

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.**

S:\PROJECTS\8333\DOCUMENTS\8 4 2022 Response Memo Lighthouse.docx

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  
NYS GIS Association