

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number **2017006**

Municipality Marlborough

Local File Number Luvera Properties, LLC

Referring Agency Planning Board

Type of Referral Site Plan Review

Name of Applicant Luvera Properties, LLC

Name of Project Luvera Properties, LLC

Project Location 1987-1089 U.S Route 9W

Description Amenmdents to existing commercial plaza including 500 square foot expansion to existing structure

UCPB Decision

Required Modifications

See Attachments

Referral Officer


Representing the Ulster County Planning Board

Date Received 12/13/2016

Date Reviewed 1/4/2017

Form Date 1/5/2017

Status Reviewed

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

Chris Brand, Chair
Town of Marlborough Planning Board
PO Box 305
Milton, NY 12547

REFERRAL NO: 2017-006
DATE REVIEWED: 1/4/2017

Re: Luvera Properites, LLC. – Site Plan Review

Summary

This is a proposal to renovate an existing commercial plaza and to expand an existing auto sales/garage on a single site located on Route 9W in the HD zoning district.

The following materials were received for review:

- UCPB Referral Form
- Town of Marlborough Planning Board Application
- Letter of Agent
- Short EAF
- Deed
- Technical Review Comments from MH&E dated 12/5/16
- Ulster Firearms, Inc. Business Plan
- Site Plan

Recommendations

Access

The site currently consists of five individual curb cuts onto the Route 9W corridor. It is the policy of the Ulster County Planning Board and Ulster County Transportation Council to reduce or limit the number of turning conflicts on its highway corridors and to promote cross access when practicable to reduce traffic congestion. The proposal also lacks pedestrian access along its frontage. The Town is in the beginning stages of developing a Route 9W corridor plan which is likely to include a discussion of both access management principles and bicycle/pedestrian access and there is an opportunity for this development to be proactive in advance of the development of this plan and any long-term standards that are likely to be developed as a result of it.

Required Modifications

The UCPB, working in concert with NYSDOT, recommends the applicant reduce the number of curb cuts to the minimum necessary to serve the property and to provide safe access. The UCPB also recommends that a sidewalk along the site's frontage that ties back to the existing buildings via crosswalks or in lieu of an actual sidewalk at this time, rather than an easement for the development of a future sidewalk.

Landscaping

A landscaping plan has not been submitted for review as part of this application. The site currently lacks any landscaping beyond a grassed median along its frontage.

Required Modification

A landscaping plan, including schedule that indicates the location, type, and size of any plantings should be provided. The closure of curb cuts will provide for additional opportunities to provide for landscaping.

Signage

Signage details are lacking from the materials submitted for review.

Required Modifications

Signage details will need to be provided for review. All signage will need to conform to the standards of the Town's zoning statute.

Lighting

Lighting details were not provided for review. The existing lighting appears to consist of unshielded fixtures.

Required Modifications

Lighting levels should be calculated for the plan and levels should not exceed the Illuminating Engineering Society (IES) Outdoor Site/Area Recommended Illuminance Levels (see attached). All luminaires should meet the "fully shielded" definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA. Where Metal Halide (MH) or Light Emitting Diode (LED) lamps are not proposed the applicant should be required to provide reasons why they were not chosen. MH and LED luminaires produce a more natural light (true color) as opposed to the yellowish-light of either high or low pressure sodium. Studies have shown that lower light levels are needed for this type of light than the yellowish light produced by HPS lamps. The LED fixtures are also more energy efficient, have a longer lamp life, and can be teamed with solar to add to project sustainability.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: David Corrigan, NYSDOT