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May 19, 2017

VIA HAND DELIVERY

Chris Brand, Chairman
Town of Marlborough Planning Board
21 Milton Turnpike,
Milton, New York 12547

Re: Reservoir Road
Town of Marlborough, Ulster County, New York
MC Project No. 05001545A, PB#17-1011

Dear Chairman Brand:

Below please find our responses to comment received from the Planning Board during the May 15, 2017 Meeting.

Planning Board May 15, 2017

Comment 1. Drive way access for each lot needs to be clearly depicted. No more than 2 lots can share a driveway without it being consider a private Road.

Response 1. The Plan has been revised to show each lot with its own potential driveway location. No private roads are proposed.

Comment 2. The Board expressed concern about Lot 4's frontage on Reservoir Road with regards to constructability of a driveway at this location.

Response 2. The driveway for the proposed Lot 4 has been depicted in its prior approved location. (attached is a copy of the approved subdivision plan for your reference).

Comment 3. The Board stated that a Private Road Maintenance Agreement was established with the original subdivision.

Response 3. Based on the current deeds of record, it appears that Lot 4; Lands of Austin Tyler Properties owns the so-called existing Private Road. No other documentation officially dedicated the private road to any other entity. The Adjoining Lots 1 and 2 has a general clause, in the deed, granting ingress and egress to the private road. The applicant will seek to relinquish the rights to the private road as per the old subdivision and a shared driveway will be established for Lots 2 and 3.



Chairman Chris Brand
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We hope that this satisfies the questions that arose during the meeting. If you have any additional questions please feel free to contact us.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink that reads "Andrew B. Fetherston".

Andrew B. Fetherston, P.E.
Principal Associate

ABF/jed
Enclosure