



TOWN OF MARLBOROUGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS

PROJECT: DANE DESANTIS SUBDIVISION/226 HIGHLAND AVE.  
PROJECT NO.: 22-5  
PROJECT LOCATION: SECTION 108.12, BLOCK 1, LOT 48  
REVIEW DATE: 1 APRIL 2022  
MEETING DATE: 4 APRIL 2022  
PROJECT REPRESENTATIVE: DARIN STRIDIRON

*Send to Penny*

1. The side yard setback line on proposed Lot 1 must be labeled as 10 foot on one side and 15 foot minimum on the other for the 25 foot- both required. Currently both setback lines are labeled at 10 feet. A variance is being requested for proposed Lot 1 for lot width which is 75 feet, where 52.1 is proposed. *zpa: Frontage. 4/14/22*
2. It is recommended Grading Plans be provided for the proposed structure. Existing grades appear to identify swales through the house location and rear properties which may impact drainage.
3. Highway Superintendents comments on the proposed parking area should be received. A 35 foot wide parking area is depicted accessing the road. We would recommend a more defined driveway location be identified.
4. Finish floor elevation and lower sewerable elevation should be depicted for design of the sanitary sewer service. Conditions of the sewer and water mains in the front of the property should be identified.
5. If the application is successful at the Zoning Board of Appeals we would recommend a note be added to the plans identifying that a Survey Plan be submitted prior to issuance of the Building Permit with the house locations staked in the field in order to prevent any zoning violations during construction.
6. The Short Form EAF submitted should be filled out on the NYSDEC's interactive website.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines  
Principal  
PJH/kbw

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