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Highland, NY 12528
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MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Santini Subdivision. Our file #12-220083-00
DATE: September 22, 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 discussions with the Planning Board on September 18, 2023.

Board of Health approval has been obtained for proposed Lot #3.

A proposed house, well and septic system have been depicted on Lot #3.

A letter has been obtained from the building department, copy attached.

Thank you for your continued review of this project.

**ULSTER COUNTY DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH SERVICES
239 GOLDEN HILL LANE
KINGSTON, NY 12401**

PERMIT TO CONSTRUCT A WASTE DISPOSAL SYSTEM

This Permit is Valid for a *Two Year* Period – Date of Issuance: 08/22/2023

227 Mt. Zion Road
Marlboro, NY 12542

Marlborough

102.3-2-15

JOINT REVIEW AND APPROVAL ()

JOINT REVIEW AND APPROVAL ()

By applying for this permit the applicant accepts and agrees to abide and conform with the following:

1. THAT the facilities shall be fully constructed and completed in compliance with the engineering report, plans and specifications as approved.
2. THAT the construction permit shall be maintained on file by the permittee.
3. COMPLIANCE with City, Village or Township ordinances and/or regulations.
4. THAT the permit is revocable or subject to modification or change pursuant to Article XIII, Section 1 of the Ulster County Sanitary Code.
5. THAT the construction of the facilities shall be under the supervision of a person or firm qualified to practice professional engineering in the State of New York under the Education Law of the State of New York, whenever engineering services are required by such law for such purposes.
6. THAT all facilities are under the supervision of a professional engineer he shall certify to the Department and to the permittee that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the approved engineering reports, plans, specifications and permit.
7. THAT the sewage disposal system be inspected by a member of the Ulster County Department of Health prior to back-filling.
8. THAT the facilities shall not be placed in operation until construction has been completed and an operation permit has been issued, or unless ordered to be operated by the Commissioner or by a Court.

Received and approved 8/22/2023
for the Ulster County Health Department

Carol M. Smith, MD, MPH 8/22/23
Public Health Director
Carol M. Smith, MD, MPH
Commissioner of Health

Recommended for Approval

Bryan Collins
Township Board, PE

PROPOSED SEPTIC SYSTEM

FOR

CAROLINE & STEVEN SANTINI

279 MT. ZION ROAD
MARLBORO, NEW YORK

TOWN OF MARLBOROUGH
102.3-2-15

ULSTER COUNTY



PROPOSED SEPTIC SYSTEM CAROLINE & STEVEN SANTINI 229 MT. ZION ROAD MARLBORO, NEW YORK TOWN OF MARLBOROUGH 102.3-2-15		SCALE AS SPECIFIED	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW FALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@ptm.net	DATE 8/8/2023	1
		DRAWN BY LSD		REVISED	
		APPROVED LSD		DRAWING	TITLE

PERCOLATION TEST RESULTS 8/5/2023

HOLE	DEPTH	SOIL TYPE	SOAKED	TEST RESULT
PH 1	24"	SAND & GRAVEL	YES	STAB @ 5 MIN
PH 2	24"	SAND & GRAVEL	YES	STAB @ 4 MIN

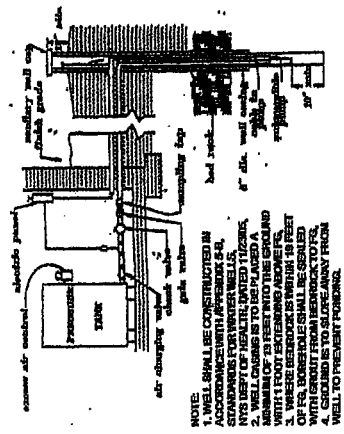
DEEP HOLE TEST RESULTS 8/11/2023

DH 1	0" TO 12"	SAND & GRAVEL	NO BEDROCK	NO WATER	NO MOTTILING
DH 2	0" TO 12"	SAND & GRAVEL	NO BEDROCK	NO WATER	NO MOTTILING

AN ENGINEER'S CONSTRUCTION CERTIFICATE IS TO BE SUBMITTED TO THE ULSTER COUNTY HEALTH DEPARTMENT PRIOR TO FINAL CONSTRUCTION APPROVAL

THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED SEPTIC FIELD. THERE ARE NO EXISTING SEPTIC FIELDS WITHIN 100' OF THE PROPOSED WELL

BASED UPON THE SOIL INFORMATION, A TRENCH INFILTRATOR SYSTEM IS DESIGNED BASED UPON AN APPLICATION RATE OF 1.20 GALLON PER DAY PER SQ. FT.

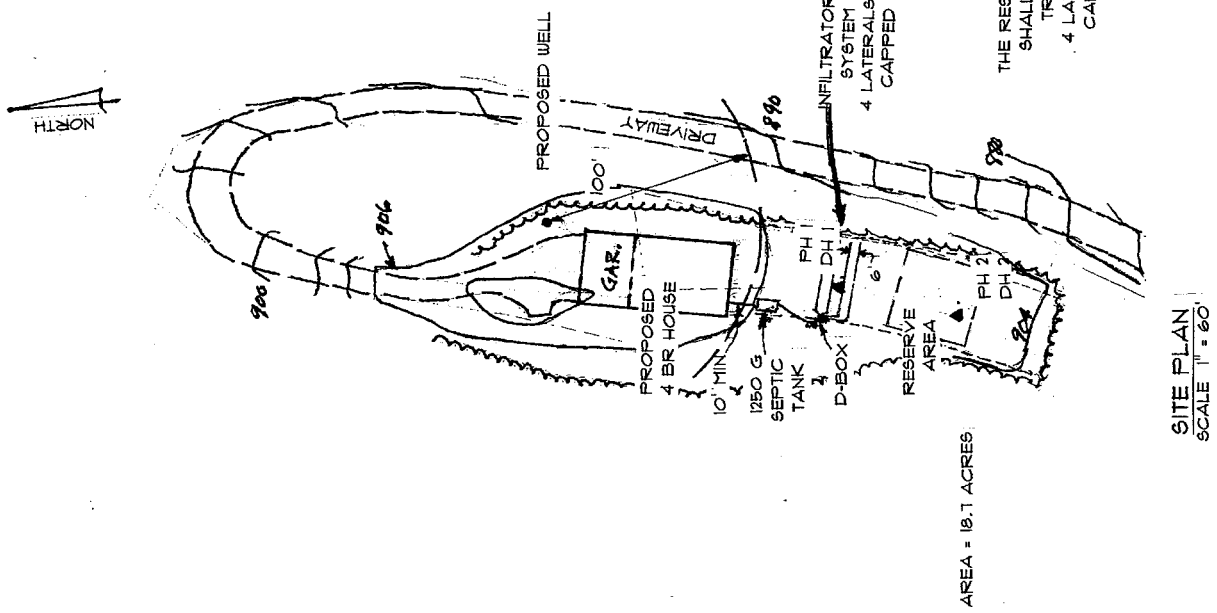


TYPICAL WELL DETAIL
(NOT TO SCALE)

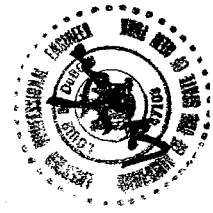
HOLE	DEPTH	SOIL TYPE	SOAKED	TEST RESULT
PH 1	24"	SAND & GRAVEL	YES	STAB @ 5 MIN
PH 2	24"	SAND & GRAVEL	YES	STAB @ 4 MIN

SCALE AS SPECIFIED DRAIN BY L&D APPROVED L&D Louis S. Dubois, P.E. NEW PALM, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louis@lsoptimum.net		CAROLINE & STEVEN SANTINI 229 MT. ZION ROAD MARLBORO, NEW YORK TOWN OF MARLBOROUGH 10232-2-15
DATE 8/8/2023 REVISED DRAWING	LOCATION PLAN	

2



THE RESERVE SYSTEM DESIGN SHALL BE A INFILTRATOR TRENCH SYSTEM 4 LATERALS @ 36'(35') LF CAPPED AT ENDS



TOWN OF MARLBOROUGH
PO Box 305 Milton NY 12547
“ Heart Of the Hudson Valley Fruit Section”
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406 Ext. # 7
FAX NO. 795-6171

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

September 20 2023

Re: Santini Subdivision
219-229 Mt. Zion Road
Marlboro New York 12542

S.B.L. : 102.3-2-15

To Whom it May Concern

This letter is to address Town of Marlborough planning board concerns on the above property being located in the Town of Marlborough Ridgeline.

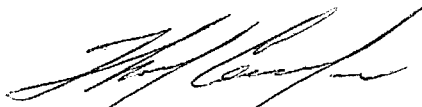
I did confirm that the property located at 219-229 Mt. Zion Road , Marlboro, NY is in the ridgeline.

With that said I did a inspection of the site on September 20, 2023 and the location of the home and the septic area, as presented to me, is in a area I find to have a slope of less that 15%.

In accordance to Town code section 155-41.1 (c) *Construction control limitations* (attached) I find the area shown to me as a acceptable area for a new home construction.

Any questions or concerns please do not hesitate to contact me

Thank You.



Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer
Zoning Officer

Town of Marlborough, NY
Tuesday, September 19, 2023

Chapter 155. Zoning

Article IX. Administration and Enforcement

§ 155-41.1. Ridgeline and steep slope protection.

[Added 10-11-2005 by L.L. No. 5-2005]

A. Statement of purpose.

(1) It is the express purpose of this section to provide special qualitative and quantitative development controls for all lands located within the Town that have present within their boundaries topographical conditions, hereinafter defined as "steep slopes and ridgelines."

(2) Effective and reasonable application of these regulations will protect the health, safety and welfare of the citizens of the Town and is consistent with the Town of Marlborough Comprehensive Plan^[1].

[1] *Editor's Note: This plan is on file in the Town offices.*

(3) The ridgeline protection area is defined as the area on the map known as the "Town of Marlborough Ridgeline Protection Map,"^[2] adopted with this code, and any subsequent amendments. The ridgeline of the Town of Marlborough shall be generally viewed as the high points of the ridge commonly known as the "Marlborough Mountains" as viewed from the east in a westerly direction.

[2] *Editor's Note: This map is on file in the Town offices.*

B. Applicability. The requirements, guidelines and controls promulgated under this section shall be applicable to all properties within all zone districts situated in the Town in their existing physical state or condition as of the date of the passage of this section.

(1) The term "Town Engineer" shall include the Planning Board Engineer by definition.

(2) No lot shall be created by subdivision or other means which, by its creation, would result in a separate lot that cannot meet the following provisions for steep slope regulation or ridgeline protection as hereafter delineated.

C. Construction control limitations. Disturbance of steep slopes shall be limited to the following based on indicated slopes:

Slopes	Permitted Activity
Less than 15%	All activities
15% to 25%	All activities, subject to review and approval of individual grading plans
More than 25%	No disturbance permitted other than hereafter provided

D. Exception. The above construction control limitations for steep slopes are not applicable for

isolated steep slopes with an area of a total of 10,000 square feet or less for the application under consideration.

- E. Lot grading/driveway/drainage plans. For all lots with proposed disturbance of a 15% to 25% steep slope area, a lot grading, driveway, and/or drainage plans shall be approved by the Town Engineer prior to the issuance of subdivision approval or a building permit. Said plan shall include, but not be limited to, existing and proposed contours, limits of soil clearing and/or disturbance, construction details, soil erosion, sedimentation control measures and drainage calculations and, where required by the other sections of the Code of the Town of Marlborough and/or Town Engineer, stormwater control measures. The Town Engineer may require additional information to make a determination of both applicability of steep slope and ridgeline protection as well as uphold the intent of this chapter.
- (1) No soil shall be excavated, removed, deposited or disturbed except as a result of, and in accordance with, a lot grading plan approved under the terms of this chapter.
 - (2) Proposed disturbance of soil shall be for purposes consistent with the intent of this chapter.
 - (3) Provision shall be made for the proper disposition of surface water runoff so that it will not create unstable conditions.
 - (4) Provision shall be made for any structural or protective measures that proposed slopes may require for the protection of the public safety, including, but not limited to, retaining walls, guide rails, headwalls, and fences.
 - (5) Buffers of undisturbed land shall be maintained between adjoining properties to the extent practicable as determined by the Town Engineer.
 - (6) Should, in the opinion of the Town Engineer, application of these provisions render a lot that existed at the time this Code is adopted unbuildable, application of these regulations may be modified by the Town Engineer to preserve an allowable use of land with the intent that these provisions be applied to the greatest reasonable extent.
- F. Ridgeline protection requirements.
- (1) Applicability, review of plans; compliance. The requirements, guidelines and controls promulgated under this section shall be applicable to site plan and subdivision applications and building permits of new buildings. The Planning Board or Zoning Board of Appeals, as the case may be, shall review all plans submitted under this section as part of any application for site plan, subdivision or variance approval.
 - (2) Applicants shall submit for a determination whether the ridgelines depicted on a map entitled "Marlborough Ridgeline Protection Map" adopted upon the passage of this section is within 100 feet of the property which is the subject of the application for review and approval by the appropriate agency. Said map is intended as a guideline and is subject to further clarification by the Town Engineer for each property which may be affected. The applicant shall depict all ridgelines as shown on said map which are on or within 100 feet of said applicant's property. The map is intended to depict the ridgelines occurring in the Town at a USGS elevation of 750 feet or greater [in North American DATUM 1927 (NAD27)].
 - (3) The determination of the presence of the ridgelines above mentioned shall be done on a map provided by the applicant with topography depicted at two-foot contour intervals.
 - (4) Applicants for construction on properties to which this section applies shall demonstrate to the reviewing board or Town Engineer, as the case may be, that the proposed buildings or structures will not extend above the predominant treeline. No structure that is the subject of this section shall be located closer than 50 feet in elevation to the ridgeline affected by the application, as determined by the Town Engineer.
 - (a) If, in the Town Engineer's opinion, such requirements would render an existing lot

unbuildable, the Town Engineer may recommend the issuance of, and the Building Department may issue, a construction permit for an existing lot of record which does not meet the requirements of this section upon his determination that no suitable conforming location is available.

- (b) There shall be no disturbance within this fifty-foot area except for access driveways when said driveway cannot be reasonably located outside the fifty-foot area.
- (5) Development should be sited behind or below visual barriers such as trees, ridgelines and other topographic features. The height and location of development shall not alter the views of, and from, the natural ridgeline.
- (6) No agricultural activity, as defined in the Code of the Town of Marlborough, Chapter **115**, Right to Farm, shall be impeded by the adoption of this section.
- G. Violations; penalties for offenses.
 - (1) Violation of any approvals or permits given under this section shall result in an immediate work stoppage, other than to protect life, limb and property. Work shall not resume until such violation(s) has been remedied or mitigation is authorized by the agency which issued the permit or approval.
 - (2) Violations of this subsection shall be prosecuted pursuant to any relevant provisions in the Town Code, Town or state law.
- H. Minor changes. The Town Engineer may approve minor changes to approved plans or permits if, in the opinion of the Town Engineer, such minor changes do not affect the intent or substance of said approval or permit.
- I. This section shall be effective for all applications for permits, subdivision or other applicable actions filed after the date of adoption by the Town Board.