

October 6, 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 8/30/23 have been reviewed and incorporated as detailed below.

It should be noted that the project has been changed to a proposed 3 lot sub-division rather than the 5 lot initially proposed.

1. The proposed Town road extension at Orange Street must comply with Town Road Specifications 134-16E, requiring a circular turn-around with a minimum right-of-way radius of 66 feet and a pavement radius of 50 feet shall be provided at the end of permanent dead-end streets.
Town road extension has been removed. Shared common driveway to be used for access to Lots 1 & 2 per Owner discussions with Pat Hines
2. Section 130-12D requires curbing on all proposed roadways in the R Zoning District.
No longer applicable
3. Section 130-12E requires the installation of sidewalks on Town roadways.
No longer applicable
4. A watermain Extension Plan and Report should be provided with a plan depicting the profile of the watermain extension.
Watermain extension has been removed
5. A hydrant should be proposed at the terminus of the proposed watermain extension.
No longer applicable
6. Further detail of the water service connection for Lot #3 must be provided. Connection at a hydrant is not permitted.
Water connection relocated
7. Finish floor elevation for all proposed structures should be depicted on the plans.
Added
8. The existing sanitary lateral for Lot #1 should be depicted on the plans.
Added

9. The sanitary sewer extension requires NYSDEC approval.
No longer applicable

10. The watermain extension requires Ulster County Health Dept. approval.
No longer applicable

11. The Town of Marlborough Stormwater Regulations require the implementation of a Soil Erosion Sediment Control Plan for all projects which disturb greater than 10,000 square feet.
DEC Residential lot ESC added

12. It is recommended the project obtain coverage under the NYSDEC SPDES Stormwater Construction Permit, as disturbance of the project currently is identified as just under one acre . The actual house locations could be modified to increase disturbance on the lots.
Disturbance significantly reduced with no private road construction and elimination of lot.

13. Information pertaining to the lot right-of-way in favor of Tax Map 108.4, Block 6, Lot 23, should be provided.
ROW Attached

14. The proposed common driveway and private road note on Sheet 104 should be appropriately modified as no private road is proposed. Information pertaining to the common driveway Maintenance Agreement must be submitted for the Planning Board Attorney's review. Any rights for Tax Lot #23 should be identified.
Notes revised, Maintenance agreement to be prepared by Owner's Attorney and submitted for review.

15. The connections for proposed Lot #2 & 4 appear to be at a sanitary manhole. Connections should be made downgradient of the sanitary manhole utilizing tapping saddles.
Sewer extension eliminated. Tie in to existing sewer main.

16. The Township name should be spelled Marlborough in all locations on the plans.
Revised

17. The typical trench detail for roadways identifies 3 inch asphalt concrete binder. Binder and top course should be provided for all trench repairs.
Top course added

18. A profile for water and sewer main extensions as well as the Town roadway should be provided.
No longer applicable

19. Proposed Lots 1 and 4 do not meet minimum lot depth.
Lot sizes ammended

20. Response to previous Comment #8- the applicants are requested to confirm whether lots are within the existing sewer and water districts. Cover letter identifies a response which states "proposed lots and water/sewer main and laterals have been conceptually reviewed with the Water Department". This does not address the comment.

Per Assessor, lots will be in water and sewer district

David Feeney