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**NARRATIVE SUMMARY  
FEBRUARY 18, 2021  
565 LATTONTOWN ROAD SUBDIVISION  
TAX LOT 108.2-2-47  
TOWN OF MARLBOROUGH, ULSTER COUNTY NY  
MC PROJECT NO. 20006398A**

Maser Consulting has developed the attached Preliminary Subdivision Plan for the above referenced tax lot.

The existing parcel is approx. 3.7 acres in size with frontage on Lattintown Road along its eastern boundary. The site is located in the R-AG-1 (Rural Agricultural) zoning district in which one or two family dwellings are a permitted principal use. The parcel is not located within the one-hundred year flood plain, nor any mapped ACOE or NYSDEC wetlands.

The existing lot contains a two-family residential dwelling with a garage to the south and an outbuilding to the north, and is served by a private well & septic system. The existing dwelling is located within the front yard setback and is a pre-existing non-conforming condition that is unchanged with the proposed subdivision. The existing site & topographic conditions are taken from a survey by Maser Consulting dated January 18, 2021.

The subdivision plan proposes a two (2) lot subdivision, with the existing 6 bedroom two-family dwelling to remain on the parent lot and a proposed 3 bedroom single family dwelling on the new lot which will be accessible through a new driveway to Lattintown Road. The parent lot created is 2.21 acres in size which exceeds the minimum required 2-acres for two-family dwellings, and conforms to the zoning setbacks with the exception of the pre-existing non-conforming front yard setback. The new lot is 1.52 acres in size which exceeds the minimum required 1-acre for single-family dwellings and conforms to the zoning setback requirements for the zoning district. The proposed dwelling will be served by a new private well and septic system. Septic testing was performed by our office on 12/29/20, and additional testing will be coordinated with the county health department as required.

At this time we are requesting to be put on the next available Planning Board agenda.

CDR/jed

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