

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
2 B.A.

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

PROJECT: FRANCIS 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 cursive script, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kbw

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