

Town of Marlborough Planning Board Transmittal

Date: February 3, 2023

Client Name Terry & Laura Cuddy Our file # 12-220016

**Enclosed please the following in connection with the Two Lot Subdivision of lands of
Terence & Laura Cuddy.**

- Follow up memorandum dated Feb. 2, 2023
- Revised pg. 2 application (added email address)
- Revised Subdivision checklist
- UCHD permit to construct
- Letter from Highway Superintendent
- 8 map copies
- Email digital copy

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file #12-220016-00

DATE: February 02, 2023

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Terence and Laura Cuddy for a Two Lot Subdivision and are in response to the comments received from MHE Engineering dated December 19, 2022.

- 1. A profile of the proposed driveway should be provided to depict the percent of grade of the driveway. Grading for the driveway should be depicted along the property line to assure that any grading remains on the property.**

The applicant would like to share a driveway between Lot #1 and Lot #2 at this time. It is requested that an engineered driveway plan be required at the time of proposed construction of the driveway.

- 2. A line identified as underground utility easement passes through the proposed house location. This should be clarified. Information pertaining to the utility easement and who it is in favor of should be provided.**

The proposed house location has been revised to avoid the existing underground utility line that services the existing dwelling on Lot #1. A ten-foot-wide utility easement is proposed in favor of Lot #1 for the existing utility line.

- 3. Note #9 identifies Federal Jurisdictional Wetlands on the property. No wetland symbols exist on the property.**

There is only a very small area of Federal Jurisdictional Wetlands located at the southerly portion of the parcel as shown on the subdivision map which will not be impacted by the proposed development.

- 4. Highway Superintendents comments regrading driveway location should be received.**
Highway Superintendents comments are attached.

- 5. Ulster County Health Department approval for the subsurface sanitary disposal system is required.**
Ulster County Board of Health permit has been received and a copy is submitted herewith.

6. Numerous items on the checklist are blank and have not been provided. The applicant should request waivers for information not provided based on the checklist.

The checklist has been revised so there are not blank items. The applicant respectfully requests a waiver for all items that have been checked N/A as those items are not applicable to this two lot subdivision.

7. A public hearing for the subdivision is required.

A public hearing has been scheduled for February 06, 2023.

Additional revisions based on Planning Board discussion include:

Addition of site distance

Clarify the row of apple trees is not an apple right of way

Add architects email address to the Planning Board application

Thank you for your continued consideration of this application.

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memo-12-220016-00.docx

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition
of Brooks & Brooks Land Surveyors, P.C.**



BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING • PLANNING • GIS

Name of Surveyor: Patricia Brooks, L.S. - Control Point Associates, Inc.

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-691-7339 email - pbrooks@cpssurvey.com

Name of Engineer: Salvatore M. Cuciti, RA

Address of Engineer: Highland, NY

Telephone Number of Engineer 845-234-0978 email - sjcuciti@hotmail.com

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application:

To receive Planning Board approval for a two lot subdivision.

Description of Proposal:

Two lot subdivision of 13.32 acres. Proposed lot 1 will be 11.14 acres with an existing house, well, septic system and accessory sheds. Proposed lot 2 will be 2.18 acres with proposed houses, well and septic system.

Terence & Laura Cuddy
Applicant's Name

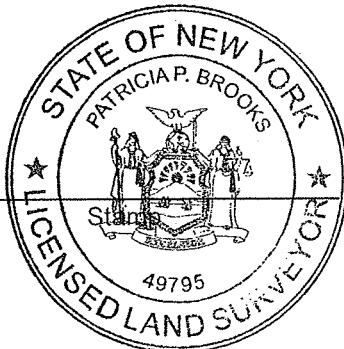
CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
 1. Completed Application
 2. Environmental Assessment Form (*May be obtained from Planning Board*)
 3. Letter of Agent Statement
 4. Application Fee (*Separate check from escrow fee*)
 5. Escrow Fee (*Separate check from application fee*)
 6. Copy of deed
 7. Completed checklist (*Automatic rejection of application without checklist*)
 8. Agricultural Data Statement (*if applicable*)
 9. Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
 1. Name and address of applicant
 2. Name and address of owner (*if different*)
 3. Subdivision name and location
 4. Tax Map Data (*Section-Block-Lot*)
 5. Location map at a scale of 1" = 2,000
 6. Zoning table showing what is required in the particular zone and what applicant is proposing.
 7. Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
 8. Date of plat preparation and/or plat revisions
 9. Scale the plat is drawn to (*Max 1" = 100'*)
 10. North Arrow

11. Surveyor's Certification
12. Surveyor's seal and signature
13. Name, SBL and acreage of adjoining owners
14. N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. N/A Flood plain boundaries
16. Federal Wetland Boundary
17. Metes and bounds of all lots
18. Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. Show existing or proposed easements (*note restrictions*)
20. Right of way width and Rights of Access and utility placement.
21. N/A Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. Number of lots including residual lot.
24. N/A Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. Applicable note pertaining to owners review and concurrence.
27. Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. 2 Foot Contours
30. Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.
32. The amount of grading expected or known to be required to bring the site to readiness.
33. Estimated or known cubic yards of material to be excavated.
34. Estimated or known cubic yards of fill required.
35. The amount of grading expected or known to be required to bring the site to readiness.
36. Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. Planning Board approval block 4" x 2"
39. Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. Sight distance of all intersections and driveways.
41. Ridgeline and steep slope notation.
42. Agricultural setbacks.
43. After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By:

Patricia P. Brooks
Licensed Professional

12-08-2022

Date

Revised 02-02-2023

() RENEWAL

ULSTER COUNTY DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH SERVICES
239 GOLDEN HILL LANE
KINGSTON, NY 12401

() FORMERLY:

PERMIT TO CONSTRUCT A WASTE DISPOSAL SYSTEM

THIS PERMIT IS ISSUED UNDER THE PROVISIONS OF ARTICLE VI, SECTION 6.4.0 OF THE ULSTER COUNTY SANITARY CODE. PERMITS ARE NON-TRANSFERABLE.

This Permit is Valid for a *Two Year* Period – Date of Issuance: 01/18/2023

1. APPLICANT

Terence A. & laura L. Cuddy

2. ADDRESS OF APPLICANT

50 Bailey's Gap Road
Highland, NY 12528

3. LOCATION OF PROJECT

50 Bailey's Gap Road

4. TOWNSHIP

Marlborough

5. TYPE OF OWNERSHIP

Single Family - 4 bedroom

6. TAX IDENTIFICATION NUMBER

Portion of 95.4-1-14

DESCRIPTION OF WORKS

INSTALLATION OF: System Type: In-Ground

Minimum separation of the absorption field 100 feet from well, (150 feet if seepage pit), 100 feet from a stream or water course, and 10 feet from the property line.

All systems shall be designed / constructed in conformance with all applicable rules and regulations.
(Appendix 75-A "Wastewater Treatment Standards – Individual Household Systems", latest revision and / or DEC Design Standards for Wastewater Treatment Works, latest revision.)

Well log to be submitted prior to final approval.

Well construction to be in accordance with Appendix 5-B, Standards for Water Wells, November 23, 2005.

The sewage system must be installed in accordance with the plans submitted by Salvatore Cociti and approved / accepted by this department on 01/18/2023.

A New York State Licensed P.E., Architect, or Exempt Land Surveyor must certify that the sewage system has been installed in accordance with the approved / accepted plan.

Carol M. Smith, MD, MPH
Commissioner of Health

22-406

CK

2014

Terence A. Cuddy, PE

cc: NYC WATERSHED - () Ashokan, () Delaware, () Rondout/Neversink
FULLY DELEGATED ()

Carol M. Smith, MD, MPH 1/18/23
JOINT REVIEW AND APPROVAL ()

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

January 25, 2023

Town of Marlborough Planning Board

Re: Cuddy Driveway Location Approval

I, John Alonge, Highway Superintendent for the Town of Marlborough, have conducted a site visit and witnessed the proposed driveway location for Lot 2 on the proposed subdivision currently before the board for Terence & Laura Cuddy. I have reviewed the location and current site conditions and find this to be an acceptable location for the driveway.

It should be understood that when the current owner of the parcel would like to construct the driveway, a driveway permit must be obtained from the Town of Marlborough Highway Department and all associated fees must be paid in full.

Respectfully submitted,


John Alonge
Town of Marlborough Highway Superintendent

JA/cm