

April 9, 2021

Chris Brand, Chairman
Town of Marlborough Planning Board
21 Milton Turnpike #200
Milton, NY 12547

WMG Property Holdings, LLC – 2 Lot Subdivision
SBL: 108.002-2-47
565 Lattintown Road
Colliers Engineering & Design Project No. 20006398A

Dear Mr. Brand,

Below please find our responses to a comment letters received from McGoey, Hauser & Edsall dated March 1, 2021 & April 5, 2021. The comments have been repeated here for clarity.

3/1/21 Letter:

Comment 1. Existing structure on proposed Lot #1 should be labeled as a two-family home.

Response 1: The existing structure has been labeled accordingly.

Comment 2. Approval from the Ulster County DPW is required for the driveway locations.

Response 2: A conceptual acceptance letter from the UC DPW dated 3/8/21 has been included with this submission, as previously provided via email prior to the 4/5/21 Public Hearing. The plans have been revised to indicate the sight triangle easement area and note the prohibition of obstructions within the easement area.

Comment 3. Ulster County Health Department review and approval of the subsurface sanitary sewer disposal system is required.

Response 3: Joint testing was conducted with Chris Kresser from the Ulster County Department of Health on 3/16/21 and the plans have been revised to reflect the results encountered during the joint testing. We are currently in the process of seeking approval from the Health Department and anticipate having preliminary approval prior to the 4/19 Planning Board Meeting. Correspondence from the Health Department will be provided to the Board once received.

Comment 4. A culvert will most likely be required at the driveway location.

Response 4: A culvert has been shown beneath the driveway as suggested and improvements will be coordinated with the Ulster County DPW through their permitting process.

Comment 5. Limit of Disturbance line appears to cross proposed property lines.

Response 5: The LOD has been revised to be contained within the proposed lot.

4/5/21 Letter:

Comment 1. Comments from the 1 March 2021 Planning Board meeting should be addressed. This office has not received a revised submission.

Response 1: The comments from the 3/1/21 letter have been addressed on the revised plans as noted above.

Comment 2. Project is before the Board for a Public Hearing. Applicants should be requested to address any substantive comments received from the Public Hearing.

Response 2: A member of the Planning Board pointed out a typographical error in the Bulk table which has been corrected on the revised plans. No other comments were noted during the Public Hearing.

Sincerely,

Colliers Engineering & Design CT, PC
(DBA Maser Consulting Engineering & Land Surveying)



Cory Robinson, P.E.
Project Engineer

CDR/paw

cc: McGoey, Hauser & Edsall (attn. Pat Hines)