

July 7, 2023

## **Town of Marlborough Planning Board Transmittal**

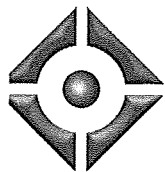
Client Name Mazzola Holdings, LLC Our file # 12-220104-00

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

- Follow up memo
- 10 map prints

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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: Mazzola Holdings, LLC. Our file #12-220104-00

DATE: July 06, 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 Mazzola Holding, LLC for a Site Plan and are in response to the comments received from MHE Engineering dated May 12, 2023.

1. The site is served by municipal sewer.

**Comment noted**

2. During the field review of the site, the Planning Board evaluated the location of the oil truck parking.

**Comment noted**

3. During the field review, it was discussed distinctly separating the site in the vicinity of the RV repair from the adjoining site via curbing, fencing, berm, etc. A wood post and rail fence has been depicted on the plans.

**The proposed improvements along Milton Turnpike have been reviewed and approved by the Ulster County Department of Public Works and a memo is forthcoming.**

4. Comments from the jurisdictional Fire Department should be received. Fire Department will most likely request knoxbox access control.

**A note has been added to the plan that access control shall be provided to the jurisdictional Fire Department.**

5. It is requested the outdoor storage areas depicted be dimensioned.

**The outdoor storage areas have been dimensioned on the site plan.**

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