

# 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  
**Referring Agency** Planning Board  
**Type of Referral** Site Plan Review

Local File Number

21-5014

**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.

#### NYS DOT/Stormwater

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

#### Required Modification

The UCPB recommends the stormwater/grading plans of the facility, though below an acre of disturbance, be reviewed by NYS DOT 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:

☐ Approve ☐ Disapprove

Member Vote: Yes: ☐ No: ☐

☐ County Planning Board Decision -  
Reviewed no County Impact

☐ Concurs with County Planning Board  
Modifications or Disapproval

☐ Contrary to County Planning Board  
Modifications or Disapproval (see  
required submittals if checked)

## 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.

☐ Required Submittals Attached

☐ Resolution Attached

Local Officer: \_\_\_\_\_

Date: \_\_\_\_\_

## ~ 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

Form Revised 09/26/2000 UCPB

UCPB Date Stamp