

MARLBOROUGH PLANNING BOARD
TOWN OF MARLBOROUGH
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Date: December 28, 2023

Attn: Town of Marlborough
Zoning Board of Appeals

Please be advised the Town of Marlborough Planning Board referred the following application to the Zoning Board of Appeals at their meeting on.

NAME: Someplace Upstate
ADDRESS: 20 Mt Rose Rd, Marlboro NY 12528
SBL #: 109.1-4-56.1, 57, 58, 71
Site Plan
Planning Board File No. 23-1008

Seeking Area Variance for 3.45 acres
Setbacks for 7 Buildings

If you need any additional information, please feel free to contact me.

Jen Flynn
Planning Board Secretary



ZBH

**TOWN OF MARLBOROUGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: **SOMEPLACE UPSTATE**
PROJECT NO.: **23-25**
PROJECT LOCATION: **SECTION 109.1, BLOCK 4, LOTS 57,58,71 AND 56.1**
REVIEW DATE: **3 NOVEMBER 2023**
MEETING DATE: **6 NOVEMBER 2023**
PROJECT REPRESENTATIVE: **CONTROL POINT ASSOCIATES**

1. The parcels of property appear to not be in common ownership.
2. None of the parcels has the minimum 10 acre lot size. The Planning Board Attorney's comments regarding the need to combine the parcels under similar use should be received.
3. Zoning Bulk Table should be complete with all existing and proposed setback lines labeled.
4. Water and Sewer provisions for the entire site should be addressed.
5. All permitted parking should be detailed on the plans.
6. We question the use of summer event lawn parking.
7. A Narrative Report should be submitted. The application references a letter of Intent, however this was not received by this office.
8. Boulder piles are labeled in the twenty (20) parking spots located in the summer event lawn parking.
9. Traffic and access may be an issue on the site. Vehicle access through the existing farm lane may be problematic. Rights of this parcel to utilize the farm lane should be addressed.
10. The applicants are requested to address all items in Section 155-18 B(10) (a-i) .
11. 155-18B1(d) "No structure in such use shall be within 50 feet of any property line or within 100 feet of any water course which is part of a public water supply system. A couple of the structures are within 50 feet of the property line." Once Bulk Tables have been complete referral to the Zoning Board of Appeals may be required.
12. Future plans should address noise from amplified music and lighting on the site.
13. The parcel boundary between Tax Lot 58 and Tax Lot 71 appears to be a stream. No access is

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depicted across the stream.

14. Item in the Legend of Use refers to "possible event space" and "flex space," etc. should be defined use not "possible".
15. The item I on the plan identifies a retail Gift Shop. Retail component does not appear in the R-1 Zoning District allowable uses.
16. Access to all uses on the site should be depicted. Access to proposed parking in the area of Buildings J, K and L should be detailed.
17. The EAF submitted identifies the project in an Archeologically sensitive area. Coordination with NYSOPRHP is required.
18. Provision for potable water for the uses must be approved by the Ulster County Health Department. Similar comment for sanitary sewer disposal.
19. The width of all internal roadways should be identified. Minimum fire access road width of 20 feet is required for structures less than 30 feet high.
20. The Fifty Scale Plan does not address items to the westerly most portion of the site.
21. Accessible parking and access must be provided in compliance with ADA Standards.
22. Summer events space lawn parking should have defined access. The intensity of the use on the site appears to be in excess of that which would be supported by year round parking or by parking on the lawn areas. Permanent uses should have permanent dust free parking surfaces.
23. Parking and access for large vehicles should be addressed.
24. Loading docks are required. Locations of loading docks and delivery truck access on the site should be identified. Large vehicles/Bus turning radius plans should be identified.
25. Height of all existing structures should be provided to determine compliance with fire access road requirements.
26. Comments from Jurisdictional Emergency Services should be received.
27. The applicant's representative is asked to explain Note 10. Is a dedication parcel proposed?
28. All structures within 100 feet of the parcel are to be depicted on the plans. Adjoining residential uses should be depicted to assist with any Public Hearing to be held in the future.
29. Details of all delineated parking spot should be added to the plans.

30. Status of the ownership of Mount Rose Road and James Street should be identified.
31. Highway Superintendent's comments regarding access should be received. Parking spots which back out into roadways should not be permitted.
32. The use of Structure M on tax parcel 56.1 should be further clarified. Use is identified as a farmhouse.
33. Property lines are depicted extending into the roadways. Roadway dedication should be provided on all existing Town roadways.
34. Confirmation should be provided determining if parcel is in the water district. Water supply to all structures on the site should be identified.
35. Sanitary sewer disposal for the site should be addressed. All uses should be considered when identifying sanitary sewer.
36. The structure identified as Structure J does not appear to have any parking associated with it. Access and parking for this structure as well as potable water and sanitary sewer should be addressed.
37. The Planning Board may wish to declare its intent for Lead Agency for review of the project as an unlisted action coordinated review.
38. A site lighting plan should be provided identifying existing and proposed security and safety lighting for all proposed uses on the site.
39. We would recommend a separate plan sheet be developed for review by Jurisdictional Emergency Services which identifies emergency vehicle access to all structures and uses on the site, water supply and fire protection facilities on the site.
40. The applicants are requested to identify the maximum intensity use on the site. Numerous events spaces are depicted as well as temporary tent areas.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/lm