

# MINUTA|ARCHITECTURE

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## PROJECT NARRATIVE

## ARCHITECTS PROJECT # 23125

11/01/23

Chris Brand, Planning Board Chairman  
Town of Marlborough, New York  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547  
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RE: Project Narrative for Triolo Building, 1326 State Rte. 9W, Town of Marlborough, NY 12542

Dear Chairman Brand,

In sum, the scope of this project consists of interior residential work only on a third floor within the building envelope. The 2 apartments will be approximately 1,500 SF each. We were directed to your board by the Building Inspector as procedural in that we were asked to show that zoning regulations for the parking of the 2 added apartments are being met. They have been met as illustrated on the drawing.

The Bulk Table zoning and parking requirements are listed on sheet S-1 for your review. No exterior work is being performed other than window replacement on the third floor. The building will be fully equipped with a new fire suppression sprinkler system. The drawings and calculations have already been performed by Sullivan Sprinkler and will be provided to the Building Department for review and permit approval.

The project consists of renovating the third floor of the building that has existed since the building was constructed circa 1960. To the best of our knowledge the building and property improvements have existed prior to the requirements of an approved site plan. The main floor is a commercial

Business use. The remainder of the building is Residential consisting of 3 apartments. One on the main floor and includes the floors below and 2 on the second floor.

Based on the simple scope of work and that there is no exterior work required, I respectfully ask that the Board grant a waiver from application form items. We believe the following application form items are self-evident that they are not applicable and request a waiver of the following:

21 Traffic – none or negligible change for 2 apartments

25 Any landscaping trees or shrubs that exists will remain

29 Storm Drainage - No new stormwater. Existing remains as it always has

32 Lighting – no new exterior lighting

33 Signage. no new exterior signage

34 Noise generation. The project is for 2 residences self-evident that they don't make noise.

36 Construction waste. This is interior work - not a new building or addition. Construction waste will consist of interior material items and be disposed of legally by the contractor as required by our G-1 sheet construction documents for building permit.

37 Park/ Open space. The interior fit up requires no exterior work. The site could not accommodate a park or opens space due to its limited size. Further, noted that this is private property in a downtown urban environment within a suburban / rural area.

38 Single phase project so not applicable

39 Proposed days and hours of operation are not applicable to the application for 2 residences. The current business will operate as it always has.

40 and 41 This project does not trigger the items requested

43 Only a building permit is necessary from the AHJ.

46 Agricultural setbacks are not applicable as there is no expansion beyond the existing building envelope.

#### Buildings Description & SF:

- The original construction date is approximately 1960 according to the Municipal records.
- The structure is approximately 14,840 SF in area, and 3 story, of type III (ordinary) construction.
- The current use of this structure is a mixed use including a pizzeria (B-occupancy) and 3 Apartments (R-2 occupancy). One dwelling unit is a multi-story unit on the sub-basement, basement and the first floors and two dwelling units on the second floor.
- An existing parking area and off-street parking to accommodate 18 cars.

Proposed Application & Description:

Seeking a site plan review & approval for a 2 Apartment addition

- The client is proposing to finish the existing top floor to include two additional dwelling units.
- A new stairway between the second and third floor will be constructed in compliance with the requirements for a dwelling unit exit.

Please do not hesitate to call me to discuss or answer any question or concerns, we look forward to presenting this to the Planning Board at the next available meeting.

Sincerely,



Joseph Minuta, RA