



MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Marlboro II Distribution Our file #8421
DATE: January 25, 2018

The following information, prepared by Willingham Engineering and Brooks & Brooks Land Surveyors, P.C., is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Marlboro II Distribution 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 January 15, 2018:

1. The map title blocks have all been revised to “Marlboro II Distribution”. It will be confirmed with the applicant which corporate name will take title to the parcel.
2. A signature block has been added to Sheet SP-1. Lighting cut sheets were previously submitted, and are now referenced on Sheet SP-1.
3. A note has been added to Sheet GU-1.
4. A proposed fence detail has been added to Sheet SP-1.
5. Landscaping at the site was completed in accordance with the previous site plan approval. Photographs of the existing fence and landscaping are included in this submission, and additional evergreen trees are proposed at the south end of the site as per Planning Board recommendation. It was suggested in our previous response that a site visit would be appropriate at this project location.
6. It is agreed that UCHD approval is required for the modified septic system. Details and specifications will be provided to the UCHD and evidence of UCHD approval will be provided prior to Final Planning Board Signature.
7. 1) We walked the site with a representative from the Planning Board Engineer’s office to inspect ground cover conditions. Our assumptions within the SWPPP were confirmed in the field.
2) We have reviewed soil boring test results taken throughout the site and have determined that Soil Group C is appropriate for the onsite soils.
3) To reduce velocity discharge, a drop manhole (MH-4) has been added to the plan that will greatly reduce momentum/velocity prior to discharge. An oversized 24” pipe with mild pitch has been added as the

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discharge pipe to further limit velocity. In addition, a level spreader has been provided in lieu of rip rap outlet protection to protect from erosion.

4) As shown in the HydroCad output, a starting elevation of 143.0 was used, which prevents the storage below that elevation from being utilized.

5) Additional spot grades and grading were added for further clarification.

6) Minor revisions were made to the area quantities to be consistent. See attached revised pages of the SWPPP, which will be reflected in the final SWPPP.

8. This was discussed at the Planning Board meeting - it was decided that the current curb configuration is acceptable.

A full set of plans, application materials, and technical review comments with applicant responses has been submitted as a separate package for submission to the Ulster County Planning Board.

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