

Town of Marlborough Planning Board Transmittal

Submittal Date: August 10, 2023

Client Name Caroline P. & Steven R. Santini cpa file # 12-220083

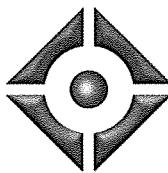
Attached please find the following items regarding this Subdivision Application.

- Follow up memo from Patricia P. Brooks, LS dated: August 10, 2023 in response to comments received from MHE Engineering: dated: July 13, 2023.
- Letter from John Alonge – Highway Superintendent dated: July 24, 2023.
- Letter from Chief Erick Masten – Marlboro Hose Comapany No. 1, no date.
- 10 map prints

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**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



MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Santini Subdivision. Our file #12-220083-00

DATE: August 10, 2023

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Caroline and Steven Santini for a three lot subdivision and are in response to the comments received from MHE Engineering dated July 13, 2023.

1. The applicants are requesting a waiver of topography on the portions of the subdivision. No new construction is proposed.

A combination of field topography and lidar topography has been added to the map. A new dwelling is proposed on Lot 3.

2. It is requested the applicants confirm that the identified campers on proposed Lot #3 are not being utilized as a residence.

The campers are not used as residences.

3. The Highway Superintendent's comments on the driveway to Lot #3 from Mt. Zion Road should be evaluated. Sight distance is identified at 177 feet, which is less than required for a 30mph road.

The highway superintendent has reviewed and approved the driveway and written confirmation is forthcoming.

4. The Bulk Table should be completed for each of the lots.

The bulk table has been completed for this project.

5. The use of Lot #3 should be identified. Gravel, stock piles, planted berms and gravel areas are depicted.

The items noted are remnants of the previous landscaping business which was removed from the site. Lot 3 will be utilized as a residential building lot.

6. A Public Hearing will be required once the application is deemed complete.

We respectfully request a public hearing to be scheduled for the next available agenda.

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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

July 24, 2023

Planning Board

In regard to #229 Mt. Zion Road: SBL 102.3-2-15 Lot 3 Subdivision.

As requested I met with Mr. Santini at that location. The driveway has safe, suitable sight distance. He agreed to dig out the entrance and pave a 20' apron.

Respectfully,

A handwritten signature in black ink that reads "John Alonge". The signature is fluid and cursive, with "John" on the top line and "Alonge" on the bottom line.

*John Alonge
Highway Superintendent*

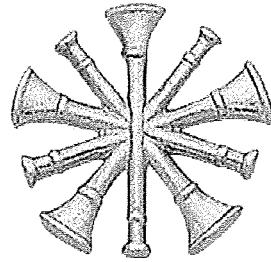
JA/cm

cc: Patricia Brooks, pbrooks@cpasurvey.com



Marlboro Hose Company No. 1

Office of the Fire Chief
Chief Erick Masten
PO Box 223
Marlboro, New York 12542
Chief@Marlboroughfd.org
(845) 236-7453



To the Town of Marlborough Planning Board,

I am writing this letter in relation to the Santini subdivision at 229 Mt. Zion Road. Mr. Santini is aware that the driveway will require regular maintenance to ensure suitability for emergency vehicle access and has indicated that he will maintain the driveway as needed to accommodate that necessity. Please feel free to contact me with any questions or concerns. Thank you for your time and consideration.

Respectfully,

Chief Erick Masten