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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

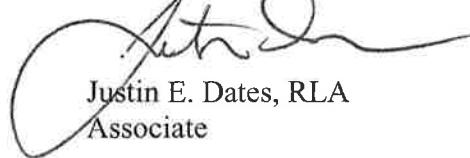
Dear Supervisor Lanzetta and Town Board Members:

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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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.

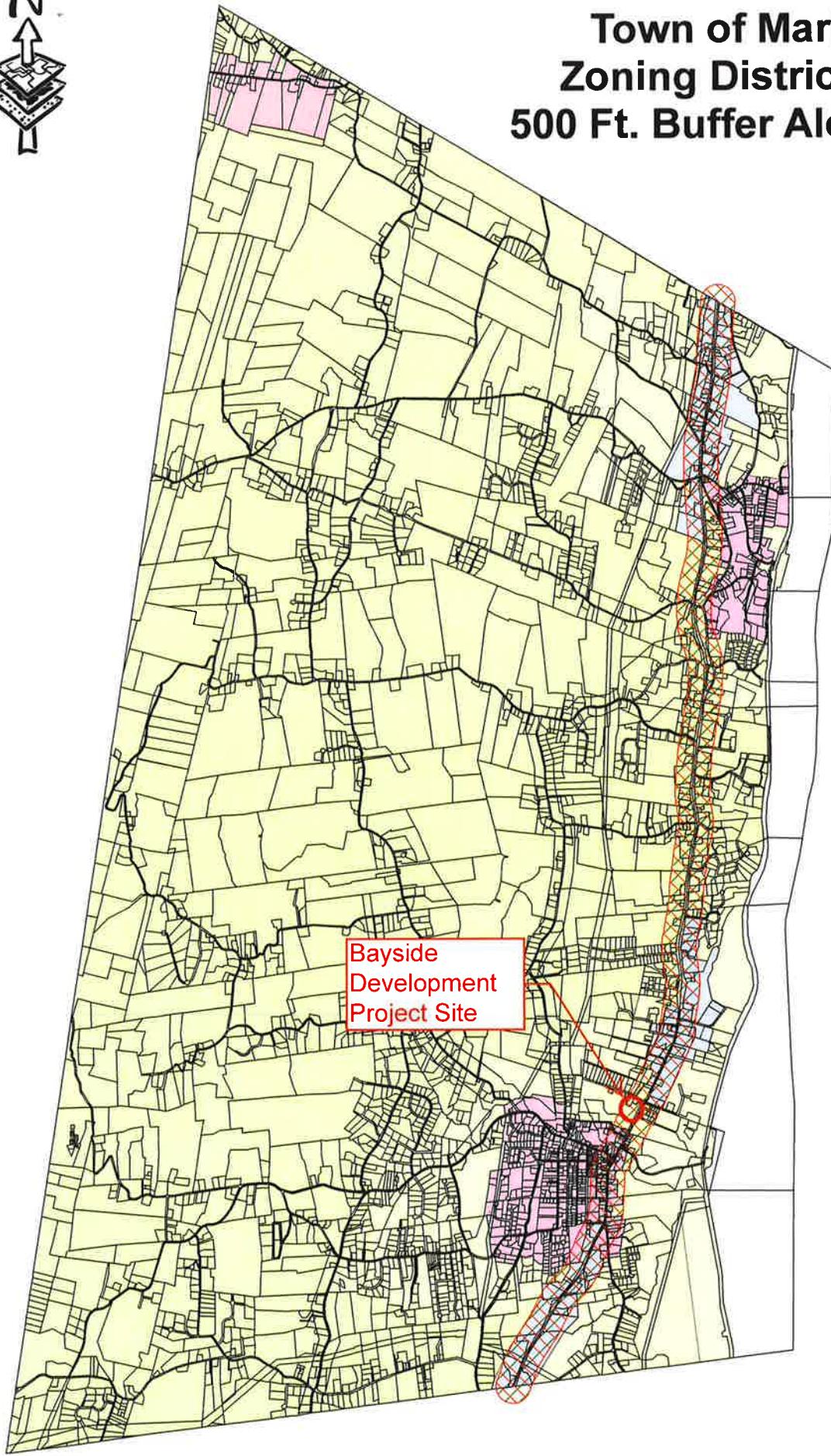
: The application is rejected for the following reasons :

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

Thank You.

*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