
- Site Plans
- Memo from Control Point Associates 5/5/23
- Map 4/8/22
- Rendering 6/7/23

Recommendations

The UCPB offers the following comments:

Health Department

The applicant is proposing to install on-site septic.

Required Modification

Approval from the Ulster County Health Department for approval of the on-site septic and reserve areas will be necessary as a condition of approval.

NYSDOT/Stormwater

The proposed stormwater management plan indicates that stormwater will ultimately flow into the stormwater facilities owned by NYSDOT.

Required Modification

The UCPB recommends the stormwater/grading plans of the facility, though below an acre of disturbance, be reviewed by NYSDOT for their drainage into the state system.

2023-073 Keboomed, Inc.
Site Plan Review

Lighting

Lighting details are lacking from the materials proposed.

Required Modifications

Lighting levels will need to be calculated for the plan with levels not to exceed the Illuminating Engineering Society (IES) Outdoor Site recommended illuminance levels (see attached). All luminaires are required to be LED and will need to meet the "fully shielded" definition adopted by the International Dark-Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided.

Signage

Signage details are lacking from the materials provided.

Required Modification

All signage details will need to be provided to the Town Planning Board for review. All signage should conform to the standards of the zoning statute without need for area variance.

Sustainability

As part of the development of this facility, it is important to include compliance with the NYS Energy Code as part of the review of projects and to incorporate responsiveness to climate change as part of each proposal as a means of taking the opportunity to reduce carbon emissions whenever possible.

Required Modification

The Town and the applicant should look at the ways the proposal is meeting the NYS Stretch Energy code and actively seek to reduce the carbon footprint of the facility through the use of alternatives to fossil fuels such as passive solar and geothermal heating use of heat pumps.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Cindy Lanzetta, UCPB
Tim Rose – UCDOH
John Reilly - NYSDOT

FINAL ACTION REPORT FORM

Per GML 239-m and -n FINAL ACTION REPORTS ARE
REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS
AFTER FILING



Complete the local agency final action box, add the local file
number, include any required submittals, and sign the form

Name of Project: Keeboomed, Inc.

Referral Number: **2023073**

UCPB Decision: Required Modifications

Local Agency Final Action:	
<input type="checkbox"/> Approve	<input type="checkbox"/> Disapprove
Member Vote: Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
<input type="checkbox"/> County Planning Board Decision - Reviewed no County Impact	
<input type="checkbox"/> Concurs with County Planning Board Modifications or Disapproval	
<input type="checkbox"/> Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)	

Required Submittals Attached

Resolution Attached

Local Officer: _____

Date: _____

Required Submittals:

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

Local File Number: **21-5014**

Municipality: Marlborough

Referring Agency: Planning Board

Type of Referral: Site Plan Review

Name of Applicant: Stole Bozinovski

Project Location: RT 9W and Old Indian Rd

Description: 8,000 sq. ft. warehouse and packaging facility. Office space, parking, and driveway.

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

Original Date Received: 5/19/2023

Original Review Date: 6/7/2023

Final Action Date Received:

Status: Reviewed

Return Form to:

Referral Officer
Ulster County Planning Board
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340