

MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Marlboro Distr Rte9 LLC Our file #88421
DATE: January 05, 2018

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Marlboro Distr Rte9 LLC. for a Wholesale storage establishment and are in response to the comments received from the Town of Marlborough Planning Board and Technical Review Comments from McGoey, Hauser, and Edsall dated December 15, 2017:

1. A letter has been submitted acknowledging that the proposed site plan will supersede all previous site plan approvals granted by the Town of Marlborough.
2. Due to the location of the site relative to the Gomez Mill House site, and the determination that the proposed site plan will not be visible from the property, it has been determined that a Short Form EAF will be acceptable for the purposes of SEQR.
3. The Planning Board motioned on December 18, 2017 to circulate the notice of intent to be lead agent and it is anticipated that the project will be referred to the Ulster County Planning Board after a SEQR determination is made.
4. The site plan has been revised to include a retaining wall in addition to the proposed fencing. I would be happy to meet the Planning Board for a site visit to review the adequacy of the proposed fencing.
5. A copy of the calculations for the septic system design are submitted with this application as copied from the 2007 site plan approval granted for this site.
6. We understand the plans have been circulated to the jurisdictional fire department as part of the SEQR circulation.
7. As the proposed addition is not certain, and time frame is unknown, it has been removed from the application at this time. It is understood that a revised site plan will be required in the future if the applicant determines necessity for the addition.
8. An Architectural rendering of the building, with interior layout, was previously submitted and is part of the Planning Board file.

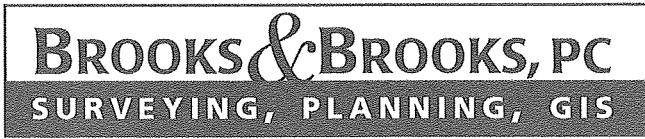
Thank you in advance for your continued consideration of the proposed Site Plan.

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A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association



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January 05, 2018

Town of Marlborough Planning Board
21 Milton Turnpike #200
Milton, NY 12547

Re: Route 9W, Marlboro Distribution

Dear Planning Board,

As agent for owner Magella Levesque, please accept this letter as acknowledgement that the owner understands and agrees that his property located at 1100 Route 9W may only have one valid site plan approval for his property at any given time. It is understood that all previous site plan approvals granted for this parcel will become null and void upon approval of the current application before the Planning Board.

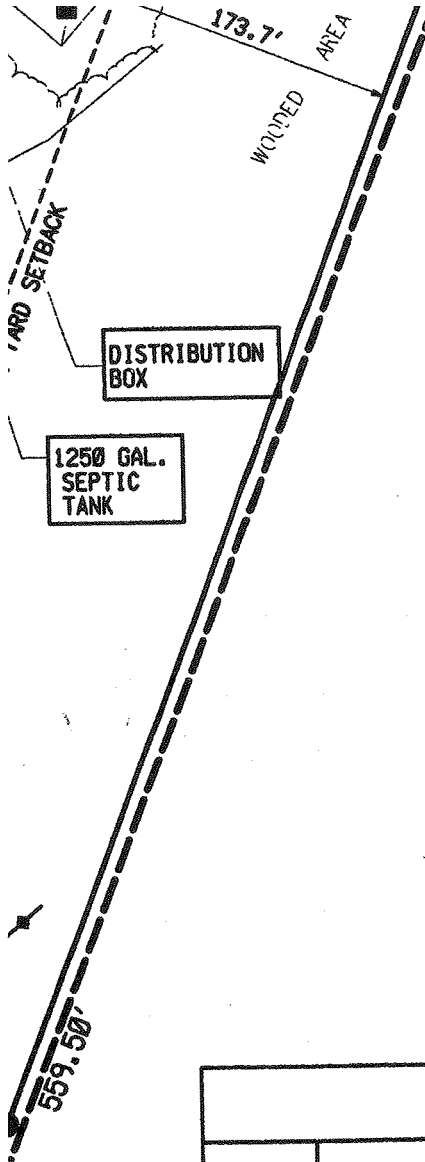
Sincerely,

BROOKS & BROOKS LAND SURVEYORS, P.C.

Patricia P. Brooks, L.S.
Agent for Magella Levesque

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SEWAGE SYSTEM DESIGN CALCULATIONS:

NO. OF EMPLOYEES: 10 FULL-TIME
 FLOW RATE: 15 GPD PER FULL-TIME EMPLOYEE
 TOTAL DAILY FLOW = 10 X 15 GPD = 150 GPD
 STABILIZED PERCOLATION RATE: 29 MIN PER INCH
 APPLICATION RATE = 0.60 GPD PER S.F.
 REQUIRED AREA = 150 GPD / 0.60 GPD/S.F. = 250 S.F.
 REQUIRED LENGTH = 250 S.F. / 2 S.F. PER L.F. TRENCH = 125 L.F.
 SEPTIC TANK: 1000 GAL (MIN.)

SEWERAGE DISPOSAL SYSTEM (SDS) TABLE				
LOT	DAILY FLOW (GAL)	TRENCH LENGTH REQUIRED (FEET)	MIN. TANK CAPACITY (GAL)	NO. AND LENGTH OF LATERALS
1	150	125	1000	4 @ 35' = 140 L.F.

PERCOLATION TEST RESULTS								
LOT	HOLE NUMBER	HOLE DEPTH	SOIL TYPE	SOAKED	TEST RUNS			
					1	2	3	4
1	PT-1	25"	SILTY-LOAM MIX	YES	22 MIN.	25 MIN.	29 MIN.	28 MIN.
1	PT-2	24"	SILTY-LOAM MIX	YES	27 MIN.	28 MIN.	29 MIN.	29 MIN.

PERCOLATION TESTS PERFORMED BY ENGINEER ON APRIL 29, 2006. PERCOLATION TESTS CONDUCTED IN ACCORDANCE WITH ULSTER COUNTY HEALTH DEPARTMENT STANDARDS.

DEEP TEST RESULTS						
HOLE NUMBER	LOT	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTLING DEPTH	SOIL TYPE
DT-1	1	5'-6"	5'-6"	NONE	NONE	0" - 3": TOPSOIL 3" - 12": SILT-LOAM MIX 12" - 23": LOAMY SILT 23" - 66": SAND-LOAM MIX
DT-2	1	5'-3"	5'-3"	NONE	NONE	0" - 3": TOPSOIL 3" - 34": GRAVEL-LOAM MIX 34" - 63": LOAM-SILT MIX

DEEP SOIL TESTS OBSERVED BY ENGINEER ON APRIL 9, 2006.