

MEMORANDUM

TO: Town of Marlborough Planning Board  
FROM: Patricia P. Brooks, L.S.  
RE: Our file #8613 Royal Energy Properties Site Plan  
DATE: November 08, 2019

---

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 October 31, 2019 and Planning Board meeting of November 4, 2019.

1. The Applicants representative have provided a revised SWPPP for the subject project. The revised SWPPP is acceptable to this office.  
No response required.
2. The Applicants representative is requested to evaluate whether the under drain for the retaining wall depicted on the western portion of the site will provide a path for draining of the Stormwater Management Facility on the west side of the retaining wall. It is noted that the retaining wall design identifies that ponding against for the wall is taken into consideration.  
The revised engineering plans specify a clay liner for the pond's permanent pool to prevent migration to the wall underdrain.
3. Status of approval for the subsurface solitary sewage disposal system from the Ulster County Health Department should be received.  
Attached is an email from the Board of Health with the sewage disposal system approval.
4. A standard parking space detail should be added to the plans identifying the 200 sq. ft. required parking area required per Town code.  
The Site Plan has been revised to show the parking space size of 10' by 20'.
5. Status NYSDOT review of the access drive should be received, it is noted the Applicants representative identified DOT as awaiting a SEQR determination from the Planning Board as Lead Agency.  
Attached is an email from the New York State Department of Transportation approving the highway access.

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association

6. The plans to be continue to depict the propane tanks to the rear (East) of the existing structure in close proximity to the property line. A letter from Tom Corcoran, Building Inspector, it has been received regarding separation distances for the propane tanks.

The revised plan shows the proposed propane tank reduction to one 1200 gallon tank to be located a minimum of ten feet from the boundary line.

7. Fencing should be provided around the entire Stormwater Management Facility as aquatic and safety benches have not been provided in the design.

The plan has been revised to provide safety fencing around the pond.

8. Security in accordance with Section 155-47.1 & 47.2 of the town code should be provided for construction of the improvements on the site and inspection of fees must be posted. Cost Estimates should be submitted to this office for review and approval by the Security by the Town Board.

The engineer will prepare and provide the cost estimates upon final approval of the project.

9. This office is aware the Planning Board may wish to review renderings for the proposed structure from publicly viewable location including NY State Route 9W.

Proposed elevation views from Route 9W have previously been provided. Attached with this submission are photographs from Route 9W illustrating the winter view of the site from the north and south. We have been unable to secure photo generated simulations.

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

**From:** [Anthony Puccio](#)  
**To:** [Matthew Towne](#)  
**Cc:** ["Andrew Willingham"](#)  
**Subject:** Royal Energy Properties - approved  
**Date:** Thursday, October 31, 2019 1:59:07 PM

---

Matt, the subject project has been approved by the UCDOH Commissioner of Public Health and a permit to construct has been issued.

Thank you ....Tony

## Patricia Brooks

---

**From:** Reilly, John (DOT) <John.Reilly@dot.ny.gov>  
**Sent:** Tuesday, November 5, 2019 7:51 AM  
**To:** Patricia Brooks; Gio Gagliardi  
**Subject:** RE: Royal Energy DOT (8613)  
**Attachments:** Insurance Forms Required.pdf

Patti,

On page 6 it will only be box 5b2a – Commercial – Sidewalk, curb, paving, drainage etc. \$200.00 permit fee check made payable to NYSDOT.

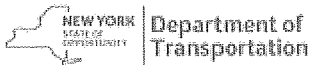
Guarantee Deposit of \$5000.00 Certified Bank Check only made payable to NYSDOT or a Surety Bond Perm 44 in the same amount.

Attached is the list of Insurance forms needed from the contractor performing the work.

Thanks,

John  
**John Reilly**  
Permit Engineer

**New York State Department of Transportation, Residency 8-7 Ulster County**  
11 Quarry Street, Kingston NY 12401  
(845) 340-1723 | [John.Reilly@dot.ny.gov](mailto:John.Reilly@dot.ny.gov)  
[www.dot.ny.gov](http://www.dot.ny.gov)



---

**From:** Patricia Brooks <pbrooks@bnbpc.biz>  
**Sent:** Monday, November 04, 2019 3:55 PM  
**To:** Gio Gagliardi <ggagliardi@bnbpc.biz>  
**Cc:** Reilly, John (DOT) <John.Reilly@dot.ny.gov>  
**Subject:** RE: Royal Energy DOT (8613)

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

We discussed briefly.... Attached is what I filled out based on our discussion.

He does not have a contractor yet so I know the permit can't be issued until he submits insurances.

Patricia P. Brooks, L.S., President  
Brooks & Brooks Land Surveyors, P.C.  
11 Main Street  
Highland, New York 12528  
845-691-7339

[www.bnbpc.biz](http://www.bnbpc.biz)

---

**From:** Gio Gagliardi <[ggagliardi@bnbpc.biz](mailto:ggagliardi@bnbpc.biz)>  
**Sent:** Monday, November 4, 2019 3:03 PM  
**To:** Patricia Brooks <[pbrooks@bnbpc.biz](mailto:pbrooks@bnbpc.biz)>  
**Subject:** FW: Royal Energy DOT (8613)

---

**From:** Reilly, John (DOT) <[John.Reilly@dot.ny.gov](mailto:John.Reilly@dot.ny.gov)>  
**Sent:** Monday, November 4, 2019 3:01 PM  
**To:** Gio Gagliardi <[ggagliardi@bnbpc.biz](mailto:ggagliardi@bnbpc.biz)>  
**Subject:** RE: Royal Energy DOT (8613)

Gio,

Revised plan looks good, did we discuss what permit we will be issuing? I may have discussed with Patti.

Thanks,

John

---

**From:** Gio Gagliardi <[ggagliardi@bnbpc.biz](mailto:ggagliardi@bnbpc.biz)>  
**Sent:** Monday, November 04, 2019 2:54 PM  
**To:** Reilly, John (DOT) <[John.Reilly@dot.ny.gov](mailto:John.Reilly@dot.ny.gov)>  
**Cc:** [pbrooks@bnbpc.biz](mailto:pbrooks@bnbpc.biz)  
**Subject:** RE: Royal Energy DOT (8613)

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Attached please find a revised copy per your comments.  
If this looks good to you, will be sending the complete permit package by US mail.  
Thank you for your prompt attention.

---

**From:** Reilly, John (DOT) <[John.Reilly@dot.ny.gov](mailto:John.Reilly@dot.ny.gov)>  
**Sent:** Monday, November 4, 2019 9:57 AM  
**To:** Gio Gagliardi <[ggagliardi@bnbpc.biz](mailto:ggagliardi@bnbpc.biz)>  
**Cc:** Patricia Brooks <[pbrooks@bnbpc.biz](mailto:pbrooks@bnbpc.biz)>  
**Subject:** RE: Royal Energy DOT (8613)

Gio,

Attached are my comments.  
If you have any questions feel free to call my office.

Thanks,

**John Reilly**  
Permit Engineer

**New York State Department of Transportation, Residency 8-7 Ulster County**  
11 Quarry Street, Kingston NY 12401  
(845) 340-1723 | [John.Reilly@dot.ny.gov](mailto:John.Reilly@dot.ny.gov)  
[www.dot.ny.gov](http://www.dot.ny.gov)



**From:** Gio Gagliardi <[ggagliardi@bnbpc.biz](mailto:ggagliardi@bnbpc.biz)>  
**Sent:** Tuesday, October 29, 2019 10:47 AM  
**To:** Reilly, John (DOT) <[John.Reilly@dot.ny.gov](mailto:John.Reilly@dot.ny.gov)>  
**Cc:** [pbrooks@bnbpc.biz](mailto:pbrooks@bnbpc.biz)  
**Subject:** Royal Energy DOT (8613)

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Attached please find DOT sheet for the Royal Energy project in the Town of Marlborough.  
Please review and send us your comments/corrections.  
Thank you.

Giovanni Gagliardi  
CAD Director  
Brooks & Brooks Land Surveyors, P.C.  
11 Main St.  
Highland, NY 12528  
(845) 691-7339  
[survey@bnbpc.biz](mailto:survey@bnbpc.biz)  
[www.brooksandbrooks.us](http://www.brooksandbrooks.us)

