

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

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

REFERRAL NO: 2020-028
DATE REVIEWED: 4/1/2020

Re: Young Subdivision

Summary

This is a proposal to create a 4-lot subdivision located on Mill House Road in the R-1 (Town of Marlborough) zoning district from two exiting lots that contain an existing single-family home each. Two new single-family homes are indicated on the proposed lots. Three of the lots will cross between Orange and Ulster County though all structures and septic systems are located within Ulster County. The site is nearby the historic Gomez Mill House

The following materials were received for review:

- UCPB Referral Form
- Planning Board application package
- Short EAF Part One
- Technical Review Comments – MH&E DPC 2/14/20
- Response from Engineering & Surveying Properties PC 3/9/20
- Lots 1 & 4 SDS review by UC Health Department
- Memo from Thomas Corcoran JR. 2/9/20
- Subdivision Map
- Memo from SHPO dated 3/16/20

Recommendations

Ulster County Health Department Review

The applicant is proposing on-site septic to serve the two newly created lots.

Required Modification

A permit from the Ulster County Health Department will be necessary as a condition of subdivision approval. Orange County Planning has noted that the existing septic system on lot #3 (within Orange County) may have the potential to drain if it fails into the proposed well location on lot #4 (within Ulster County) and another location may need to be sought.

Archaeological Survey

The memo from SHPO has indicated that the proposed subdivision is in an archaeologically sensitive location.

Required Modification

The UCPB concurs with SHPO and recommends that a "Phase IA/IB archaeological survey for

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Subdivision

components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented" be prepared.

Driveway – Advisory Comment

Given the existence of a private dirt road that connects each of the lots in the subdivision and the proximity of the proposed driveway for lot #4, the Town Planning Board, if permitted within the Town's code, should consider allowing a shared driveway for lots three and four to limit the number of turning movements on Mill Hill Road.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Shelley Mertens - UCDOH