

# REFERRAL RESPONSE



## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number **2017158**

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

**Local File Number** 17-1015

**Name of Applicant** Frank Boya  
**Name of Project** Eighty Six Washington LLC  
**Project Location** 1613 Route 9W Milton  
**Description** Redevelopment and use of pre-existing facility per Business Corridor Overlay District

**UCPB Decision**

**Required Modifications**

**See Attachments**

**Referral Officer**

  
Representing the Ulster County Planning Board

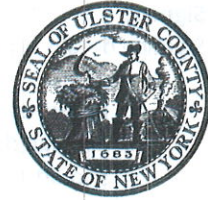
**Date Received** 8/29/2017

**Date Reviewed** 9/6/2017

**Form Date** 9/11/2017

**Status** Reviewed

# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

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

REFERRAL NO: 2017-158  
DATE REVIEWED: 9/6/2017

### Re: Eight six Washington, LLC. – Site Plan Review

#### Summary

This is a proposal to renovate and utilize an existing site for use in part of an existing construction business. The existing structures will be utilized for office and warehousing purposes. The project is located in the RAG-1 zoning district, but as a preexisting commercial use, is seeking addition to the communities' Business Corridor Overlay zone.

The following materials were received for review:

- UCPB Referral Form
- Site plan application package
- Short EAF
- Memo from Legend Land Surveying, P.C. dated 7/31/17
- Site plans
- Memo from MH&E DPC dated 7/17/17 & 8/18/17

#### Recommendations

##### Lighting

Based on the materials provided, it is unclear whether or not the applicant intends to update the existing site lighting.

##### **Required Modification**

It is recommended that all site luminaires meet the "fully shielded" definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA. 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). 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.

**Signage**

Signage details are absent from the materials provided for review.

**Required Modifications**

Signage details, if proposed, should be submitted to the Town Planning Board for review. All signage should meet the standards of the local zoning statute.

**Landscaping and Access**

Based on the materials provided, there are no plans to upgrade the site to a channelized form of access as consistent with NYSDOT and County policies. Given that the applicant also owns the parcel located immediately to the south there appears to be an opportunity to combine access or to at least create separate access for the single family home and to combine the commercial drive portions into a single point of channelized access. Channelized access would reduce the need for impervious surface and would create opportunities for greening the site, especially along its frontage to break up the mass and scale of the facility. Landscaping to separate the single-family home's access from the commercial access is also lacking.

**Required Modifications**

The Town should consider requiring the preparation of an alternative site plan that seeks to reduce potential turning conflicts through channelizing access and driveway combinations as well as reduces the site's runoff through the development of a landscaping plan that increases on-site infiltration, separates the residential from the commercial uses, and upgrades the site's overall appearance from Route 9W.

Reviewing Officer



Robert A. Leibowitz, AICP  
Principal Planner

Cc: Cindy Lanzetta, UCPB