

MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file #8653
DATE: May 07, 2021

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Kent Family Farm for an Agricultural Cidery and Winery site plan and are in response to the comments received from the MH&E dated May 03, 2021:

1. The Building Inspector's comments dated 13 April 2021 should be addressed.
The building inspector's comments relating to agricultural issues were discussed at the May 3rd meeting. It is understand that the applicant will need to meet all applicable building code requirements after site plan approval is received.
2. Ulster County Health Department approval for the subsurface sanitary sewer disposal system is required.
The septic system was installed in accordance with engineered plans; an application has been submitted to the Ulster County Board of Health post-construction.
3. The plans have been revised to have one entrance/exit to Church Street. This has been located further from the intersection.
The Church Street access has been revised in accordance with Planning Board recommendation.
4. The Applicants representative has identified that they will further clarify the uses on the site at the Planning Board meeting.
Site uses were clarified at the May 3rd meeting and the map has been revised accordingly.
5. The Applicants representative is requested to evaluate the need for an ADA accessible parking

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11 Main Street Highland, NY 12528

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spot at the historic house.

Prior to public use of the Historic House, the applicant will meet all applicable access requirements in coordination with the building department

6. The project has been submitted to Ulster County Planning for review.

This project was reviewed at the May 5, 2021 Ulster County Planning Board meeting and the Board concurred that Board of Health approval is required.

7. A Public Hearing for the project is required.

A public hearing is scheduled for May 11, 2021.

Thank you in advance for your consideration.

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