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Town of Marlborough Planning Board Transmittal

Submittal Date: July 7, 2023

Client Name Zelda Matilda, Inc.

cpa file # 12-230167

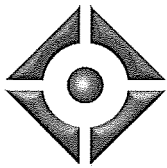
Attached please find the following items regarding this Site Plan Application.

- Follow-up memo
- 10 - Sketch maps

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

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MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Site Plan Prepared for Zelda Matilda, Inc. Our file #12-230167-00

DATE: July 06, 2023

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Zelda Matilda, Inc. for a Recyclable agricultural building and are in response to the comments received from MHE Engineering dated June 02, 2023.

1. The project is proposing a recycled use of a former agricultural building.

Comment noted.

2. The term Building, Recyclable Agriculture identifies "a structure, such as a barn, packing house or cooler, used previously for accessory agricultural purposes which purpose is no longer economically viable. Such building may be recycled, ie. converted to a permitted, accessory or Special Permit use in the zoning district of its location subject to meeting standards set forth elsewhere in this chapter, to be classified as recyclable such building shall have a minimum floor area of 2,500 square feet, had served its prior use for a minimum of 10 years, be certified for appropriateness for its proposed use by the Building Inspector and shall receive Site Plan and Environmental Review Approval from the Planning Board." Status of the certification from the Building Inspector should be addressed.

The building inspector has visited the site and reviewed the building with the prospective purchaser. He requested the storage container to be removed and that has been noted on the site plan map. We will obtain a certificate of appropriateness from the Code Enforcement Officer.

3. Access to the site off of Mahoney Road should be further evaluated. The access is located in close proximity to the Milton Crossroad intersection. A more defined access road should be provided.

The proposed access area is proposed to be reduced from 100 feet in width to 70 feet in width to provide a more defined entrance, while still providing adequate access to the loading area and the rear of the building.

4. Black top is identified as to be refurbished. Details of the proposed black topping should be provided.

The proposed purchaser has determined that the existing blacktop is satisfactory for his use at this time so the note has been removed from the map.

5. A note should be added to the plans stating that no other structures on the site are currently under review or approval.

A note has been added to the plan as requested.

6. The Ulster County Parcel website identifies the existing structure as a Cooler.

Comment noted. The most recent use was a fruit juice bottling and distribution facility.

7. Recycled agricultural buildings are a Special Use in the RAG-1 Zoning District. A Public Hearing is required for Special Use.

A public hearing is scheduled for July 17th, and the project is scheduled to be reviewed by the Ulster County Planning Board on July 12th.

8. Provide sight distance at the access road.

Site distance has been added to the map, and the Ulster County Department of Public Works has been contacted for comment.

9. Detail parking striping.

A detail for parking striping has been added to the map.

10. Accessible parking spot should be included on the Site Plan.

An accessible parking spot has been added to the plans.

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