

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision _____

Site Plan ✓

Lot Line Revision ✓

Application Number: _____

Date of Submission: September 2020 revised 10/8/2020

Name of Project: HSC Milton, LLC - Dollar General

Location of Project: 103.001-2-74 & 103.001-2-73

Tax Section Block and Lot: 103.001-2-74 & 103.001-2-73

Zoning District: Highway Development District

Number of Acres: 4.7 (Both lots) Sq. Footage of Building: ±9,100

Description of Project (include number of lots/units & bedrooms): _____

The lot line of a 2.75 acre lot is proposed to be adjusted to modify the lot to 2.0 acres and the remaining lands will be added to the parcel to the south.

EMAIL: cmlodzianowski@bohlereng.com

Name of Property Owner: Gela Group, LLC (Lot 1), Emanuel A. Cauchi (Lot 2)

Address of Property Owner: 171 Ridge Road, Marlboro, NY 12543

Telephone Number of Property Owner: Not available.

Name of Applicant: HSC Milton, LLC c/o Bohler Engineering MA, LLC

Address of Applicant: 17 Computer Drive West, Albany, NY 12205

Telephone Number of Applicant: 518-438-9900

Name of Surveyor: Control Point Associates

Address of Surveyor: 26 Aviation Road, Albany, NY 12205

Telephone Number of Surveyor: 518-217-5010

Name of Engineer: Bohler Engineering MA, LLC

Address of Engineer: 17 Computer Drive West, Albany, NY 12205

Telephone Number of Engineer 518-438-9900

Name of Attorney: Jacobowitz and Gubits LLP

Address of Attorney: 1158 Orange Avenue, Walden, NY 12586

Telephone Number of Attorney: 845-778-2121

Reason For Application:

Lot line revision and commercial site plan review.

Description of Proposal:

A lot line adjustment is proposed to be adjusted to modify/create a 2.0 acre parcel. A ±9,100 square foot retail store is proposed.

HSC Milton, LLC c/o Bohler Engineering MA, LLC

Applicant's Name

CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1. ✓ Completed Application
2. ✓ Environmental Assessment Form (*May be obtained from Planning Board*)
3. ✓ Letter of Agent Statement
4. ✓ Application Fee (*Separate check from escrow fee*)
5. ✓ Escrow Fee (*Separate check from application fee*)
6. ✓ Copy of deed
7. ✓ Completed checklist (*Automatic rejection of application without checklist*)
8. N/A Agricultural Data Statement (*if applicable*)
9. ✓ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

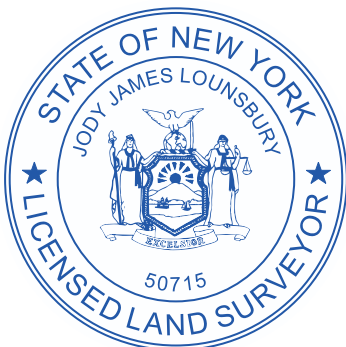
II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1. ✓ Name and address of applicant
2. ✓ Name and address of owner (*if different*)
3. N/A Subdivision name and location
4. ✓ Tax Map Data (*Section-Block-Lot*)
5. ✓ Location map at a scale of 1" = 2,000
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. ✓ Date of plat preparation and/or plat revisions
9. ✓ Scale the plat is drawn to (Max 1" = 100')
10. ✓ North Arrow

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|-----|------------|--|
| 11. | <u>✓</u> | Surveyor's Certification |
| 12. | <u>✓</u> | Surveyor's seal and signature |
| 13. | <u>✓</u> | Name, SBL and acreage of adjoining owners |
| 14. | <u>N/A</u> | NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements. |
| 15. | <u>N/A</u> | Flood plain boundaries |
| 16. | <u>N/A</u> | Federal Wetland Boundary |
| 17. | <u>✓</u> | Metes and bounds of all lots |
| 18. | <u>✓</u> | Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street. |
| 19. | <u>✓</u> | Show existing or proposed easements (<i>note restrictions</i>) |
| 20. | <u>✓</u> | Right of way width and Rights of Access and utility placement. |
| 21. | <u>N/A</u> | Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements. |
| 22. | <u>✓</u> | Lot area acreage. For lots under 2 acres, list in square feet & acres. |
| 23. | <u>✓</u> | Number of lots including residual lot. |
| 24. | <u>✓</u> | Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries. |
| 25. | <u>N/A</u> | A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads. |
| 26. | <u>✓</u> | Applicable note pertaining to owners review and concurrence. |
| 27. | <u>N/A</u> | Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc. |
| 28. | <u>✓</u> | Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided. |
| 29. | <u>✓</u> | 2 Foot Contours |
| 30. | <u>✓</u> | Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number. |

31. N/A If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32. ✓ The amount of grading expected or known to be required to bring the site to readiness.
33. 950 CY +/- Estimated or known cubic yards of material to be excavated.
34. 650 CY +/- Estimated or known cubic yards of fill required.
35. ✓ The amount of grading expected or known to be required to bring the site to readiness.
36. N/A Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. N/A Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ✓ Planning Board approval block 4" x 2"
39. N/A Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. ✓ Sight distance of all intersections and driveways.
41. N/A Ridgeline and steep slope notation.
42. N/A Agricultural setbacks.
43. ✓ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: Jody J. Lounsbury
Licensed Professional

September 23, 2020

Date