

# Medenbach & Eggers

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21 DEC 2021

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Mr. Chris Brand  
Chair  
Town of Marlborough Planning Board  
P.O. Box 305  
Milton, New York 12547

RE: 39 Main Street Milton, LLC Site Plan

Dear Chris,

In response to the Town of Marlborough's Planning Board Engineer's comments of 05 DEC 2021, we offer the following. (Numbered Item is Town Comment / ***Bold Italic is Response***)

We have attached the revised Site Plans and EAF to add the Town ZBA as an additional interested agency.

1. The Ulster County Planning referral has been received back with positive comments regarding the application in general. Required modifications state the Town and applicant should evaluate ways the proposal is meeting the NYS Stretch Energy Code. The County comments are recommending an electrical vehicle charging station be provided on the project site. Balance of the comments are regarding carbon footprint and suggestions that the Town of Marlborough undertake, not specific to this project.

***Two (2) Electric Charging Stations (with two connections to each station) has been added to the Site Plan. Please see the architect's narrative for more specific comments regarding meeting and exceeding the NYS Stretch Code.***

2. Plans have been revised in response to the Milton Engine Company's comment letter including the addition of a fire hydrant and provisions for the fire truck turning model identified on the Site Plans. Truck utilized in the template should be confirmed as the size of the apparatus which would respond to the site.

***The Milton Fire Dept. supplied this office with the Technical Documentation of the Largest piece of equipment in their arsenal. This is the specification that was used to develop the 'Truck Path' in our drawing 'FIRETRUCK MOVEMENT' FT-1 dated 18 OCT 2021. Copy of truck dimensions attached.***

3. Notes should be added to the plans identifying that all rock will be removed by mechanical means and that blasting will not be undertaken by the project.

***This Note has been added to our drawing 'GP-1'. "Note: ROCK REMOVAL IS INTENDED TO BE REMOVED WITH MECHANICAL MEANS and BLASTING WILL NOT OCCUR UNLESS ABSOLUTELY NECESSARY and WILL REQUIRE A PRE-BLASTING PLAN and PERMITS FROM THE TOWN CODE ENFORCEMENT OFFICER PRIOR TO."***

4. The applicants have requested a “waiver” from the design standards regarding 10x20 parking spaces and providing for 9x18 standard parking spaces. Section 155-27 Off Street Parking; Off Street Loading; Filling and Service Stations Section A(1)(a) identifies “each off street parking space shall have an area not less than 200 square feet exclusive of access drives or aisles and shall be of usual shape and condition. Parking areas shall be suitably drained and shall be paved with an all-weather surface in accordance with the minimum specifications of Chapter 134 Subdivision of Land.” Jeff Battistoni’s comments regarding the need for a variance versus a waiver of this zoning requirement should be received.

***An application for a ‘Variance’ from the Section 155-27 Off Street Parking; Off Street Loading; ‘Filling and Service Station Section A(1)(a)’ for 200 sq. ft. per space to a more Regionally Used 9x18 foot space has been submitted to the Town ZBA.***

5. Stripping details for all parking spaces should be provided.

***The requested detail already exists on our Sheet 6 / D-1 / (1) (2).***

6. As discussed at the previous Planning Board meeting Section 155-30 Multiple Dwellings-B (2) Minimum distances between structures where there are 2 or more structures on a single lot devoted to multiple dwellings, the minimum distance between the structures shall be one and a half times the height of the highest structure.

***An application for a ‘Variance’ from the Section 155-30 code requirement has been submitted to the Town ZBA.***

7. The off-street parking spaces are permitted within a radius of no greater than 250 feet from the lot measured from property lines. The 41 parking spaces depicted on Brewster Street meet the requirements of the access to the lot as they are located within a 250-foot radius on Section 103.9, Block 2, Lot 21.1.

***The drawings have been updated to reflect a more As-Built condition of the parking lot area on 12 Brewster Street.***

8. This office would recommend that directional signage for additional parking be added to the Site Plan at strategic locations.

***The drawings have been updated to reflect the request for additional signage directing drivers to additional parking being available at 12 Brewster Street.***

9. Location of Fire Department OSY valves should be depicted on the plans for access.

***We would request that this be a ‘Condition of Approval’. The number and location(s) would need to be worked-out and Coordinated with the Architect, Fire Dept. and the Code Enforcement Officer.***

10. Status of coordination with various utility company’s regarding the re-location of the utility poles should be addressed. The location of the utility poles should be identified on the plans. Separation from the utility poles to the residential structures may be an issue.

***Coordination between the Town Board and CHG&E has already been established, and this could be a condition of approval. Note: Town Board approval is required for the Proposed Widening that portion on Main Street.***

11. The Bulk Table requirements should be corrected to identify the 32-foot building height currently proposed.

***The drawings have been updated to reflect that change.***

12. An SWPPP has been submitted for the project site and is under review by this office.

***So Noted***

13. Plans should be submitted to the Water & Sewer Departments for review of the interconnections proposed.

***So Noted***

14. An appropriate accessible signage should be depicted on the Site Plan and details.

***ADA Signage and Details requested already exists on our Sheet 6 / D-1 / (2).***

15. The applicants are requested to address the adequacy of the single 8-foot-wide dumpster enclosure provided to support the number of apartments and businesses. It appears that additional space is available to provide for necessary capacity along with recycling.

***The drawings have been updated to reflect 'Two (2) Twelve Foot Dumpster Pads'.***

16. The Code Enforcement Officer's comments regarding the need for aerial access lanes of 26 foot wide in accordance with NYS Fire Code Appendix D should be received. Currently the access road to the upper parking lot is 25 feet wide.

***The drawings have been updated to reflect a '26-Foot-Wide Access Road (Parking Lot Driveway).***

17. The applicant should address if one or more of the parallel parking areas should be identified as accessible areas.

***The drawings have been updated to reflect ADA Signage to an Accessible Parking Space adjoined to the Loading Area on Main Street.***

18. The plans now identify an interconnection from a neighboring house for a sewer service. Agreements regarding this should be received.

***We are only providing an 'Easement' as shown on Site Plan.***

19. The extent of the concrete retaining wall to the northwest portion of the site should be identified. Top and bottom of wall should be included. Grading does not appear to address the retaining wall.

***The drawings have been updated to reflect the requested information.***

20. The applicants are requested to address fencing of the rear rock cut. Bottom of curb elevation is approximately 167.15 while top of grading is 210 +/- . Applicants' representatives are requested to determine if geotechnical work has been performed to identify competent bedrock to establish the wall as depicted.

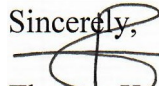
***The requested information is currently being evaluated by a Geotechnical Engineer.***

21. Drainage flow from the wall to the parking lot should be controlled to prevent flow of drainage from the rock cut to the parking area.

***The drawings have been updated to reflect an underdrain, under and behind the curbs and runs into CB #2.***

We hope this meets with your approval.

Sincerely,



Thomas Kentop, Sr.

Project Manager

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