

September 8, 2023

Planning Board
Town of Marlborough
21 Milton Turnpike
Milton, NY 12547

Re: Redevelopment of Agricultural Building, Mohegan Farms LLC
271 Milton Turnpike, Town of Marlborough, Ulster County, NY, SBL 95.4-3-12.200

Dear Chairman and Board Members,

For your review enclosed please find additional information to address comments discussed at the August meeting and as received from MHE including:

3. The common driveway access easement and maintenance agreement was provided to the Board in August, and it is our understanding the Town attorney has been provided the same for review.
4. The site plan has been revised to remove the parallel parking along the front of the building leaving only a gravel access to the front door area (see also item 7 below).
5. Pre and post building use has been labeled on the plan.
6. Based upon the self-storage nature of the proposal, a loading dock is not proposed.
7. The revised plan (showing a grass buffer along County Route 10 and only the gravel access along the building frontage) has been provided to the UCDPW for review. The UCDPW has provided conceptual acceptance of said plan and will require a County Road work permit prior to commencing any work within the County Right-of-way. See email correspondence attached.
8. We have not received comments, if any, from the Ulster County Planning Board.
9. The Ulster County Department of Health has been consulted with regard to this proposal and have indicated that the Department will not be requiring review/permit for construction. See email correspondence attached.

The following is a narrative of proposed improvements to building and site:

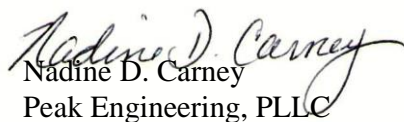
1. Rake gravel in rear of building and lay down more to satisfy parking area (detail provided)
 - a. Install necessary signage for parking
 - b. Install motion sensed lighting mounted to rear and front of building
 - c. Four lights are already installed in front of building, I would add one next to the door on the red part of the building. In rear, I would add a light in the three spots between the four doors, then two additional lights on the two corners of the building where it jets out to illuminate the turnaround area. Six lights in total to be installed.
2. Install signage in front of building: Next Step Space & Storage - 271 Milton Turnpike
3. Interior - Pour new slab for each of the four lower units
4. Install manual garage doors and locks for the four lower units
5. Install metal wall paneling on the interior walls in lower units
6. Inspect/repair roofing, if needed
7. Repair/replace gutters (hanging in back of building)
8. Repair/replace glass in windows in front of building
9. Remove small structure over door in back (structure has collapsed and just needs to be removed)
10. Refresh exterior of building – repaint, install plants, etc.

As per previous submission and on behalf of the applicant, we hereby request waiver from site plan requirement Section 155-31 E (4) U. – Noise Generation. As the use of the facility is proposed to be storage, noise generation is anticipated to be infrequent. Noise will be generated temporarily during construction/renovation of the facility and limited during normal operation to times when patrons access the facility only.

We hope you find this information satisfactory for scheduling for review at the next Planning Board meeting. If you should have any questions, or require any additional information, please contact our office.

Thank you for your attention to this matter.

Sincerely,


Nadine D. Carney
Peak Engineering, PLLC

Nadine Carney

UCDPW CORRESPONDENCE (3 SHEETS)

From: Adam Deitz <adde@co.ulster.ny.us>
Sent: Friday, September 1, 2023 2:03 PM
To: Nadine Carney
Subject: Re: 271 Milton Turnpike (County Route 10) - Recycled Agricultural Building

Hi Nadine,

Okay, excellent. Yes, the commissioner did respond to me this morning, as well, and said the same.

This department is in conceptual acceptance of your plans as shown for the work along the County Road. Please be aware that if the planning board should approve this proposal, a County Road work permit would need to be issued prior to any work beginning within the County Right of Way. The applicant should submit an application upon approval from the planning board.

If you have any questions, please feel free to contact me anytime. Have a great weekend.

Adam Deitz

Inventory and Property Control Specialist
Office: 845-340-3119
Cell: 845-514-6900
Email: Adde@co.ulster.ny.us

From: Nadine Carney <NCarney@peakengineeringpllc.com>
Sent: Friday, September 1, 2023 12:29 PM
To: Adam Deitz <adde@co.ulster.ny.us>
Subject: RE: 271 Milton Turnpike (County Route 10) - Recycled Agricultural Building

[EXTERNAL SENDER]

Adam,

I spoke with Commissioner Masterson earlier this week and he indicated that the proposal (a shown the attached sketch) to channelize the existing gravel area along the building frontage by the installation of a grassed buffer along the roadway and leaving only a gravel lane to access to the existing concrete platform was acceptable. Could you provide confirmation of the same in writing, via a response to this email, and let us know if there is anything additional needed by your office in advance of this work being implemented.

Thank you,

Nadine Carney
Peak Engineering, PLLC.
3751 Main St., PO Box 540
Stone Ridge, NY 12484
{T} 845.687.4500 ex 268
{F} 845.687.4545
www.peakengineer.com
www.facebook.com/peakengineering.llc

From: Adam Deitz <adde@co.ulster.ny.us>
Sent: Tuesday, August 29, 2023 11:03 AM
To: Nadine Carney <NCarney@peakengineeringpllc.com>
Subject: Re: 271 Milton Turnpike (County Route 10) - Recycled Agricultural Building

Good morning, Nadine

Thank you for sending over such a detailed explanation of this inquiry. I am going to forward to the commissioner for his comments, but unfortunately, he is out of the office until Friday. I will get back to you with any questions and comments he has as soon as I receive a response.

Have a great day.

Adam Deitz
Inventory and Property Control Specialist
Office: 845-340-3119
Cell: 845-514-6900
Email: Adde@co.ulster.ny.us

From: Nadine Carney <NCarney@peakengineeringpllc.com>
Sent: Monday, August 28, 2023 4:11 PM
To: Adam Deitz <adde@co.ulster.ny.us>
Cc: Scott Davis <SDavis@peakengineeringpllc.com>
Subject: 271 Milton Turnpike (County Route 10) - Recycled Agricultural Building

[EXTERNAL SENDER]

Adam,

As per our conversation earlier today, and on behalf the Owner of the parcel and Applicant for the Recycled Agricultural Building under the Town of Marlborough Code, we hereby request your review/comment of the access at said parcel from). The proposed use of this old agricultural cold storage building is to be eight (8) rental storage areas.

The access to this parcel is primarily over an existing paved driveway located to east of the existing building, which is shared with the adjoining residential parcel currently owned by Edward H. Horton and Margaret C. Horton. A secondary, short, gravel drive is located to the west of the building, which is limited to upper level of the building only. For your reference we have attached three PDFs and word document as listed and described below:

- 3 UCPV Aerial – an aerial image from the Ulster County Parcel Viewer with the project site outlined in red
- Sketch Plan this includes an Existing Conditions plan based upon a recent survey along with a Proposed Parking layout in red which generally utilizes the existing gravel areas on the site (some of which are overgrown and un-maintained).
- 9 Common Driveway and Maintenance Agreement for your reference.
- Milton Turnpike Photos –two images of the frontage along Milton Turnpike and the existing paved driveway.

We note that the Town of Marlborough Planning Board has requested the removal and channelization of the existing gravel area along the building frontage; therefore, we propose that a minimum gravel lane remain along the front of the building as access to the existing concrete platform along with a grassed buffer along the roadway (see sketch plan).

Upon your review of these documents, please let us know if you have any questions, need additional information, or would like to conduct a site visit.

Thank you for your attention to this matter.

Sincerely,

Nadine Carney
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Nadine Carney

UCDOH CORRESPONDENCE (2 SHEETS)

From: Scott Benson <scott.benson@co.ulster.ny.us>
Sent: Tuesday, August 22, 2023 10:29 AM
To: Nadine Carney
Cc: Scott Davis; marlboroughplanning@marlboroughny.us; John Quinn Jr.
Subject: RE: 271 Milton Turnpike

Hello Nadine,

Thank you for the follow up. As there are no water/sewer requirements for this site the Ulster County Department of Health will not be requiring a review/permit for construction.

Scott R.L. Benson, E.I.T.
Assistant Public Health Engineer

Ulster County Department of Health
Environmental Health Services Division
Golden Hill Office Building
239 Golden Hill Lane
Kingston, NY 12401
Office: (845) 340-3035
Fax: (845) 340-3045
Email: scott.benson@co.ulster.ny.us

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From: Nadine Carney <NCarney@peakengineeringpllc.com>
Sent: Tuesday, August 22, 2023 08:17
To: Scott Benson <scott.benson@co.ulster.ny.us>
Cc: Scott Davis <SDavis@peakengineeringpllc.com>; marlboroughplanning@marlboroughny.us; John Quinn Jr. <johnjr@quinnrealtygrp.com>
Subject: RE: 271 Milton Turnpike

[EXTERNAL SENDER]

Apologies for typing error withing original email.....

the proposal does **NOT** include installation of water/wastewater facilities.

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From: Nadine Carney
Sent: Monday, August 21, 2023 3:16 PM
To: Scott Benson <scott.benson@co.ulster.ny.us>
Cc: Scott Davis <SDavis@peakengineeringpllc.com>; marlboroughplanning@marlboroughny.us
Subject: 271 Milton Turnpike

Scott,

As per our conversation earlier today, and as recommended by the Town of Marlborough Planning Board Technical Review by MHE Engineering, we request clarification with regard to the Ulster County Department of Health requirements, if any, to provide water/wastewater provisions to a “storage facility” type use. The proposal is to re-use an existing agricultural storage building as non-agricultural storage with eight (8) storage areas available for rental purposes.

The existing building and/or site does not contain plumbing, water supply, and/or sanitary system at this time. The proposal does not include a residence, office, or on-site staffing, and it is not expecting that 25 or more individuals will access this facility on any given day or on a daily basis; therefore, the proposal does **NOT** include installation of water/wastewater facilities.

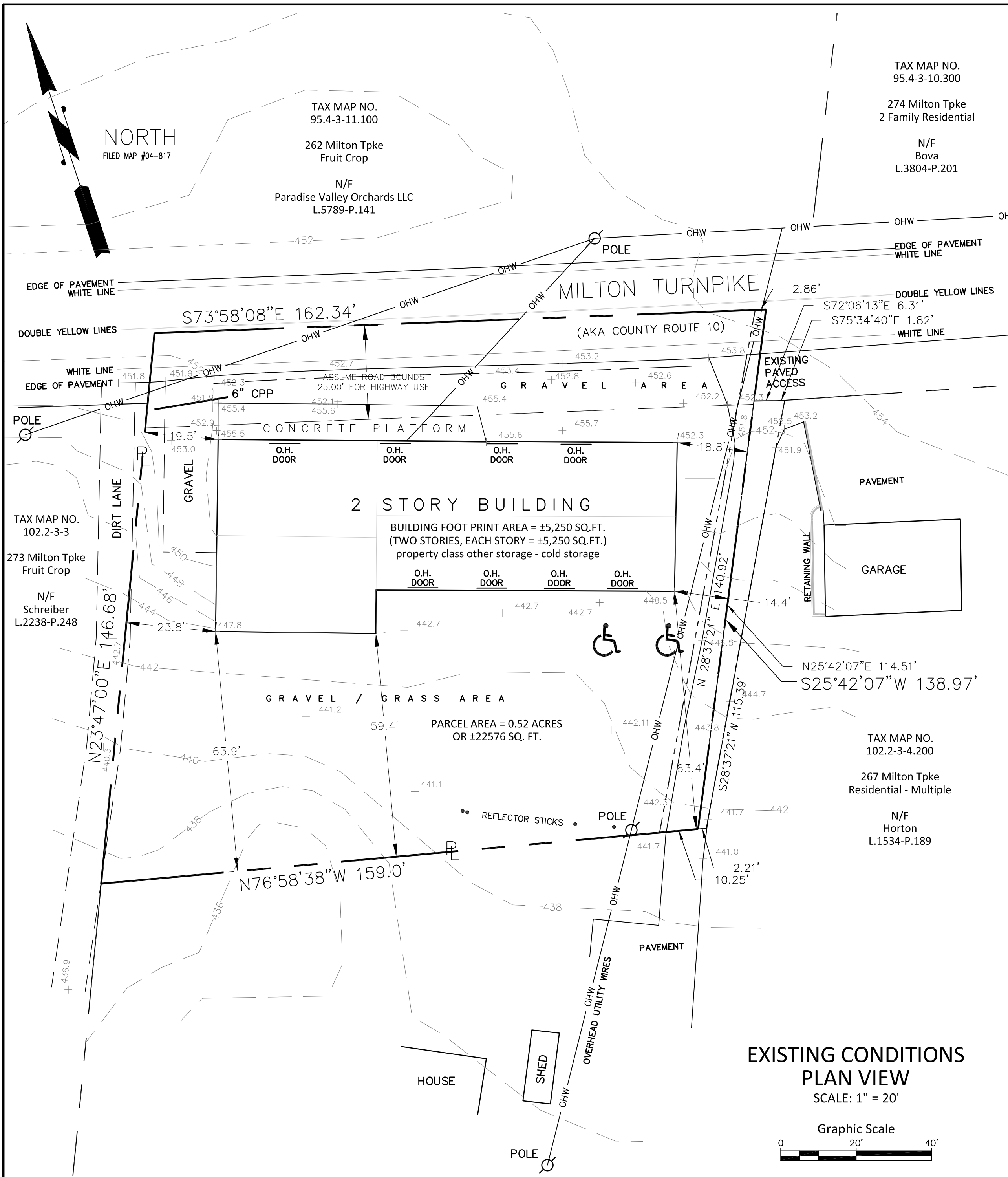
We have attached a copy of the Site Plan, as submitted to the Town of Marlborough, showing the existing site conditions along with the proposal to improve the existing gravel parking areas only.

If you should have any questions or need additional information, please contact our office.

Thank you,

Nadine Carney
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ZONING COMPLIANCE TABLE: RAG-1 ZONING DISTRICT

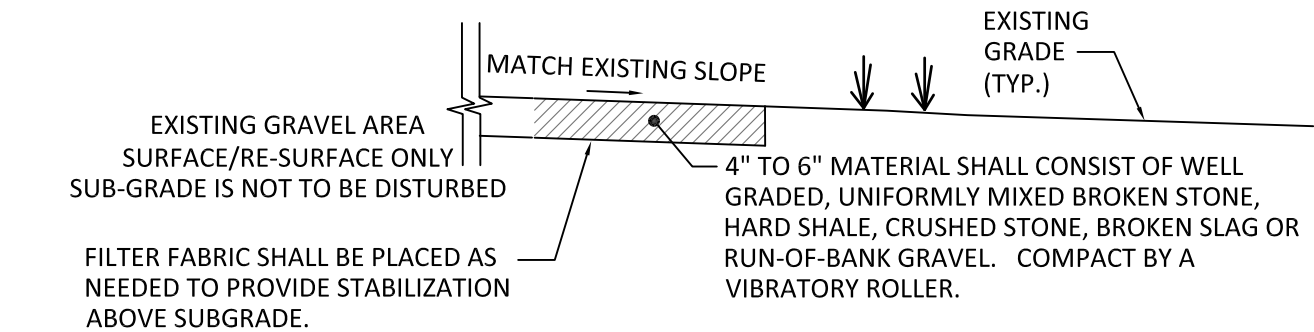
	(155 SCHEDULE 1)	(155-21)	EXISTING:	PROPOSED:
MINIMUM LOT AREA	REQUIRED: 1.0 Acres	REQUIRED: 2.0 Acres	0.52 Acres	Same
MINIMUM LOT WIDTH	150'		160'±	Same
MINIMUM LOT DEPTH	200'		140'±	Same
MIN. FRONT YARD SETBACK	50'		0'	
MIN. SIDE YARD SETBACK	35' ONE & 80' BOTH		19.5' W/14.4' E	±285' (new)
MIN. REAR YARD SETBACK	75'		59.4'	±120' (new)
MAX. STRUCTURE COVERAGE	20%	30%	26% *	2.5%
MAX. BUILDING HEIGHT	35' (2.5 STORIES)	-	2 STORIES (±30')	±20' (new)

*5974 SQ.FT. WITH CONCRETE PLATFORM

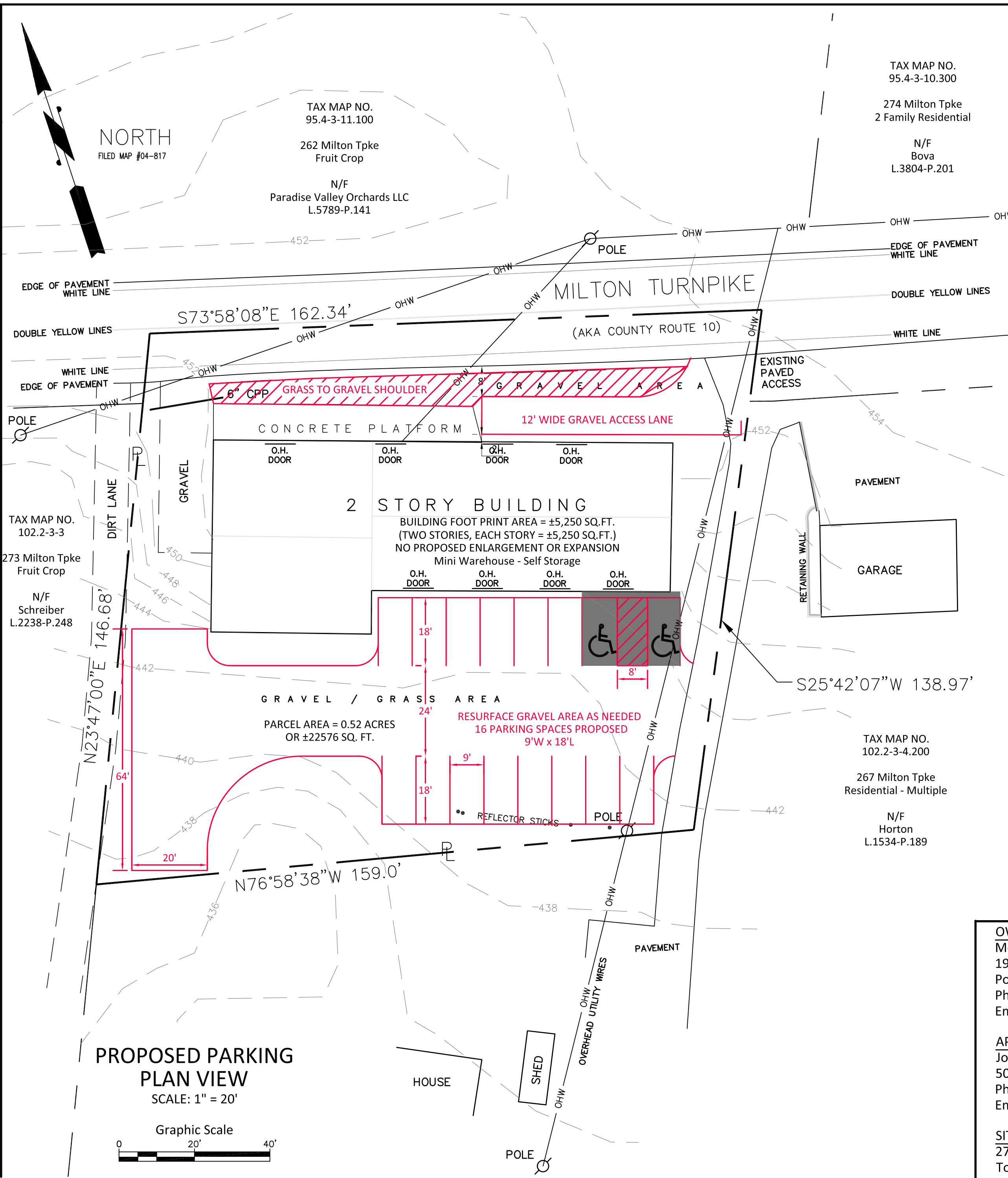
Proposed parking stall dimensions are shown at 9' x 18' (162 sq.ft. min.) for perpendicular parking and 8' x 25' (200 sq.ft.) for parallel parking spaces.

Using the warehouse type use requirements, there shall be 1 space for each 2 employees in the maximum shift; the total parking area shall be not less than 25% of the building floor area. This facility will utilize off-site employees to manage the facility rentals, therefore there is no parking proposed for office staff or employees on site. 25% of the building floor area (5,225) is 1,312 sq.ft./162 sq.ft. min. parking stall = 8 parking spaces required per floor. The existing gravel areas on site have ample area to accommodate 16 parking spaces as indicated on the plan.

IMPROVEMENTS TO THE EXISTING GRAVEL PARKING AREAS SHALL GENERALLY MATCH THE EXISTING LINE AND GRADE.

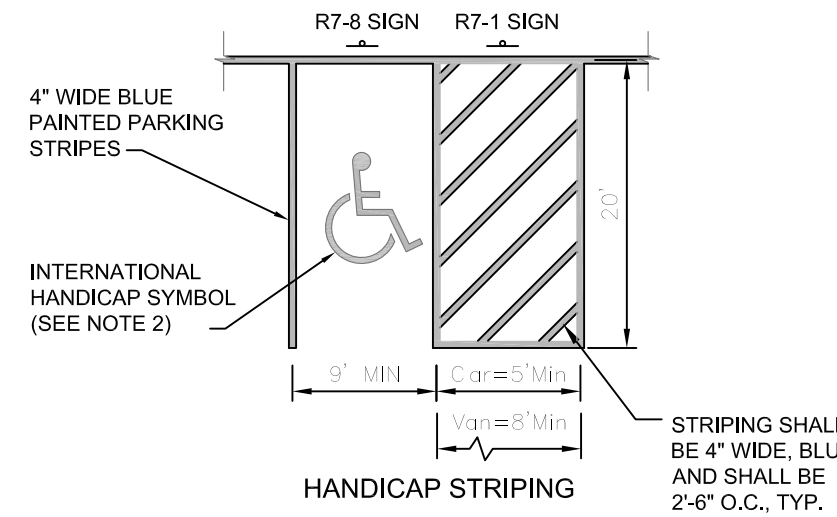


TYPICAL GRAVEL AREA SECTION
NOT TO SCALE



PARKING MARKING DETAILS

NOT TO SCALE



GENERAL SITE PLAN NOTES:

- The proposed project includes redevelopment of the site under 'Recyclable Agricultural Buildings' for a non-agricultural storage/rental storage use. This is not to be utilized as habitable residential space.
- Project site in wholly within the RAG-1 Zoning District and wholly within the Marlboro School District there are no boundaries for either within 500' of the project site.
- There are no bodies of water, State or National Wetlands, or flood hazard areas/zones on or within 100' of the project site.
- There is no well, water service, and/or wastewater facilities existing on this site or proposed as part of this project.
- There are no rock outcrops, large trees, or other landscaping features on the site. Gravel/grass cover areas are predominate and noted on the plan.
- There is no enlargement and/or expansion of the building proposed. Any and all building renovations will be related to that which is required for safety, required by building code, and/or as related to preparation of storage areas.
- There is no site grading and/or soil disturbance proposed as part of this project. Site work shall be limited to restoration of the site, clean up, and resurfacing of the gravel parking as needed.
- Any and all demolition/renovation work shall obtain the necessary permits from the Town Building Department. The Owner is responsible for all testing of building and site materials as required by the permitting agency, if any, and shall provide proper handling, removal, and disposal of the same.
- No outdoor storage, outdoor displays, or new impervious areas are proposed as part of this project.
- Facility shall be accessible 24/7.

OWNER:
Mohegan Farms LLC
1901 Cherry Hill Drive
Poughkeepsie, NY 12603
Ph: 917-232-6661
Email: stevenfruchter1989@gmail.com

APPLICANT:
John Quinn, Jr.
50 Route 299, Suite 100 Highland, NY 12528
Ph: 845-764-1201
Email: johnjr@quinnrealtygrp.com

SITE ADDRESS:
271 Milton Turnpike, Marlboro
Town of Marlborough, Ulster County, New York,
Section 95.004, Block 3, Lot 12.20

DEED REFERENCE:
L. 1534 - P. 189

MAP REFERENCE:
Base map including boundary lines, spot elevations,
and existing site features provided by Adolf H. Jonietz
N.Y.S.P.L.S.

Contours shown hereon were scaled from Ulster
County Lidar Mapping and are approximate.

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Marlborough,
subject to all conditions and requirements of said resolution. Any change, erasure, modification, or
revision of this plat as approved shall void this approval.

Secretary - Town Planning Board

Date

Chairman - Town Planning Board

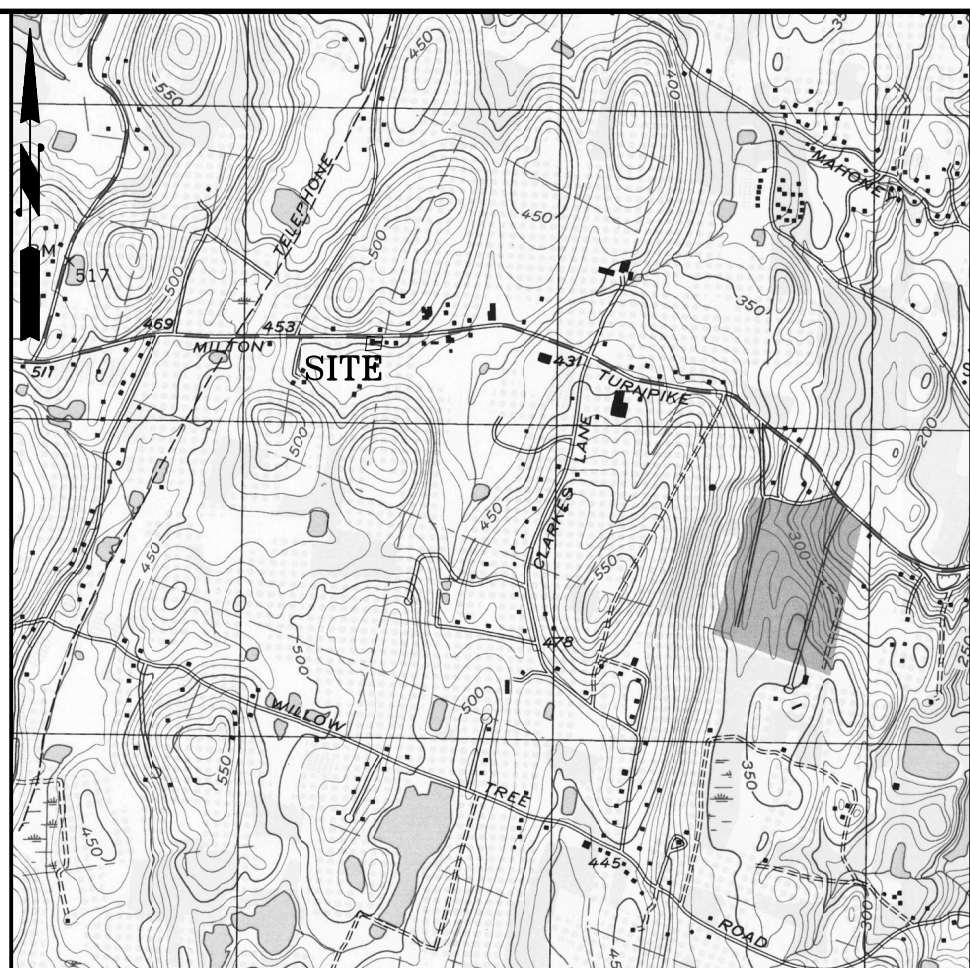
Date

OWNER'S ENDORSEMENT

I hereby grant my approval to this plat and agree to file it with the
Ulster County Clerk.

Owner

Date



LOCATION MAP

SCALE: 1" = 2,000'

PEAK
ENGINEERING

3751 Main Street - PO Box 540
Stone Ridge, NY 12484
(845) 687-4500

FOR PLANNING
AND REVIEW
ONLY

UNAUTHORIZED ALTERATION OR ADDITION TO
PLANS, SPECIFICATIONS, PLATS, AND REPORTS
BEARING THE SEAL OF A LICENSED PROFESSIONAL
ENGINEER IS A VIOLATION OF SECTION 7209 OF THE
NEW YORK STATE EDUCATION LAW.

Client/Applicant:

John Quinn, Jr.
50 Route 299, Suite 100
Highland, NY 12528

Project: *Redevelopment of
Agricultural Building
271 Milton Turnpk*

Project # 23131

Title: *Site Plan*

Revised:

Revised:

Revised: 9-8-2023

Date: 8-10-2023

Scale: As shown

Designed By: NDC

Drawn By: NDC

Checked By: SAD

Sheet # 1 of 1

