



August 6, 2021

Patrick J. Hines, Principal
MH&E Consulting Engineers, D.P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

RE: TOWN OF MARLBOROUGH
BISHOP- JAMES & MONICA SUBDIVISION
PROJECT NO.: 21-7
PROJECT LOCATION: SECTION 103.1, BLOCK 1, LOT 49

Dear Mr. Hines:

We are writing in response to the comments from our meeting on April 19, 2021. Our responses are in ***bold/italics***.

1. The Short Environmental Assessment Form provided is an older form no longer utilized. Updated Short Environmental Assessment Form should be provided filled out on the NYSDEC website.
Response: The Short Environmental Assessment form has been included with this submission.
2. A roadway dedication parcel should be provided at each of the Town road access points.
Response: A dedication parcel for Mahoney Rod and New Road have been provide. A 25-foot-wide dedication parcel along New Road has been provide. Because of an existing structure within 25' off the center line of Mahoney Road, a 15' wide dedication parcel has been provided.
3. The 25 foot right of way over existing Travel Way should be identified. Who is right of way in favor of? Lot is identified as proposed DiValentino Property- this should be clarified.
Response: We have extensively researched the chain of title for the easement and haven't been able to conclude who retains rights. It would be a hardship to ultimately determine so we have decided to leave the easement accessible, so those rights remain unencumbered.
4. Well and septic locations will require approval from the Ulster County Health Department.
Response: The well and septic systems have been shown on the design documents. The septic system for Lot 2 has been designed and approved by the Ulster County Health Department (a copy of the permit has been attached). Perc tests were performed on Lot 1 with similar results to that of Lot 2. If Lot 1 is developed in the future a similar septic system will be submitted to the Ulster County Health Department for approval.



5. Grading for the driveway and house must be provided. Access from the driveway to the house is approximately 8 feet while topography across the house is similarly 8-foot difference.

Response: The driveway grading and grading around the future residence has been provided.

6. The Bulk Table identifies the provided setbacks as similar to the required setbacks for front yard, rear yard, both side yards to be clarified.

Response: The setbacks for Lots 1 & 2 have been provided in the bulk use table and shown on the site plan.

7. The barn located on the remaining Lands of Bishop appears to be an accessory use not accessory to a primary use on the parcel. Planning Board Attorney's comments regarding this should be received.

Response: The Planning Board's attorney was contacted regarding this structure and the subdivision. It was indicated there were no issues with this structure or the subdivision of this parcel.

8. Sight distance at the Mahoney Road access drive should be provided to determine if a future access point can be constructed at that location.

Response: The Town Highway superintendent was contacted regarding the sight distance and driveway location of the driveways of Lot 1 and Lot 2. There was no concern over the sight distance or the location of the driveways. The sight distance has been provided for both driveways on the design documents.

9. Note identifying subdivision as contingent upon owners review and approval should be removed from the Planning Board review plans.

Response: This note has been removed.

10. The proposed driveway exceeds permissible driveway grades in the roadway profile. Maximum driveway grades of 14% are required in addition the profile does not provide for a landing between the driveway and the residential structure.

Response: The driveway grades and profile have been revised.

11. Finish floor elevations for the structure and point elevations on the driveway should be provided.

Response: Finished floor elevations of the structure and the driveway grades have been provided.

12. Highway Superintendents comments on the driveway location should be received.

Response: The Town Highway superintendent has reviewed the proposed design and has provided his concurrence with the driveway locations.

13. A culvert should be provided at the driveway access point.

Response: A culvert has been provided at the new driveway along New Road.



Patrick J. Hines, Principal
Bishop-James & Monica Subdivision

August 2, 2021

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If you should have any questions or comments, please contact Zach Anderson by email at zanderson@CPLteam.com or by phone (585) 402-7556.

Please contact me at (585) 402-7556 if you should have any questions regarding this matter.

Very truly yours,

CPL

A handwritten signature in blue ink, appearing to read "Zach Anderson".

Zach Anderson
Project Manager

Enclosures

c: