



MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file #8582 Brooklyn Bottling Company Site Plan
DATE: April 04, 2019

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Brooklyn Bottling Company and are in response to the comments received from McGoey, Hauser and Edsall Consulting Engineers, D.P.C. dated March 28, 2019:

1. A SWPPP is being prepared for the site under the NYCDEC redevelopment regulations.
2. The site plan map has been revised to depict the parking lot locations designated for trailer storage, as well more clearly defining the traffic pattern for tractor trailer receiving and deliveries.
3. We are in consultation with the Jurisdictional Fire Department and will ensure that all applicable fire and building code requirements are adhered to. The building size was reduced to provide a minimum of 26 in all drive lanes.
4. Existing water, sewer, gas and storm drainage lines have been depicted on the plan, as well as First Floor elevations. Any proposed revisions to drainage and water lines will be developed during the engineering analysis.
5. Handicapped parking has been added to the plan. All current building entryways are at existing grade.
6. The entrance drive is a blacktop driveway with gravel repairs over time. The entire area will be milled and graded upon completion of building construction.
7. Drainage analysis and design will be developed as part of the SWPPP. All directional signage and lighting are in place; any required site development details will be added to the plan.
8. A review of the New York State Stormwater Management Design Manual Table 4.3 does not indicate this will be considered a stormwater hotspot. The facility has been operating in the same manner at this

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location for approximately six years. The proposed addition will be utilized primarily for additional storage of product as required by certain contractual agreements with clients.

9. This facility was initially constructed for modular home manufacturing with 125 to 150 employees and the septic system was designed accordingly. A copy of the initial septic design plans have been included in this submission. The hydraulic loading at the facility has been significantly reduced.
10. The location of water lines and design of fire suppression system is being analyzed and developed in collaboration with the fire department, building department and building contractor.