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MEMORANDUM

TO: Town of Marlborough Planning Board  
FROM: Patricia P. Brooks, L.S.  
RE: Our file # 8013 Guarino Subdivision  
DATE: February 11, 2022

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Alan and Kathleen Guarino for a Two Lot Subdivision and are in response to the comments received from MHE dated November 13, 2020, December 6, 2021 and Planning Board comments received at the December 06, 2021 meeting:

The status of Ruby Road must be addressed as two of the lots are depicted accessing off a paper street R.O.W. for Ruby Road that appears to not be constructed. The Highway Superintendents comments on this should be received as well.

**Enclosed with this submission are the comments received from the Highway Superintendent dated November 22, 2021. We are awaiting review of the deeds as they relate to the extension of Ruby Road by the Town Attorney as requested by the Planning Board at the December 06, 2021 meeting, and our follow-up emails of December 28, 2021 and February 03, 2022.**

Septic system approval from the Ulster County Health Department is required.

**Enclosed with this submission is a copy of the septic plan prepared by Carmen Messina, P.E. and approved by the Ulster County Department of Health on January 04, 2022.**

Driveway profiles should be provided along with grading plans for the driveways as there are several steep locations caused by previous onsite grading activities.

**Proposed re-grading for the driveway, as prepared by Carmen Messina, P.E., has been added to the plan.**

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**A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise  
Member:**

**National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
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**SUPERINTENDENT OF HIGHWAYS**

*Town of Marlborough  
1650 Route 9W, P.O. Box 305  
Milton, New York 12547*



**John Alonge**  
*Highway Superintendent*

**Phone:** 845-795-2272 x 6  
**Fax:** 845-795-6037  
**Cell:** 845-849-5549

*November 22, 2021*

*Town of Marlborough  
Planning Board*

*Board Members:*

*In regard to Alan and Kathy Guarino's section 108.2, Block 9, Lot 41, 71.*

*The road does not need to be brought up to Town Road Specifications to service  
just one lot because the road was never fully completed by the original  
developer.*

*Thank you.*

*John Alonge  
Highway Superintendent*

*JA/cw*

**Patricia Brooks**

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**From:** Patricia Brooks  
**Sent:** Thursday, February 3, 2022 9:30 AM  
**To:** Marlborough Planning; Chris Brand; Jeff Battistoni; Patrick Hines  
**Cc:** Sue Demskie; Steven Pauli  
**Subject:** RE: Guarino - Ruby Road #8013

Good morning,

I am following up again to see if the Guarino deed review has been completed yet? The documents were attached to the email I sent on December 28<sup>th</sup>, but I can send them again if needed.

Thank you, Patti

Patricia P. Brooks, L.S., President  
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**From:** Patricia Brooks  
**Sent:** Tuesday, December 28, 2021 3:28 PM  
**To:** Marlborough Planning <[marlboroughplanning@marlboroughny.us](mailto:marlboroughplanning@marlboroughny.us)>; Chris Brand <[cbrand@marlboroughny.us](mailto:cbrand@marlboroughny.us)>; Jeff Battistoni <[JBattistoni@vandewaterlaw.com](mailto:JBattistoni@vandewaterlaw.com)>; 'Patrick Hines (PHines@mhepc.com)' <[PHines@mhepc.com](mailto:PHines@mhepc.com)>  
**Cc:** Sue Demskie <[sdemskie@bnbpco.biz](mailto:sdemskie@bnbpco.biz)>; Steven Pauli <[spauli@bnbpco.biz](mailto:spauli@bnbpco.biz)>  
**Subject:** Guarino - Ruby Road #8013

Good afternoon,

My notes from the December 6<sup>th</sup> Planning Board meeting noted that Jeff was requested to review the Guarino deed with regard to the impact the "easement, covenant and agreement.....for purposes of ingress and egress" has on the proposed subdivision. I believe items (a) through (g) all support the use of the right of way as we have proposed, while continuing to allow for the future extension of Ruby Road if the adjoining parcel is developed.

I have attached herewith an additional copy of the deed and referenced Lot Line Revision map for your use.

Thank you, and Happy New Year to you all, Patti

Patricia P. Brooks, L.S., President  
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