

JEFFREY A. ECONOM, P.E.
Consulting Engineer

Licenses:
NY PE #070939
NJ PE #39363
CT PE #19247

Certifications:
CPESC #2327
CPSWQ #21
CMS4S #15
CESSWI #9810
CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

October 9, 2024

Mr. Christopher Brand, Planning Board Chairman
Planning Department
Town of Marlborough - Town Hall
21 Milton Turnpike
Milton, NY 12547

Re: Proposed Site Plan for Office/Warehouse Facility
for the Terra Group
Located at 2021-00205 Route 9W
Section: 103.1, Block: 1, Lot: 2.200
Town of Marlborough, County of Ulster
Dated: July 24, 2023
Last Revised: August 28, 2024

Dear Mr. Brand and Board Members:

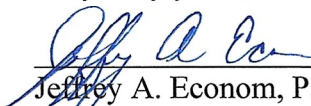
In response to the Town Engineer's Technical Review Comment memo, dated August 2, 2024, my firm offers the following responses in Italics:

1. The flex office/self-storage is not listed as a permitted use in the HD Zoning District.
The term "flex office/self-storage" is a term used in the industry. As discussed, we will refer to the project office/warehouse going forward.
2. The Bulk Table should be adjusted to read what is proposed. An example being front yard setback, minimum is 75 feet, however the closet building is greater than 75 feet from the front yard line.
The Bulk Table information has been corrected to reflect the actual dimensions.
3. NYSDOT approval for the access point is required.
The project currently has a NYSDOT temporary driveway permit per Mr. John Reilly, Permit Engineer, NYSDOT, Residency 8-7 Ulster County. Mr. Reilly is no longer the local Permit Engineer and I have resubmitted plans and PERM 33-COM to Mr. Jason Brenner. Plans have been submitted to NYSDOT, waiting for comments, if any.
4. It is recommended the Planning Board declare their intent for Lead agency for SEQRA review for the project.
Agreed, not sure if it was declared at last meeting.
5. Ulster County Department of Health approval for the subsurface sanitary sewer disposal system is required.
Final approval with UCDOH is in progress with Lou Dubois, P.E.
6. The project must comply with the NYSDEC and the Town of Marlborough Stormwater Regulations.
Project identifies disturbance of 2.4 acres.
Project shall comply with both NYSDEC and the Town's Stormwater Regulations.

7. The applicant should address the proposed water system with the Town of Marlborough Water Superintendent. Town Code 149-8B identifies connections above 2 inches are to be ductile iron and shall conform to the standards of the watermains for each district.
A discussion was held with Mr. Charles Muggeo, Water Superintendent on Tuesday, August 13th and he said that either an 8" DIP CI-52 water main or 1" copper service could be used. Based upon that conversation, an 8" DIP CI-52 water main will be installed with a fire hydrant and the end for fire service and flushing. In addition, a backflow device will be required for each building.
8. A Landscape Plan should be incorporated in future submissions for review by the Planning Board.
A Landscaping plan is submitted with this submission but is still work in progress
9. Comments from the Jurisdictional Fire Department should be received.
Plans have been submitted to the Fire Department for review/comment. All comments have been satisfactorily addressed.
10. Additional detail on the grading Plan is required. All proposed contours must tie into existing.
Grading Plan has been completed now that the plan is moving forward.
11. Architectural details should be provided to the Planning Board in future submissions.
Architectural plans are currently being prepared.
12. Future plans should address site lighting.
A conceptual Lighting Plan (8-1/2" x 11") has been submitted in this submission for review. The full-sized plan (Sheet C-5) is being prepared. The lighting is "dark sky" compliant.
13. Permission from Central Hudson to cross easement must be received.
Attached please find the agreement between Central Hudson G&E and the Terra group allowing for the driveway crossing.
14. The Planning Board's attention is called to the gravel parking proposed along the rear property line.
After discussions with the Fire Department, the gravel parking has been removed and the area will now be paved. The Fire Department asked that the hammerhead turnaround be relocated from the northwestern area to the southeastern portion of the upper area.
15. Rims, inverts, pipe sizes etc., must be addressed in the Stormwater Pollution Prevention Plan (SWPPP).
Rims, inverts, pipe sizes are shown on the plans. Still waiting to have site meeting with Town Engineer (sent email on 09/24/24).

Should you have any questions, please do not hesitate to call me at (845) 554-8442 (cell).

Very truly yours,


Jeffrey A. Econom, P.E.
Consulting Engineer

JAE:me

Enclosures

cc: Terra Group, owner

Upstate Realty Group



Joe Hawkins
Lighting Specialist

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🌐 ledlightingsupply.com

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Date: 9/23/2024



DRK Enterprises LLC / LED Lighting Supply

1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191

www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warrants, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No: Upstate Realty Group AGI

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
1	3	2178-1LS-AL-SB5-150120100-CC-1	Single	0.660	25833.2
2	3	2283-1LS-WD-WPFC-406080-CC-P-1	Single	0.500	N/A
3	2	M-L-G-AL-1-ED-LIN-SI-2-44-CC	Single	0.500	5795.2
4	5	M-L-G-X-1-ED-HBLING-210-CC	Single	0.730	N/A
5	15	2178-1LS-AL-SB5-150120100-CC-	Single	1.000	25833.2

SYMBOL	QTY	DESCRIPTION	UNIT	TOTAL
1	3	2178-1LS-AL-SB5-150120100-CC-1	Single	0.660
2	3	2283-1LS-WD-WPFC-406080-CC-P-1	Single	0.500
3	2	M-L-G-AL-1-ED-LIN-SI-2-44-CC	Single	0.500
4	5	M-L-G-X-1-ED-HBLING-210-CC	Single	0.730
5	15	2178-1LS-AL-SB5-150120100-CC-	Single	1.000
6	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
7	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
8	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
9	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
10	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
11	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
12	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
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77	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
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99	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330
100	1	2178-1LS-AL-SB5-150120100-CC-1	Single	0.330

Calculation Summary				
Label	Units	Avg	Min	Max/Min
c-s Workplace	Fe	65.72	27.3	84.7
Outside Planar	Fe	2.34	0.0	27.9
Perimeter	Fe	0.08	0.0	0.8
Room 1 Workplace	Fe	28.89	14.6	38.1
Room 2 Workplace	Fe	27.37	14.0	36.9

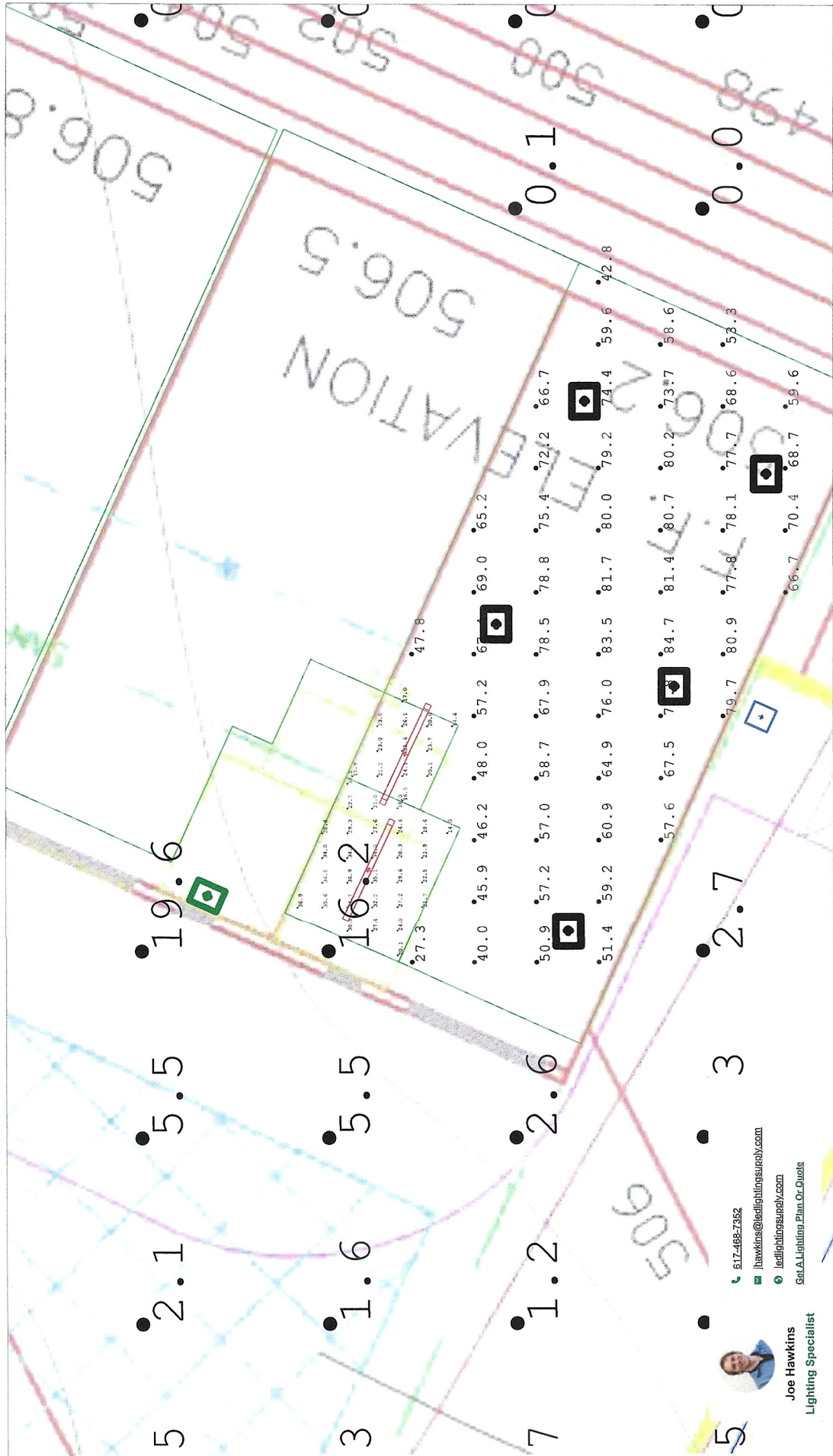
SL2 fixtures are at 22w
HBLING fixtures are set to 155w
SB5 fixtures assigned purple are set to 100w
WPFC fixtures assigned blue are set to 40w



Joe Hawkins
Lighting Specialist

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40 / 60 / 80 Watt Adjustable Full Cutoff LED Wall Pack | 5600 to 11200 Lumens

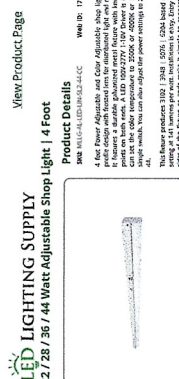
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Product Specifications	
Height	45.1 (18.5)
Lenslets	5000 / 24341 / 12020
Lenslet/Wave	5.62
Resistors	275 Ohm Metal inline
Color Temp	5000K - 9000K / 5000K
CRF	100%
Life Rating	50,000
Input Voltage	100V-277V
Operating Temp	-25° to 125°
Ambient	50° to 100°
Beam Angle	50°/60°/70°/80°
Beam Size	1.5m/2m/2.5m/3m
Beam Spot	1.5m/2m/2.5m/3m
Beam Spread	1.5m/2m/2.5m/3m
Beam Type	1.5m/2m/2.5m/3m
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Beam Life	1.5m/2m/2.5m/3m
Beam Temp	

 LED LIGHTING SUPPLY
50' / 120' / 100 Watt LED Parking Lot Light | up to 25000 Lumens

[illegible][illegible] View Product Page[illegible]

Product Specifications		Product Features	
Model	15000	Dimensions	1500 x 1500 x 1500 mm
Capacity	15000 L	Material	Stainless Steel
Power	1.5 kW	Weight	150 kg
Voltage	230V	Frequency	50 Hz
Flow Rate	1500 L/h	Pressure	1.5 bar
Temperature	0-100°C	Control	Manual
Installation	Indoor/Outdoor	Warranty	2 Years
Accessories	15000 L Tank	Options	15000 L Tank
Notes	15000 L Tank	Remarks	15000 L Tank

[illegible][illegible]

Joe Hawkins
Lighting Specialist



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