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CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

February 3, 2025

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:

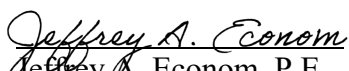
In response to the Town Engineer's Technical Review Comment memo, dated November 25, 2024, my firm offers the following responses in Italics:

1. The applicant's representative have identified that a meeting was held with the Code Enforcement Department regarding the use on the site. At this pre-application meeting it was determined by the Code Enforcement Department that the use was a permitted use in the HD Zone.
Comment addressed
2. Health Department approval of the 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.
Still waiting for approval from UCDOH.
3. NYSDOT approval of the site access driveway is required. The applicant's representative identified that a submission has been made to NYSDOT.
Mr. Michael Tinnie, NYSDOT Field Permit Engineer, responded with some questions via email on January 15, 2025. A response email to all of his questions was submitted on January 19, 2025. We are currently awaiting their response.
4. Emergency vehicle turn out areas have been provided. The applicant's representative have stated that the emergency vehicle turn out has been approved by the jurisdictional Fire Department. A fire hydrant has been proposed in the area of the westerly most building.
We have been in contact with Mr. Stephen Riveccio, Milton Fire Chief and we have addressed his comments.

5. A Stormwater Pollution Prevention Plan must be submitted. A field review of the site was undertaken 13 November 2024, to discuss existing conditions and the discharge point.
Based upon the filed meeting, additional offsite topography was obtained to accurately show that the existing surrounding runoff actually flows around the site and does not flow through the site. A draft/conceptual SWPPP is being submitted as part of this submission.
6. A project phasing plan has been provided. Three phases are proposed with the access drive and the westerly most structure being in the first phase, the central building and access road will be in the second phase and the final phase being the easterly most structure on the site. Planning Board approval of the phasing plan will allow the Code Enforcement office to issue each building permit independently.
Below is a list of each phase and characteristics:
Building #1: 7,000 s.f., associated amount of imperviousness (bldg/pav't): 32,284.8 s.f.
Building #2: 12,000 s.f., associated amount of imperviousness (bldg/pav't): 26,316.7 s.f.
Building #3: 11,984 s.f., associated amount of imperviousness (bldg/pav't): 17,259.7 s.f.
7. The applicant's representative have identified that blasting is not proposed on the site. Mechanical rock removal will be utilized where necessary.
A note is on the plans indicating that no blasting shall occur on site, only mechanical rock removal.
8. It is recommended that the watermain plans be submitted to the Water Department for review.
Project has been discussed with the Water Superintendent.
9. The watermain bedding detail for rock proposes gravel or crushed stone under the watermain to the spring line. Placement of gravel or crushed stone in this nature may create a conduit path for ground water to be conveyed down the slope to the vicinity of Route 9W. It is requested the applicant representative evaluate utilizing a material such as Item 4, which is less conducive to providing a pathway for ground water.
The watermain bedding item has been revised to remove the gravel/crushed stone under the watermain to the spring line and replaced it with Item 4 material.
10. A profile of the access road has been provided identifying the maximum slope of 8%.
The 8% grade has been what was used from the start of the project. Due to limit of grading/disturbance within the Central Hudson Easement and being able to meet the existing grades at the top of the hill, this is the base fit for the project without introducing retaining walls.
11. The Planning Board declared its intent for Lead Agency on 4 November 2024. Notice of Intent for lead agencies were mailed 7 November 2024.
It is assumed that the Town is the lead agency on this project. To date, we have not received any information to the contrary.
12. The project requires submission to Ulster County Planning Department. Upon receipt of SWPPP, the Planning Board would be in a position to forward the project to the County Planning Board.
A draft/conceptual SWPPP has been submitted as part of this submission. Additional offsite topography was obtained to accurately show that the existing surrounding runoff actually flows around the site and does not flow through the site.

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