

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

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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