

**MARLBOROUGH PLANNING BOARD**  
**TOWN OF MARLBOROUGH**  
**21 Milton Turnpike - P. O. Box 305**  
**Milton, NY 12542**  
**Telephone: (845) 795-6167 Fax: (845) 795-2031**

Date: January 11, 2024

Attn: Town of Marlborough  
Zoning Board of Appeals

Please be advised the Town of Marlborough Planning Board referred the following application to the Zoning Board of Appeals at their meeting on.

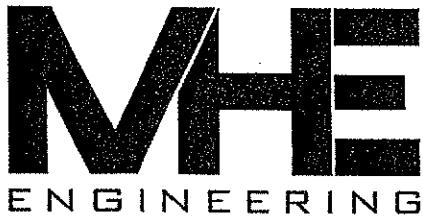
**NAME:** Frances Fremgen  
**ADDRESS:** Clarks Lane, Milton, NY 12547  
**SBL #:** 102.2-3-13.100  
**Lot Line Revision**  
**Planning Board File No.:** 23-1031

**Revised Bulk Table should identify required Zoning Variances**

**Parcel A:** will contain less than one acre of property, has less than the minimum front yard setback, less than minimum required side yards. If further Bulk deficiencies may be identified once the Bulk Tables are updated.

If you need any additional information, please feel free to contact me.

Jen Flynn  
Planning Board Secretary



File  
2BA.

**TOWN OF MARLBOROUGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT:** FRANCIES FREMGEN- SIMPLE 2 LOT LOT LINE CHANGE  
**PROJECT NO.:** 23-35  
**PROJECT LOCATION:** SECTION 102.2, BLOCK 3, LOT 13.100/CLARKS LANE  
**REVIEW DATE:** 29 DECEMBER 2023  
**MEETING DATE:** 2 JANUARY 2024  
**PROJECT REPRESENTATIVE:** SPENCER S. HALL, LAND SURVEYOR

1. The application should identify both lots which are involved in the lot line change. Only one lot is identified on the application.
2. Bulk Table should depict existing and proposed conditions for each of the lots.
3. Zoning Variances are required. Revised Bulk Table should identify required Zoning Variances. Parcel A will contain less than one acre of property, has less than the minimum front yard setback, less than the minimum required side yards. If further Bulk deficiencies may be identified once the Bulk Tables are updated.
4. The plus or minus symbol should be taken off the one acre on Parcel B. square footage of the lot should be identified for lots less than one acre.
5. Location of the existing sanitary sewer disposal system serving the residence on Lot A should be depicted.
6. The application identifies that the number of acres for each lot is one acre and the proposed number of acres is one acre. This should be further clarified.
7. Numerous waivers are requested. Planning Board should discuss any requested waivers.

Respectfully submitted,  
**MHE Engineering, D.P.C.**

A handwritten signature in black ink that appears to read "Patrick J. Hines".

Patrick J. Hines  
Principal  
PJH/kbw

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com