



## 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.

2019-038 Smith Subdivision

Reviewing Officer

A handwritten signature in blue ink, appearing to read 'R. Leibowitz', with a long horizontal line extending to the right.

Robert A. Leibowitz, AICP  
Principal Planner

Cc: Shelley Mertens - UCDOH