

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number **2017007**

Municipality Marlborough
Referring Agency Planning Board
Type of Referral Site Plan Review

Local File Number 15-8001

Name of Applicant Chestnut Petroleum
Name of Project 1417 Route 9W - Gas Service Mart
Project Location 1417 Route 9W Marlboro
Description Gas Station, Convenience Store, and Dunkin' Donuts

UCPB Decision

Required Modifications

See Attachments

Referral Officer


Representing the Ulster County Planning Board

Date Received 12/21/2016

Date Reviewed 1/4/2017

Form Date 1/5/2017

Status Reviewed



RECOMMENDATION

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

REFERRAL NO: 2017-007
DATE REVIEWED: 1/4/2017

Re: 1147 Route 9W Gas Service Mart – Site Plan Review

Summary

This is a proposal, located at 1147 Route 9W in the HD zoning district, to construct a 4,800 square foot structure to house a convenience store and Dunkin' Donuts with drive-thru. A canopy with five fuel pumps is also being proposed. The proposed access has been upgraded to comply with a recommendation from NYSDOT.

The following materials were received for review:

- Correspondence from HKP (including portions of Queueing Analysis presentation) - dated 12/16/16
- Civil Engineering Drainage and Grading Plan – (Revised) 12/14/16
- Erosion and Sediment Control Plan – (Revised) 12/14/16
- Lighting Plan & Fixture Details – (Revised) 12/12/16
- Turning Analysis Plans – (Revised) 12/2/16
- Architectural Plans – (Revised) 11/29/16
- Site Plan Set – (Revised) 12/14/16

Recommendations

Access

After several iterations, the applicant has proposed changes to the Route 9W corridor in accordance with suggestions from NYSDOT. The proposal now also includes the development of a sidewalk with a striped crosswalk linking it back to the proposed building. Internal circulation and wayfinding signage have been provided. Truck turning templates have also been added to the site plan as has the location of a bicycle rack. A queueing analysis for the proposed drive-thru facility has also been conducted indicating the queue length should be sufficient to handle the peak demand.

Required Modification

The applicant will require final NYSDOT approval of the proposed access and modifications to Route 9W and sidewalk.