

Town of Marlborough Planning Board Transmittal

Submittal Date: July 5, 2022

Client Name Jeffrey Aldrich Our file # 8586

Attached please find the following items regarding this active Two Lot Subdivision Application.

- Memorandum in response to MHE Engineering Comments. dated: June 24, 2022
- Letter from Ulster County DPW – driveway access report: dated June 21, 2022
- 12 Map Prints : dated July 5, 2022

ULSTER COUNTY DEPARTMENT OF PUBLIC WORKS

317 Shamrock Lane, Kingston, New York, 12401
Telephone (845) 340-3100, Fax: (845) 340-3113

PATRICK K. RYAN
County Executive



THOMAS H. JACKSON, JR.
Commissioner

Patricia Brooks, L.S., President
Brooks and Brooks Land Surveyors, P.C.
11 Main Street
Highland NY, 12528

June 21st, 2022

Subject: SBL 103.1-1-33.200 driveway access

Dear members of the board,

As you are aware, the County of Ulster has the responsibility for all details of access to a County Road as per section 136 of Highway Law.

Please be advised we have inspected the location for the proposed access as shown on plans from Patricia Brooks, dated revised 31 May 2022, Project/Drawing #8586. If the planning board should approve this subdivision, we would be in conceptual acceptance of the access as shown.

Upon approval from the planning board, the applicant/owner must apply for a permit from this department and at such time shall be issued the conditions under which the installation shall be performed. Please also be advised an approved permit is required from this department prior to any construction.

If there are any questions, concerns, or clarification required, please contact my office at the information below.

Sincerely,

Adam Deitz

Adam Deitz
Ulster County Permit Officer
845-340-3119 - Office
845-514-6900 - Cell
HBPermits@co.ulster.ny.us

MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file # 8586 Aldrich Subdivision
DATE: June 24, 2022

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Jeffrey Aldrich for a subdivision and are in response to the comments received from MHE Engineering dated April 18, 2022:

The Bulk Table should be addressed showing existing and proposed Bulk Requirements on each of the lots.
The map has been revised to include proposed bulk requirements for each lot.

The project is located within the Town's Water District. The proposed structures are located within the water district. This should be reviewed by the Water Department to determine if the parcel can adequately be served by existing improvements within the water district based on location of existing watermains and elevations of the proposed project.

The Water Department has been contacted to determine adequacy of municipal water supply.

The parcel contains portions of NYSDEC regulated wetland P0-17. The location of the wetlands should be depicted on the Subdivision Map. Wetlands will be flagged by NYSDEC upon request.

The approximate wetland limits have been added to the tax map plot and the NYSDEC has been contacted for a field delineation.

If any of the lot is in agricultural use, agricultural buffers in accordance with the Zoning Code are required.

The parcel is not currently agricultural.

The lot appears to have a different geometry on the Tax Maps.

The map is based on an actual survey of the overall parcel.

Ulster County parcel records identify the parcel as being 94.41+/-acres.

The map is based on an actual survey of the overall parcel.

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and a NY City Certified Women's Business Enterprise

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American Planning Association-New York Planning Federation
NYS GIS Association

Plans appear to show the baseball fields off of New Road encroaching onto the property.

That is correct; the baseball fields used by the Marlborough Youth Baseball program are located on lands of Aldrich.

It is noted the parent parcel contains a solar farm previously reviewed and approved by this Board. Any encumbrance by the solar farm on the parcel should be addressed with the Planning Board Attorney.

The map has been revised to include the location and limits of the solar farm easement area and access easement.

Thank you for your continued review of this application.

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