



MEMORANDUM

TO: Town of Marlborough Planning Board  
FROM: Patricia P. Brooks, L.S.  
RE: Our file #8613 Royal Energy Properties Site Plan  
DATE: August 07, 2019

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The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the site plan application of Royal Energy Properties, LLC Cold Storage Warehouse and are in response to the comments received from McGoey, Hauser and Edsall Consulting Engineers, D.P.C. dated May 28, 2019

1. I spoke with John Reilly and he advised that the New York State Department of Transportation has determined that curbing is not appropriate for the access to the site due to existing drainage patterns along Route 9W. They are requiring the driveway throat to be restricted down to 24 feet in width and will allow for a thirty foot wide radius at the entrance to permit adequate tractor trailer turning radius for ingress and egress as shown on the plan. Written confirmation is forthcoming
2. Rims and inverts for all existing drainage structures have been noted on the plan.
3. See answer for item 1.
4. Willingham Engineering is preparing stormwater analysis and will be preparing plans in accordance with NYSDEC redevelopment standards.
5. A copy of the site plan has been forwarded to the Jurisdictional Fire Department (Milton Engine Company #1) for review and comment.
6. There are four 1,000 gallon propane tanks on site.
7. The existing septic tanks servicing the current bathroom are shown at the northwest corner of the commercial building to remain. The Ulster County Board of Health conducted a site visit on July 31, 2019 to review the proposed new septic area as designed by Willingham Engineering and included in this submission. The permit to construct will be submitted upon receipt from the Department of Health.

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8. The applicant is working with the building department to ensure the building is constructed without the need for a fire suppression sprinkler system as municipal water supply is not available at this time.
9. Willingham Engineering is preparing a grading plan for the site.
10. A lighting plan will be developed upon confirmation the building footprint is acceptable as proposed.
11. A full set of plans incorporating all information required by the Ulster County Planning Board will be submitted for referral upon completion
12. Attached is a narrative from the owner outlining the site use.
13. The on grade concrete pad along the easterly boundary line will be removed during construction of the new building.

Thank you for your continued consideration in the review of this project.