

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

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

REFERRAL NO: 2018-046
2018-047
DATE REVIEWED: 4/04/2018

Re: Young's 9W Plymouth, Inc. – Special Permit and Site Plan Review

Summary

This a request to approve an as-built modification to an existing car dealership site with respect to a new vehicles storage area. The project is located at the intersection of Milton Turnpike/CR-10 and U.S. Route 9W in the HD zoning district. An application for area variance was reviewed by the Ulster County Planning Board in 2013 and was granted by the Town. A subsequent site plan in 2014 was withdrawn by the applicant.

The following materials were received for review:

- UCPB Referral Form
- Notice of Intent to Serve as Lead Agency
- Existing condition photography
- Town of Marlborough Planning Board Application Materials
- Letter of Intent
- Short EAF Part One
- Technical Review Comments from M,H,&E, DPC dated 3/2/18
- Memo from Brooks & Brooks, PC dated 3/9/18
- Map of Line Revision
- Site Plan

Discussion

At the time of the previous referral for an area variance we recommended that upgrades to the site's lighting, landscaping, and stormwater, as well as both vehicular and pedestrian access during the special permit and site plan review processes. While that application was withdrawn, modifications and additions were made to the site without these issues being addressed and should be as part of granting this approval as detailed below.

Recommendations

Access

The site frontage along Milton Turnpike/County Route 10 lacks a defined, channelized point of access. Pedestrian access is lacking on both frontages of this parcel which is inconsistent with the goals found in the Town's recently adopted Comprehensive Plan and the Route 9W Corridor Study.

Required Modification

As a condition of approval, a curbed and channelized access should be required for the site's Milton Turnpike/CR-10 frontage.

2018-046-047 Young's Route 9W Plymouth
Special Permit and Site Plan Review

Required Modification

As consistent with local plans and studies, sidewalks should be established along the site's Route 9W and Milton Turnpike/CR-10 frontages.

New York State DOT Right-of-Way

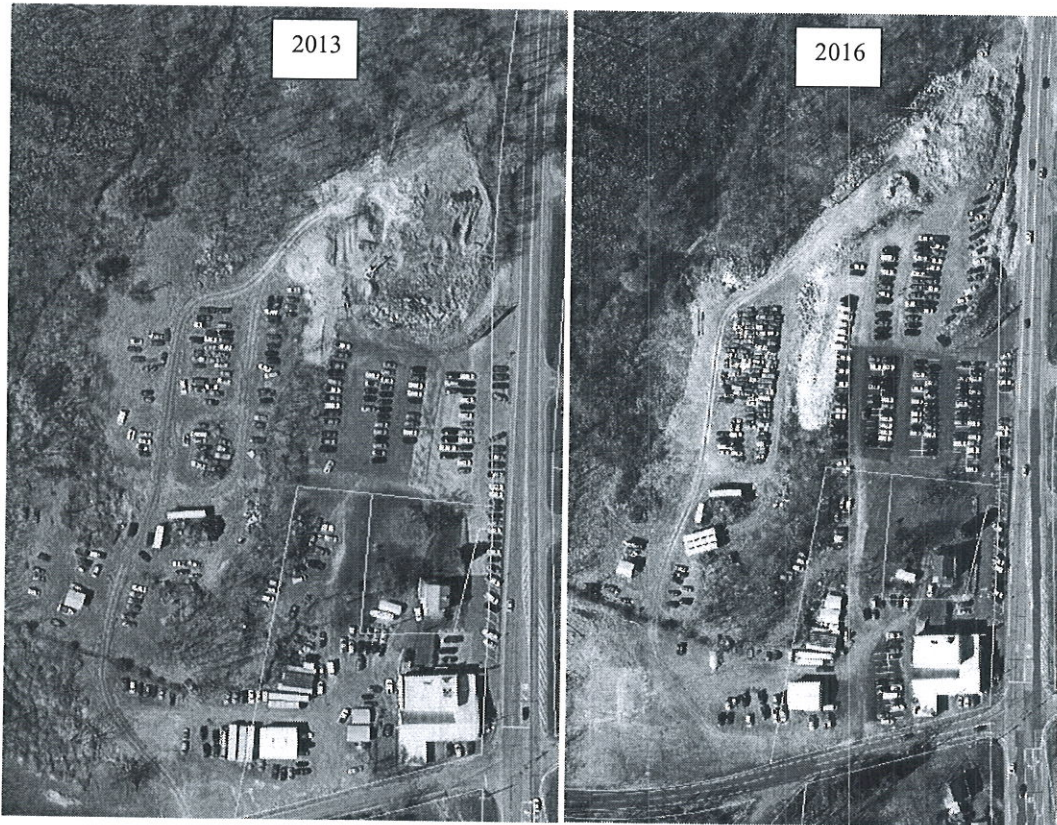
The existing vehicles on display along the site's frontage lie in close proximity to the NYS Right-of-Way and may be encroaching upon it.

Required Modification

It is recommended that the applicant be required to verify the location of the State Right-of-Way with respect to their property. Display vehicle locations may need to be moved if an encroachment is occurring.

Stormwater

Although the Short EAF indicates that less than an acre of disturbance is occurring as a result of the new parking area, it appears, based on a review of aerial photography from 2013 and 2016 that modifications to the site, including the addition of impervious surfaces at multiple locations on the properties have occurred. Stormwater details are lacking for the entire property. If greater than an acre of disturbance has occurred, the preparation of a SWPPP and Erosion and Sediment control plan may be necessary.



Required Modification

At a minimum a stormwater management plan will need to be developed for this property. If greater than an acre of disturbance has occurred, the applicant will need to apply for a Stormwater Permit