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Environmental · Civil · Subdivision/Site Work · Building Codes

November 16, 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: November 8, 2024

Dear Mr. Brand and Board Members:

In response to the Town Engineer's Technical Review Comment memo, dated November 4, 2024, my firm offers the following responses in Italics:

1. Confirmation from the Code Enforcement Department as to the use should be received. A "gate" keeper" memo should be provided.
As outlined in the Planning Board Site Plan Flow Chart, the applicant and myself met with the Building Inspector on June 6th at Town Hall to confirm that the office and warehouse uses were allowed in this zone. Mr. Corcoran indicated that the uses were allowed. Ms. Flynn indicated at the meeting that she would address the comment as letters were no longer produced by the Building Department.
2. Ulster County Health Department approval for subsurface sanitary sewer disposal system is required. The applicant's representative has identified that a submission to the Ulster County Health Department has been made.
Attached is a copy of the letter, from Mr. Lou Dubois, P.E. sent to the Ulster County Health Department for the Town's record.
3. NYSDOT approval of the site access driveway is required. The applicant's representative identified that a submission has been made to NYSDOT.
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, we received comments via email on October 24th and are currently waiting for some additional survey information that was requested.

4. An area delineated for stormwater management has been depicted on the plan sheets. Stormwater Pollution prevent plan in compliance with the Town of Marlborough and NYSDEC requirements should be submitted.

Project shall comply with both NYSDEC and the Town's Stormwater Regulations. SWPPP development of both is in progress. Had a Site visit with the Town Engineer and Applicant on Wednesday, November 13th to discuss existing conditions and discharge point. Discussed that project is to be phased and Town Engineer stated that a Phasing Plan should be provided. A Phasing Plan has been included in this submission.

5. Bulk Table information has been updated on the plans.

Bulk Table information has been corrected

6. The Planning Board should declare its intent for lead agency. This office will circulate lead agency to other interested involved agencies including NYSDOT, Ulster County Health Department, Town of Marlborough Water Department, Town of Lloyd and Ulster County Planning. The EAF was filled on the DEC's interactive site. Threatened or endangered species including two Sturgeon have been identified. These species are present in the Hudson River and will not be impacted this project.

Yes. The DEC EAF Mapper site fills in some portions interactively and will sometimes add items that are pertinent to the area but not to the specific project/site.

7. A landscaping plan has been incorporated into the set. Landscaping plan identifies proposed trees and shrubs. Thses should be specially identified as to common name and species. Planting details should be added.

A table has been added to the Landscaping Plan that identifies the type of trees/shrubs being proposed and their respective heights/caliper sizes (Sheet C-7). Planting detail is on the detail sheet (Sheet C-8).

8. An emergency vehicle turn out area has been provided.

We have had discussions with Mr. Stephen Rivieccio, Milton Fire Chief, and the revised turn out area was recommended. Per our last conversation on August 28th, Mr. Rivieccio stated that okay with the revised layout.

9. Details of the proposed retaining walls should be provided. Fencing and guide rail as appropriate should be addressed.

Details of the proposed retaining wall has been provided. We are looking to step/tier the wall. This will allow for additional plantings (shrubs) and eliminate the requirement for a fence.

10. A note should be added to the plans identifying that the building corners should be staked out in the field prior to pouring of foundation as buildings are located at the side and rear yard setbacks. *The note has been added to the plans (Sheet C-2).*

11. The applicant has identified that an agreement between Central Hudson Gas & Electric and the property owner has been provided for crossing of Central Hudson easement.

An agreement has been reached and a copy of the agreement was previously submitted.

12. The applicant has confirmed that the lighting will be dark sky compliant.

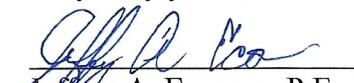
The lighting is "dark sky" compliant and a lighting plan has been submitted.

13. Will blasting be required for site development? This should be addressed.

No blasting will occur. The applicant will hammer and/or chip the rock. A note has been added to the plans (Sheet C-4).

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