

August 25, 2023

Mr. Chris Brand, Chair
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

RE: Jones Sub-division
Orange St
SBL 108.4-6-29.110

Please see revised maps for the proposed Jones Sub-division. Comments received from MHE Engineering dated 7/13/23 have been reviewed and incorporated as detailed below.

It should be noted that the project has been changed to a proposed 4 lot sub-division rather than the 5 lot initially proposed.

1. The extension of Orange and Orchard Street must be constructed as Town roads.
Orange Street extension is proposed as a minor town road.
2. Sewer and water line extensions are required. Shared sewer utilities are currently being proposed. An extension of the Town's sewer main is required. A common use of sanitary sewer lines is not permitted.
Sewer and water main extensions have been proposed on Orange St extension
3. Lot #5 and the parent lot will not have frontage on a Town roadway. A 280a issue would be created.
Lot #5 has been removed
4. Lot #3 appears to connect to a sanitary sewer manhole which is located on an adjoining lot. Similar comment for the water line serving Lot #3 appears to cross an adjoining lot.
Laterals have been relocated
5. The location of the utilities serving the residents on Tax Lot 23 should be depicted.
Utility locations added
6. The 50 foot right-of-way in favor of Tax Lot 22 should be reviewed by the Planning Board Attorney as the current lot layout does not depict it to Lot 22.
Map note revised to show ROW in favor of Lot 23
7. Rims and inverts for all existing piping should be depicted.
Added
8. The applicants are requested to confirm whether the lots are within the existing sewer and water districts.
Proposed lots and water/sewer main and laterals have been conceptually reviewed with water/sewer department.
9. The building envelopes for Lot #1 and 3 is for road purposes. Setbacks should appear to enter the paper street which be taken from the right-of-way.

Setback lines revised

10. Legend should include all symbols on the plans.

Legend updated

11. Limits of disturbance should be depicted on all future plans.

Limits of disturbance added

12. The EAF submitted identifies the project has potential for Cultural and Archeological Resources. Project should be submitted to the Office of Parks, Recreation Historic Preservation for review.

Site has been researched on Cultural Resource Information System, It appears to be flagged due to proximity to the DuBois-Sarles Octagon located on Grand St as building listed on the National Register

David Feeney