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**TOWN OF MARLBOROUGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT:** MARLBORO FLATS, LLC  
**PROJECT NO.:** 20-03  
**PROJECT LOCATION:** SECTION 103.001, BLOCK 3, LOT 15  
**REVIEW DATE:** 11 MARCH 2020  
**MEETING DATE:** 16 MARCH 2020  
**PROJECT REPRESENTATIVE:** DAVID FENNEY, P.E.

1. The project proposes a three-lot sub-division with each lot to contain a duplex residence.
2. Parking in accordance with Section 55-27 Table 1 for Residential Uses requires 1.5 parking spaces for each residential use. Parking for lot 1 should be depicted on plans, and 3 parking spaces should be delineated for each of the proposed duplexes.
3. Provisions for water and sewer service to each of the new residential structures should be depicted.
4. Existing water and sewer services for the structure on lot 1 should be depicted.
5. Highway Superintendent comments for driveway locations should be received.
6. Erosion sediment control details should be added to the plans.
7. A grading plan for the proposed driveways and structures should be provided.
8. The driveway for proposed lot 2 should be coordinated with existing catch basins depicted.
9. There is a random contour line crossing the 100' contour line, this should be clarified.
10. If a shared driveway is proposed to serve lots 1 and 3, access and maintenance agreements, as well as easements should be provided as acceptable to the Planning Board attorney's office.
11. A shed is identified to be relocated. The location of the relocated shed should be provided.
12. The distance from the center line to the front lot lines on each of the lots should be identified. Roadway dedication parcel of 25' is typically required.

13. A note should be added to the plans requiring staking of the house foundations prior to issuance of a Building Permit due to the proximity of the house sites to the building setback lines. As-built drawings for the residential structures shall be submitted prior to issuance of a Certificate of Occupancy.
14. The location of the project site should be depicted on the location map. Location map should have appropriate scale identified. Additional location map utilizing USGS scale maps should be provided for clarity.
15. The tax map identifies the lot frontage significantly different than the frontage depicted on the survey map. This should be clarified.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal