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August 10, 2018

VIA UPS

Mr. Chris Brand, Chairperson
Town of Marlborough Planning Board
Town Hall
21 Milton Turnpike
Milton, NY 12547

Re: Marlboro on Hudson
Tax Parcel 108.12-8-23
Town of Marlborough, Ulster County, New York
MC Project No. 030218F

Dear Chairperson Brand:

Below please find our responses to a comment letter received from McGoey, Hauser & Edsall Consulting Engineers D.P.C., dated July 13, 2018. The comments have been repeated here for clarity.

Comment 1: The project is before the Board for a re approval of a previously approved project. Twelve of the original thirty six approved condominium units, water and sewer utilities and portions of the access roads were installed. Twenty four condominium units were not constructed and are proposed at this time along with the clubhouse and pool. Modifications to the stormwater management plan are proposed to comply with current stormwater regulations.

Response 1: Statement is correct.

Comment 2: Plan sheet 3 of 9 contains a proposed water main easement as per “map reference #1”. It is unclear what map reference is being referred to. The water mains on the site should be incorporated into an easement across the site and dedicated to the Town of Marlborough as the water mains convey flow through the site as part of the Town’s water system. Easements centered on the existing water mains should be provided through the site to each public street, Highland Avenue and a place on South Street.

Response 2: A new easement and description is being prepared that is centered on the existing watermain. The easement description and map will be submitted to the town for review. The map reference note on the plan has been updated.

Comment 3: The site is served by an existing Sanitary Sewer Pump Station which is privately owned and will remain as a privately owned.

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- Response 3: Statement is correct.
- Comment 4: A landscaping plan should be provided identifying proposed landscape improvements on the site.
- Response 4: A Landscaping plan has been submitted for review.
- Comment 5: Grading plan contains two elevations 374 in front of condominium units 31 and 32 within the roadway. This should be evaluated.
- Response 5: We see the typo noted and it has been corrected.
- Comment 6: Ron Blass's comments on the condominium filing status of the same since improvements are proposed at this time which were not originally constructed should be received.
- Response 6: Comment noted.
- Comment 7: We would recommend the Applicant's evaluate the proposed fire sprinkler/potable water lines currently proposed as one ¾ inch potable and one 1 ¼ inches sprinkler line. We would recommend that the 1 ¼ inches fire service line be extended into the building with the potable water teed off that line, either immediately outside or within the structure. Valving for the sprinkler line should be provided such that potable water is terminated when sprinkler system is terminated thereby indicating fire suppression systems are terminated.
- Response 7: The water and fire service connections have been updated as requested. The fire service connects directly to the building with the potable water service connecting to the fire service +/- 5 outside of the building.
- Comment 8: Water service connection details should be reviewed by the Town Water Department.
- Response 8: Comment noted.
- Comment 9: A stormwater pollution prevention plan has been submitted and is under review by this office.
- Response 9: Comment noted.
- Comment 10: A Public Hearing for the project is required for the site plan approval.
- Response 10: Understood. We ask that the board schedule a public hearing most expeditiously.
- Comment 11: Site lighting plan should be provided for review and approval.



Response 11: A Site Lighting Plan has been submitted for review.

Comment 12: Review by County Planning is required.

Response 12: We request that the Planning Board circulate to County Planning as required. Maser Consulting will provide additional sets of the plan and application as may be required.

Comment 13: The Applicant's representative is requested to discuss construction phasing with the Planning Board.

Response 13: Understood. A phasing plan will be prepared if requested.

Comment 14: The Applicant's representative is requested to discuss methods of trash collection, are individual's trash cans utilized or is there a central dumpster facility to be proposed.

Response 14: The original proposal was for cans inside of the garage to be brought out on collection day. No common dumpster location as proposed.

Comment 15: Architectural renderings of the proposed structures should be displayed for the Board unless units will mirror existing units on the site.

Response 15: The proposed units mirror the existing units on the site.

Comment 16: Note of the existing units have some form of front step porch area while the proposed units do not. Elevation differences from the front sidewalk elevations to the unit appear to be approximately 3 feet higher for FFE. This should be discussed by the Applicant's representative.

Response 16: Architectural elevations of the proposed units have been provided as part of this submission. It is also important to note that the existing units have multiple external step to the building. This has also been incorporated in the proposed units.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'A. Fetherston', is written over the typed name.

Andrew B. Fetherston, P.E.
Principal Associate

ABF/pa
Enclosures