



183 Main Street
New Paltz, NY 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

February 23, 2024

Mr. Chris Brand, Chair and Board Members
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Re: **Summit Drive Properties LLC**
Summit Drive
Town of Marlborough, New York
Site Plan Application
SBL: 108.4-6-29.311

Dear Chair Brand and Planning Board Members:

We are pleased to resubmit a Site Plan Application for Summit Drive, SBL: 108.4-6-29.311. The parcel is 7.32 acres in size and is in the R – Residential District. The property is currently vacant. We appreciate the Board's feedback received from the Board at the Planning Board meeting on October 2, 2023.

The applicant, Summit Drive Properties LLC, proposes to construct (4) 6-unit multifamily dwellings on the property, which is a permitted use in the Residential District. The zoning district allows for a maximum density of 6 dwelling units per acre so the proposed 24 dwelling units are below the maximum allowable 43 dwelling units permitted by code. The property will access the cul-de-sac of Summit Drive with a 20' wide private driveway proposed leading to a 36-car parking lot designed per Town Code standards. The parking lot is proposed to have an emergency/fire truck turnaround area designed in accordance with NYS Building Code requirements. The project proposes to utilize municipal sewer facilities and will petition to be included in the municipal sewer district. Connection to existing sewer infrastructure on Grand Street is currently proposed. Municipal water service is also proposed for the site with connection to the existing water main on Summit Drive. A vegetative buffer area is proposed at the property boundaries to provide screening from adjacent properties.

Please find the attached documents for your review:

- Site Plans
- SWPPP

We are in receipt of comment letters from the Marlborough District Fire Chief, Highways Superintendent, Water Superintendent and Planning Board Engineer. Item-by-item responses to these letters are provided below:

Marlborough District Fire Chief - 12/14/23

Comment: The Marlborough Fire District is in receipt of the proposed project on Summit Drive. The Marlborough Fire District has no concerns on this project so long as it meets or exceeds all code requirements required for such project.

Response: Comment noted. The project is proposed to meet all relevant code requirements.

Superintendent of Highways - 11/6/23

Comment: My chief concern is facilitating our snow removal operations on the existing Summit Drive cul-de-sac, which is a Town road. The site has curbing which makes it very difficult to plow off accumulated snow. The existing road needs a designated snow load area which will be non-existence with the creation of the new proposed private road.

Response: It seems that the accumulated snow should be distributed around the outside of the cul-de-sac, not blocking residential driveways. There is approximately 70 linear feet on the south side of the cul-de-sac and 80 linear feet on the north side of the cul-de-sac available for accumulated snow to be distributed.

Water Superintendent - 12/26/23

Comment: The Town of Marlborough Water Department can supply water to Summit Drive Project. My concerns will be on how they install the mains and would like to see one more hydrant for flushing purposes.

Response: Comment noted. We are working with the Town to revise the water supply line layout as necessary at a meeting on 2/29.

Comment: There should be one connection on Summit Drive that will loop around to Grand Street.

Response: Comment noted. This item will be discussed with the Town at the above referenced meeting.

Comment: Also, the buildings that he is installing should have a master meter to supply the residents.

Response: Comment noted. We are working with the Town to determine exactly what water system components will be needed for this project, which will be discussed at the above referenced meeting.

Planning Board Engineer - 10/2/23

1. Comment: *The Planning Board should determine if it wishes to circulate Notice of Intent for Lead Agency. The project is located in area sensitive for cultural and archeological resources requiring review by the NYS Office of Parks Recreation and Historic Preservation. The Town of Marlborough Town Board is also an involved agency for extension of the sewer district or outside user.*

Response: We have consulted with SHPO and are awaiting their response. We have also petitioned to the Town Board requesting admission into the Town sewer district.

2. Comment: *A review of the detailed SWPPP is being undertaken by this office.*

Response: SWPPP comments were provided in a separate letter and are addressed below.

3. Comment: *The parking spaces identified as handicap should be identified as accessible spaces. Compliance with ADA lettering, size, striping, and signage should be documented on the plan.*

Response: The parking spaces identified as handicap are now identified as accessible spaces. A detail for the handicap accessible parking spaces is provided on sheet SD-2

4. Comment: *A Stormwater Facilities Maintenance Agreement will be required to be executed prior to final approval for operation and maintenance of the Stormwater Management Facilities.*

Response: Comment noted. This will be provided once all stormwater management facilities have been conceptually approved.

5. Comment: *Stormwater Facilities which contain permanent water bodies should be fenced.*

Response: Fencing is now proposed around the stormwater management facility which contains a permanent pool (stormwater management pond).

6. Comment: *The Landscape Plan does not address access to the site from Summit Drive.*

Response: There is limited space available for planting along the access drive due to drive adjacent ditches, water line and relatively steep slopes.

7. Comment: *Utility Plan should identify actual slope of sewer main currently identified at minimum 2% slope. Pipe runs between manholes should be identified with design slope.*

Response: Slopes of proposed sewer mains are now indicated on the plans.

8. Comment: *The location of the water main within Summit Drive should be depicted.*

Response: The existing water main within the Summit Drive right-of-way is now depicted.

9. Comment: *Comments from the Marlborough Water and Sewer Department should be received regarding utility connections.*

Response: Comments have been received from the Water Department and are listed above. We have not received comments from the Sewer Department.

10. Comment: *One dumpster enclosure is proposed. The dumpster enclosure is located on the southern most side of the site. Distance to the northerly most buildings may be an issue. Consideration for an additional dumpster enclosure may be required.*

Response: An additional dumpster enclosure is now provided.

11. Comment: *Comments from the Jurisdictional Fire Department should be solicited.*

Response: Comments from the Jurisdictional Fire Department have been received and are listed above.

12. Comment: *The Planning Board should review the Lighting Plan with regard to lighting at the access drive. Current Lighting Plan does not light the access drive from Summit Drive in. Possible Bollard xxx type lighting to delineate the access drive could be considered.*

Response: We are currently not proposing any bollards along the entry drive. We feel that any lighting along the access drive is not needed from a visibility standpoint and would negatively impact neighboring residential properties. Additionally, there is limited space along the entry drive due to ditches, water main and relatively steep slopes.

13. Comment: *The outlet control structures identify the structures as being 24X24 inch rims and refer to a 24"x24" pre-cast catch basin. Pipe sizes into and out of the structures are identified as 24 inch. Larger catch basin structures and outlet control structures will be required based on proposed pipe sizes.*

Response: Sizing of catch basins and outlet control structures has been revised as necessary.

14. Comment: *A landscaping plan should be developed for the project. A tree planting chart should be identifying species by common name and genus and species. Size of the trees should be identified. Details for the planting should be provided.*

Response: A landscaping plan has been developed for the project which provides a planting schedule identifying species by common name and botanical name. Sizes of the trees and details for planting have been provided as well.

15. Comment: *Health Department approval for the water main should be provided. Water main contains a hydrant.*

Response: Once the water main and hydrant layout have been finalized, we will submit to UCDOH for approval.

16. Comment: *The applicant should address whether the multi-family structures require suppression systems. The water service laterals should be labeled on the plans and details.*

Response: We are proposing to provide sprinklers within the buildings.

17. Comment: *The comments from the Water Department should be received whether the water lines should be looped thru to Grand Street rather than the currently proposed dead end service line.*

Response: Comments from the Water Department have been received and we will discuss this with the Town at a meeting on 2/29.

Planning Board Engineer - 1/22/24

1. Comment: *The summary for Pond #1 identifies incremental and cumulative storage between 314 and 316 elevation. The lowest discharge elevation of the pond is 314.4. The pond will contain standing water below this elevation such that storage is not available.*

Response: The starting elevation of the pond is defined as 314.4, as indicated in the hydraulic modeling calculations and therefore there is no storage provided below

this elevation. The incremental and cumulative storage indicated between 314 and 316 elevations represents the storage available between elevations 314.4 and 316 only, excluding the storage available between 314 and 314.4.

2. *Comment: For the 10-year storm event, a discharge of 15.52 cubic feet per second will occur on the steep slope of the eastern property. The project should address this point discharge and where the point discharge will ultimately connect to a natural drainage course. Impacts to downgradient property should be evaluated.*

Response: Post development flow rates will be less than pre-development flow rates for this stormwater discharge location. A level spreader is proposed to provide sheet flow discharge rather than a point discharge. There are no downgradient properties which will be affected by this stormwater discharge as post-development discharge rates are less than pre-development rates. Off-site runoff flows to the road adjacent ditch along Route 9W, approximately 420 linear feet east of the level spreader discharge location.

3. *Comment: Similar comment for the 100-year storm event, identifying 30.14 cubic feet per second discharging at the point discharge.*

Response: Post development flow rates will be less than pre-development flow rates for this stormwater discharge location. A level spreader is proposed to provide sheet flow discharge rather than a point discharge. There are no downgradient properties which will be affected by this stormwater discharge as post-development discharge rates are less than pre-development rates. Off-site runoff flows to the road adjacent ditch along Route 9W, approximately 420 linear feet east of the level spreader discharge location.

4. *Comment: The Town of Marlborough located in southern Ulster County is in a Type III Storm Distribution. The stormwater model utilizes a Type II Distribution.*

Response: The stormwater model has been revised accordingly.

5. *Comment: The outlet control structure identifies a 24"Wx24"H catch basin, while the inlet #2 identifies a 26"Wx8"H outlet control orifice.*

Response: Sizing of catch basins and outlet control structures has been revised as necessary.

6. *Comment: The bioretention area should be incorporated into the model.*

Response: The bioretention area has been incorporated into the hydraulic model.

7. Comment: *Design information for sizing of the level spreader should be depicted when addressing downgradient impacts of the point discharge.*

Response: Design information for sizing the level spreader is now provided.

8. Comment: *No pre-treatment prior to the bioretention area is proposed from runoff from the north side of the access drive site and into the north side of the bioretention area.*

Response: A sediment forebay is now provided to provide pre-treatment for runoff to the bioretention area from the north side of the site.

9. Comment: *All stormwater facilities which will contain permanent pools should be appropriately fenced.*

Response: Fencing is now proposed around the stormwater management facility which contains a permanent pool (stormwater management pond).

10. Comment: *Access for maintenance to the stormwater facilities should be addressed on the plans.*

Response: Access to the stormwater facilities is now shown on the plans.

11. Comment: *Plans should address discharge from roof leaders and collection of the roof leader discharges.*

Response: Roof leader pipes and discharge locations are shown on the plans.

Thank you for your consideration of this matter and we look forward to meeting with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,
Willingham Engineering, PLLC



Matthew Towne, PE
NYS Professional Engineer No. 088562