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Via Overnight Delivery

October 8, 2020

Town of Marlborough
21 Milton Turnpike
Milton, NY 12547

Attention: Planning Board

**Re: Response to Comments Summary
Proposed Retail Store
Tax ID: 103.001-2-74 & 103.001-2-73
HSC Milton, LLC**

Dear Members of the Planning Board:

On behalf of our client, HSC Milton, LLC, we are pleased to submit this response to comments summary to the Town of Marlborough for the above referenced project. This summary is in response to the various comments received in the September 30, 2020 letter from McGoey, Hauser and Edsall, Consulting Engineers, DPC, as noted below with our responses in italics. Please find twelve (12) copies of the following items in support of our application and one (1) digital copy on CD enclosed:

- A. Application to the Planning Board, revised 10/8/2020.
- B. Letter of Agent for Parcel 103.001-2-73.
- C. Short Environmental Assessment Form, dated October 7, 2020.
- D. Plans entitled "Site Layout Plan" and "Detail Sheet", prepared by Bohler Engineering, consisting of two (2) sheets, dated August 12, 2020, last revised October 7, 2020.

Response to various comments summary as follows:

- 1. The Project identifies a lot line change between adjoining parcels. The application documents submitted must address the lot line change and include all lots impacted by the lot line change. It would appear that Tax Lot Section 103.001, Block 2, Lot 73 needs to be part of the application.

Parcel Section 103.001, Block 2, Lot 73 has been added to the application.

- 2. Survey map depicting the lot line change showing each of the lots in their existing and proposed conditions, existing lot areas, metes and bounds of all existing and proposed lot lines must be provided.

This is shown on the Site Layout Plan attached.

3. The record owner for each parcel must be party to the application. It appears one parcel is owned by an LLC and the other by an individual based on the labeling on the map. This should be confirmed.

The owner of record for each parcel has been added to the application.

4. Ethics Code disclosures for all party's to the project should be included. Additional letters of Agent are most likely required.

The letter of agent for parcel 73 is attached.

5. The completed Environmental Assessment Form does not appear to have been filled out utilizing the NYSDEC web based system. The EAF must be submitted based on this form. Environmental Assessment Form should address each parcel involved in the project the lot line change is not identified in the EAF.

An updated EAF has been provided for both parcels using the NYSDEC web based system.

6. The Planning Board should confirm that Items 1-9 on the checklist have been received.

Comment acknowledged.

7. The site information and name of Applicant should include record owners of both parcels. Record owners should identify an address for the LLC as well as the name of the adjoining owner.

The site information and name of Applicant have been updated to show record owners of both parcels.

8. A subdivision map depicting the lot line change should be provided.

The lot line adjustment is shown on the Site Layout Plan enclosed. The adjusted lot line will be added to the surveyor's map as well.

9. The Zoning Table should identify the other lot involved in the lot line change as well.

The Zoning Analysis Table has been updated to include the adjacent lot in the lot line adjustment.

10. The plat should list all special district boundaries including Fire Districts, Water Districts, Sewer Districts etc.

Special districts have been added to the plan.

11. Plans should address potable water service to the structure.

The plan has been updated to show a water service connection to an existing water main along NY-9W.

12. Subsurface sanitary sewer disposal system design must be reviewed and approved by the Ulster County Health Department.

Comment acknowledged.

13. NYSDOT approval for access drive, utilities and stormwater discharge must be received.

Comment acknowledged.

14. Landscaping and lighting plans should be provided for Planning Board review and submission to Ulster County Planning during 239 review.

Comment acknowledged.

15. Landscaping of the stormwater detention pond should be addressed in the plans.

Comment acknowledged.

16. A Stormwater Pollution Prevention Plan (SWPPP) will be required with future submissions.

Comment acknowledged.

17. Proximity of the roof leader drain piping on the South side of the structure to the septic system may not meet separation distances.

Comment acknowledged. The roof leader piping has been revised.

18. Architectural plans submitted identify a peaked roof. Roof drainage from the North side of the structure does not appear to be addressed.

The plan has been updated to show down spout locations on both the North and South side of the building.

19. The Applicants representative are requested to address curbing on the site. Town of Marlborough Planning Board typically requires commercial site plans to be curbed to control vehicular traffic and drainage.

Concrete curbing has been added to a portion of the site.

20. Size of all proposed drainage piping should be depicted on the plans and addressed in the SWPPP. The discharge location identified to the DOT right-of-way should identify the ultimate discharge location and any drainage pipes within the DOT right-of-way utilized to convey the point discharge to the DOT right-of-way.

Comment acknowledged.

21. The Planning Board may wish to discuss provisions for pedestrian sidewalks along the property frontage.

Comment acknowledged.

22. Truck turning plan identifies a 1inch=60 scale. A larger scale version of this map should be provided in the plan set for review as it appears the vehicles are tracking off the pavement. The truck turn plan identifies vehicle entering from the North and leaving from the South. This should be addressed with the Applicants representative.

An enlarged truck turning plan has been added to the plan to show that delivery trucks do not leave the pavement.

23. Further review will be provided once site development details are submitted.

Comment acknowledged.

24. A detail of the accessible access route should be provided addressing the bollards and signage at the accessible ramp.

Details of the ADA signs and accessible access route addressing the bollards and signage at the accessible ramp has been added to the plan.

Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC



Caryn Mlodzianowski

cc: **HSC Milton, LLC**
Jacobowitz and Gubitz, LLP