

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

Chris Brand, Chairman
Town of Marlborough Planning Board
PO Box 305
Milton, NY 12547

REFERRAL NO: 2019-038
DATE REVIEWED: 3/6/2019

Re: Smith Subdivision - Subdivision

Summary

This is a proposal to develop a five (5)-lot subdivision on a 10.78-acre parcel located off First Street in the R-1 zoning district and Ulster County Agricultural District #3.

The following materials were received for review:

- UCPB Referral Form
- Site plan package
- Memo from Town of Marlborough Water Dept 2/25/19
- Memo from Town of Marlborough Highway Superintendent dated 9/8/17
- Email from Ulster County Health Dept dated 12/28/18
- Memo from MH&E dated 9/18/17, 1/21/19,
- Town Planning Board Application
- Short EAF Part One
- Deed
- Agricultural Data Statement
- Letter of Agent
- Memos from Engineering & Surveying Properties dated 1/11/19, 2/5/19
- SWPPP
- Subdivision Maps

Recommendations

Health Department

The applicant has preliminary approval for water and septic from the County Health Department.

Required Modification

The final approval of the Ulster County Health Department for their proposed well and septic will be required.

Slope

Driveway profiles have not been supplied.

Required Modifications

UCPB recommends that driveway profiles be supplied to indicate the slope at different points along each driveway. Slopes over 10% should be avoided where practicable.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Shelley Mertens - UCDOH