

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file # 8333 Lighthouse Holdings

DATE: August 05, 2022

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Lighthouse Holdings of NY, LLC for a Site Plan and are in response to the comments received from MHE dated July 15, 2022 and Planning Board comments received at the July 18, 2022 meeting:

The project is proposing to convert an existing agricultural building under Town Code Section 155-21 recyclable agricultural buildings.

Comment noted.

Site distance at the access drive should be identified.

Site distance has been added to the map.

An Ulster County Health Department approved Subsurface Sanitary Sewer Disposal System must be provided.

Applicant to provide copy.

The plan should address the need for an accessible parking space.

Waiting for applicant response.

The applicant's representatives are asked to identify whether any vehicle storage other than the passenger vehicles parking areas depicted are proposed.

A note was added indicating no vehicle storage is permitted over 48 hours in duration.

The change of use for recyclable agricultural buildings is a Special Use in the R-AG-1 Zoning District. A Public Hearing is required.

Comment noted.

Is there a right of way for shared use of the westerly access?

No right of way exists. A new driveway entrance will be constructed on the applicants property.

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