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## **Town of Marlborough Planning Board Transmittal**

Submittal Date: August 10, 2023

Client Name Lynn Faurie and Barbara Masterson

cpa file # 12-230087

Attached please find the following items regarding this  
Two Lot Subdivision Application.

- Follow up memo from Patricia P. Brooks, LS dated: August 8, 2023 in response to comments received from MHE Engineering: dated: July 13, 2023.
- 10 map prints last revised August 9, 2023.

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Subdivision of Land of Lynn Faurie & Barbara Masterson Our file #12-230087-00

DATE: August 8, 2023

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The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Subdivision of Lands of Lynn Faurie & Barbara Masterson and are in response to the comments from MHE Engineering dated July 13, 2023.

1. This project is a two-lot subdivision of a parcel of property which is currently bisected by Old Indian Road, a Town road. Lot geometry is determined by existing lot boundaries and the highway right-of-way.

**Comment noted.**

2. No new construction is proposed. Each of the lots contains an existing structure. Lot #2 has a pre-existing non-conformity which does not get any more non-conforming by the subdivision.

**Comment noted.**

3. Existing driveways are to be utilized for access to the two residential structures. An existing farm lane is also present for the balance 28.88 parcel.

**Comment noted.**

4. A note on the plan identifies that the wellhouse provides potable water for each of the two proposed lots. The applicants are requested to investigate whether a new well is required to service Lot #1. In the alternative, a binding easement/Access Agreement acceptable to the Planning Board Attorney must be executed and filed with the Subdivision Map. Operation and maintenance of a shared well on a separate parcel of property can become very problematic should issues with the well arise, and/or access and maintenance of the well become an issue.

**The clients attorney is drafting a binding easement which will be supplied to the Planning Board for review. A note has been added to the map stating a new well will be drilled on Lot 1 upon the separation of ownership between Lots 1 & 2.**

5. Location of the sanitary sewer disposal system serving each of the lots should be identified on the plans.

**The approximate location of the sanitary disposal system for the existing residence on the southerly side of the road has been shown. The sewer disposal system on the northerly side of the road for the former labor housing building is no longer in service, but ample area is available for construction of a**

**system if a residence is ever constructed. The Ulster County Soil survey indicates a well drained Bath-Nassau complex in this area.**

6. A public hearing for the subdivision will be required.

**The public hearing is scheduled for August 21, 2023.**

**Additionally, the house labeled on the northerly side of Old Indian Road has been corrected to a barn.**

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