

JOHN G. RUSK
1420 Route 9W
Marlboro, New York 12542
845-331-4100

May 6, 2025

Town of Marlborough Planning Board
21 Milton Turnpike
Post Office Box 305
Milton, NY 12547

Via Fax: 845-795-2031
Via Email: MarlboroughPlanning@marlboroughny.us

Re: Mekeel Marlboro Mini Storage
Planning Board Agenda Date: May 19, 2025

Dear Sirs:

Please be advised that I am an adjoining property owner to the Mekeel Marlboro Mini Storage property. I have reviewed their application for site plan approval and their special use permit application. My property is identified as 1420 Route 9W and is adjacent to the applicant's southerly boundary.

From my review of the submitted documentation by the applicant, it appears that the two additional units, Buildings C and D, will be built closer to the property line with my property, with additional asphalt paving coming within a few feet of the property line. I would request that the paving south of Building D end at least twenty (20) feet from the property line. I would also ask that conditions be imposed to create a buffer with evergreens, pine trees or other plantings between Building D and our common property line to minimize the visual impact of these buildings.

I would also ask that the exterior lighting be motion activated so that these lights are not on all night long. I do appreciate the fact that the lights will be directed downward to minimize the impact of the new buildings on the adjoining landowners. All water should also be directed to the existing stream to the east of the property and not southerly towards my driveway.

Please feel free to contact me at the above address, telephone number or my email: johngrusk@rwhm.com should you have any questions or concerns.

Very truly yours,

JOHN G. RUSK

JGR/pav

cc: Maria Mekeel Via Email: mjmekeel@gmail.com
32 Bingham Road
Marlboro, NY 12542