

HIGHWAY SUPERINTENDENT

*Town of Marlborough
1650 Rt. 9W, P.O. Box 305
Milton, New York 12547*



GAEL R. APPLER, SR
Superintendent of Highways

*Home: (845) 795-2469
Office: (845) 795-2272 x 6
Fax: (845) 795-6037*

November 6, 2017

Town of Marlborough Planning Board

Chairman:

The proposed 750 ft. entrance to Bayside Project S109.1, B4, Lot 29, referred on map as Road A has no indicated turn around where public road ends and private road continues. This area also has curbing proposed making it very difficult to plow off accumulated snow ahead of our truck during plow operations. We need a sufficient sized designated snow load area and turn around for our equipment to be utilized in a safe manner.

Looking at the drainage proposal this is quite extensive. I am assuming Bayside is retaining ownership. Please advise.

Sincerely,

*Gael R. Appler, Sr.
Highway Superintendent*

GRA/cw

*cc: Town Supervisor Lanzetta
Town Engineer Pat Hines, MH&E*

TOWN OF MARLBOROUGH

*PO Box 305 Milton N.Y. 12547
Heart Of the Hudson Valley Fruit Section*

*OFFICE OF THE SUPERVISOR
(845) 795-5100 Ext. # 2*

Application Petition for Establishment

Business Corridor Overlay District Town Board

Enclosed you will find the petition to the Town Board for the improvement of a property that exist in the Business Corridor Overlay District.

It will explain the purpose, the eligible areas, permitted uses and the procedure for establishment.

Please read ALL sections of the attached application and submit the minimum required material to the Town Board for its review.

Upon the Town Board approval and satisfaction of the material submitted they will refer the applicant to the Town of Marlborough Planning Board for further review and final site plan approvals.

Upon Planning Board approvals the applicant shall contact the Town of Marlborough Building Department to obtain any and all building permits required to satisfy the New York State Uniform Fire and Prevention and Building Code.

Date: November 3, 2017

Name : Bayside Development Project

Business Name : Bayside Construction, LLC (Property Owner)

Property Address: 18 Birdsall Avenue
Marlboro, NY 12542

S.B.L. : 109.1-4-29

District : R-1

This letter is to verify that the building department has discussed the above business at the above address and has concluded :



: The application can be presented to the Town Board for its review.

_____ : The application is rejected for the following reasons :

_____ : The application can be presented to the Town Board with the following Comments :

Thank You.

A handwritten signature of Thomas J. Corcoran Jr. is written in cursive.

Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer



Town of Marlborough Zoning District Map with 500 Ft. Buffer Along Route 9W



Map Legend

500 Ft. Buffer off Route 9W

Parcel Boundaries

Marlborough Zoning Districts

ZONE

C

C-2

HD

IND

R

R-1

RAG-1



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553-4749
T: 845.564.4495
F: 845.567.1025
www.maserconsulting.com

November 3, 2017

VIA HAND DELIVERY

Alphonso Lanzetta, Supervisor
Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

Re: Bayside Development Project
Tax Lot 109.1-4-29
Business Corridor Overlay District Petition
Town of Marlborough, Ulster County, NY
MC Project No. 05000787A

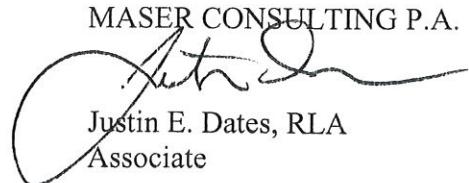
Dear Supervisor Lanzetta and Town Board Members:

On behalf of Bayside Construction LLC, the applicant for the Bayside Development project and property owner of the above referenced tax lot, attached please find an Application Petition for establishment of a Business Corridor Overlay District (BCOD). This is proposed for a portion (± 2.4 acres of the ± 25.3 acre parcel) of the project which fronts on NYS Route 9W. Along with the application form, attached is a copy of the current Preliminary Site & Subdivision Plans for the Bayside Development project. The plans have been highlighted to clearly depict the proposed BCOD area.

Please review the attached materials and we request the application be placed on the next available Town Board meeting agenda for further discussion. Feel free to call me at 845.564.4495, ext. 3804 with any questions you may have.

Very truly yours,

MASER CONSULTING P.A.



Justin E. Dates, RLA
Associate

JED/pa

Enclosures

cc: Mr. Thomas J. Corcoran Jr., w/encl.
Mr. Asher Sussman, w/encl.
Mr. Dominic Cordisco, Esq., w/encl. (digital copy)
File, w/encl.

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Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer



Town of Marlborough Zoning District Map with 500 Ft. Buffer Along Route 9W



Map Legend

- 500 Ft. Buffer off Route 9W
- Parcel Boundaries

Marlborough Zoning Districts

ZONE

- C
- C-2
- HD
- IND
- R
- R-1
- RAG-1