

June 28, 2024

Chris Brand, Chairman
Town Of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Marlboro on Hudson
PB Project# 18-8
SBL: 108.12-8-23/Hudson Circle
Colliers Engineering & Design Project No. 24005017A

Dear Chairman Brand,

Below please find our response to the comments received from MHE Engineering dated June 3, 2024. The comments have been repeated here for clarity:

Comment 1. Updated plans and SWPPP have been prepared for the project. Project is before the Board for reapproval to allow the completion of the 24 remaining residential units, clubhouse, and pool.

Response 1: We agree with this statement. No response required.

Comment 2. Modifications to the Plan including updates to the stormwater management facilities proposed. The existing stormwater facilities are proposed to be regarded in order to provide the capacity required for the project. Bio-retention areas are proposed to meet water quality standards. Modifications to the outlet control structure are also proposed to comply with the New NYSDEC regulations.

Response 2: Comment noted. The proposed design meets the requirements of the latest stormwater permit and design manual.

Comment 3. Certain other plan upgrades are proposed including modified grading, drainage structure relocation, and general improvements to the site drainage plan required based on as-built conditions.

Response 3: We agree with this statement. No response required.

Comment 4. A Public Hearing is required for the site plan reapproval.

Response 4: A Public Hearing is scheduled for July 15, 2024. CED has sent the required notices to the adjacent property owners within 500' of the project site. The list of property owners and a supporting map have been included with this submission.

Comment 5. The project is generally consistent with the intent of the original design. It is recommended that the Planning Board issue a SEQRA consistency determination

based on the previous Negative Declarations issued for the original project. A new Public Hearing for the project will be required.

Response 5: We agree with this statement. No response required.

Comment 6. The status of the NYSDEC Stormwater Construction Permit should be addressed. Coverage under the Stormwater Permit must be provided prior to Final Approval.

Response 6: There is no open stormwater permit for the project. Included with this submission are the Notice of intent and the MS4 acceptance form. Upon receipt of the signed MS4 acceptance form, CED shall submit the NOI to the NYSDEC for coverage under the permit.

Comment 7. Long term operations and maintenance of the stormwater facilities should be addressed either through a stormwater facilities maintenance agreement executed with the Town and field with the County or appropriately addressed in the condominium documents.

Response 7: Included with this submission is a draft stormwater facilities maintenance agreement for the Towns review and approval. After the project has been reapproved, the executed agreement with the Town shall be filed with the County.

Comment 8. Comments from the Planning Board Attorney should be received regarding the condominium documents originally approved for the project versus the current project, which changed bedroom counts and has modifications to the site plan.

Response 8: The requested condominium documents have been submitted to the Planning Board Attorney for his review and comment.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Digitally signed by Connor Patrick McCormack
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Connor P. McCormack, P.E.
Project Manager & Senior Associate