

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.

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