

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2019165

Municipality Marlborough
Referring Agency Planning Board
Type of Referral Site Plan Review

Local File Number

Name of Applicant Royal Energy Properties, LLC
Name of Project Royal Energy
Project Location 1666-1672 Route 9W, Milton
Description Construct 53,200 SF cold storage warehouse with 5 trailer docks, office space.

UCPB Decision

Required Modifications

See Attachments



Referral Officer


Representing the Ulster County Planning Board

Date Received 9/25/2019

Date Reviewed 10/2/2019

Form Date 10/3/2019

Status Reviewed

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

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

REFERRAL NO: 2019-165
DATE REVIEWED: 10/2/2019

Re: Royal Energy – Site Plan Review

Summary

This is a proposal to demolish multiple existing structures, renovate an existing structure, and construct a new 53,200-square foot cold and dry storage warehouse with five trailer docks and office space. The project is located at 1666-1672 Route 9W in the RAG-1 zone and is applying to the Town Board to be added to the Business Corridor Overlay zone. The stormwater plans, including a Stormwater Pollution Prevention Plan (SWPPP) and erosion and sediment control plan, have not been completed to date and will necessitate the re-referral of this application to the Ulster County Planning Board (UCPB) to provide a full statement per General Municipal Law 239-M.

The following materials were received for review:

- Referral Form
- Memo from Brooks and Brooks 8/7/19
- Existing Conditions Map
- Septic Plan
- Building Elevations and Revised Elevations
- Project narrative
- Proposed Site Layout
- Town of Marlborough Site Plan application forms
- Memo from Talcott Engineering Design 5/24/19
- Lighting Plan
- Memo from Supervisor Al Lanzetta, dated 1/15/18
- ZBA Resolution 40' variance for rear-yard.
- ZBA record of finding 4/11/19
- Deed
- Updated site plans 9/20/19
- Utility Plan
- Demolition Plan
- Lighting Plan Update
- Landscaping Plan Update
- Erosion and Sediment Control
- SWPPP
- Response to UCPB Comments from Brooks and Brooks 9/25/19

Recommendations

Many of the previous comments issued by the Ulster County Planning Board in Referral 2019-154 have now been or are in process of being addressed because of the updated materials provided for review. The UCPB still has the following required modifications:

Area Variance

A 40' variance for a rear-yard setback appears to have been approved in April of 2019 that was not submitted to the UCPB for referral.

Required Modification

This will require a referral from the ZBA and re-vote on their previous action.

2019-165 Royal Energy
Site Plan Review

Business Corridor Overlay District

The proposed commercial use will require rezoning to occur. The Town plans to add it to its existing Business Corridor Overlay District.

Required Modifications

A referral of the rezoning to the UCPB will be necessary. An updated zoning map will need to be submitted at that time.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Cindy Lanzetta – UCPB

FINAL ACTION REPORT FORM



Per GML 239-m and -n FINAL ACTION REPORTS ARE REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS AFTER FILING

Complete the local agency final action box, add the local file number, include any required submittals, and sign the form

Name of Project: Royal Energy

Referral Number: 2019165

UCPB Decision: Required Modifications

Local Agency Final Action:

Approve Disapprove

Member Vote: Yes: No:

County Planning Board Decision - Reviewed no County Impact

Concurs with County Planning Board Modifications or Disapproval

Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)

Required Submittals Attached

Resolution Attached

Local Officer: _____

Date: _____

Required Submittals:

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

Local File Number: _____

Municipality: Marlborough

Referring Agency: Planning Board

Type of Referral: Site Plan Review

Name of Applicant: Royal Energy Properties, LLC

Project Location: 1666-1672 Route 9W, Milton

Description: Construct 53,200 SF cold storage warehouse with 5 trailer docks, office space.

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

Original Date Received: 9/25/2019

Original Review Date: 10/2/2019

Final Action Date Received:

Status: Reviewed

Return Form to:

Referral Officer

Ulster County Planning Board

Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

Form Revised 09/26/2000 UCPB

UCPB Date Stamp