

May 9, 2023

Planning Board  
Town of Marlborough  
21 Milton Turnpike  
Milton, NY 12547

Re: Redevelopment of Agricultural Building, Mohegan Farms LLC  
271 Milton Turnpike, Town of Marlborough, Ulster County, NY, SBL 95.4-3-12.200

Dear Chairman and Board Members,

For your review enclosed please find a Preliminary Conceptual Site Plan Application package for the above referenced site and proposal related to the redevelopment of an existing, vacant, agricultural building for non-agricultural warehousing/storage (along with flash drive). The packet includes:

- Preliminary Conceptual Site Plan Application with
  - Check list
  - Letter of Agent Statement
  - Disclaimer Form
  - Check for Escrow fee in the amount of \$300.00
  - Area Location Map
  - Photographs of site and building
- Short Environmental Assessment Form Part 1
- Site Map Sketch

The site is approximately 0.52 acre in size with ±160-feet of frontage on and access from Milton Turnpike and contains a ±5,250 sq.ft. building/barn. The existing building had formerly been utilized as an accessory agricultural storage/cold storage building. This parcel has since been subdivided/separated from the adjacent agricultural properties and is primarily vacant at this time. There is not a well/water supply and/or sanitary facilities on site.

The proposal includes redevelopment of the site and building with a change of use to non-agricultural warehousing/storage facility (related to Zoning Code 155-21 Recyclable agricultural buildings). The building will be renovated as needed to provide safe access and conditions to house the proposed use. This proposal will not include the installation of plumbing and/or any residential/living spaces. The site is a pre-existing nonconforming lot and contains less than the current required lot area and more than the current required maximum building coverage area.

We hope you find this information satisfactory for scheduling for review at the June 5<sup>th</sup> Planning Board meeting. If you should have any questions, require any additional information, or any additional fees, please contact our office. Thank you for your attention to this matter.

Sincerely,

*Nadine D. Carney*  
Nadine D. Carney  
Peak Engineering, PLLC

Conceptual Site Plan Application  
Redevelopment at 271 Milton Turnpike, Town of Marlborough, SBL 95.4-3-12.200



LOOKING SOUTH-EASTERLY FROM MILTON TURNPIKE AT FRONT OF BUILDING



LOOKING NORTH-WESTERLY FROM REAR YARD AT REAR OF BUILDING