

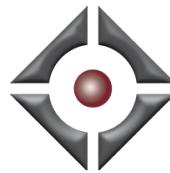
## **Town of Marlborough Planning Board Transmittal**

Submittal Date: August 9, 2024

Client Name Fred & Sharon Wilklow

CPA file # 12-230647-00

- **Response memo dated August 9, 2024**
- **ZBA approval letter dated August 8, 2024**
- **Water Line Easement to be supplied**
- **10 revised map prints**
- **E-mailed PDF application package/map**



MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Subdivision of Land of Wilklow Our file #12-230647-00

DATE: August 9, 2024

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The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Subdivision of Lands of Wilklow and are in response to the comments from MHE Engineering dated May 31, 2024.

1. The project involves a 2-lot subdivision of a 20 +/- acre parcel containing existing structures. The intent of the subdivision is to subdivide off a single- family residential structure from the farm operation.  
**Comment noted.**
2. The location of any wells servicing the parcels should be identified.  
**The singular well is shown on the plans**
3. A zoning variance from Section 155-52(C) regarding agricultural buffer s is required for Lot.  
**A zoning variance was granted August 8, 2024 and has been noted on the map.**
4. The applicants are requesting a waiver of a complete survey of the 20-acre parcel. A deed plot and topography has been provided at a 1-inch equals 200 scale.  
**The waiver was granted at the June 03, 2024 Planning Board meeting.**
5. Note 8 identifies that the house on Lot 1 is served by a well on Lot 2. It is recommended that a new well be installed to serve the proposed residential lot or appropriate easements, covenants, and legal documents acceptable to the Planning Board Attorney be filed to allow the shared well to continue. This office recommends a new well to be installed in compliance with applicable regulations.  
**The proposed easement is included in this submission.**

Thank you for your continued review of this project.

O:\Surveys\2023\12-230647-00-Wilklow-BaileysGapRd-Marlboro-NY-PPB\CORRESPONDENCE\PLANNING\2024-08-09-Wilklow-follow up memo.docx

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition  
of Brooks & Brooks Land Surveyors, P.C.**

Town of Marlborough Zoning Board of Appeals  
21 Milton Turnpike / PO Box 305  
Milton, NY 12547  
Tel# 845-795-6167 x 118  
Fax# 845-795-2031

DATE: August 8, 2024

Fred & Sharon Wilklow  
341 Pancake Hollow Rd  
Highland NY 12528

Dear Mr. & Mrs Wilklow,

Please be advised that on **August 8, 2024** this board has granted your request for:

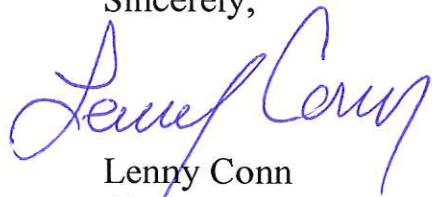
Agricultural Buffer of 30.3'

This matter is regarding parcel# **95.4-1-15**

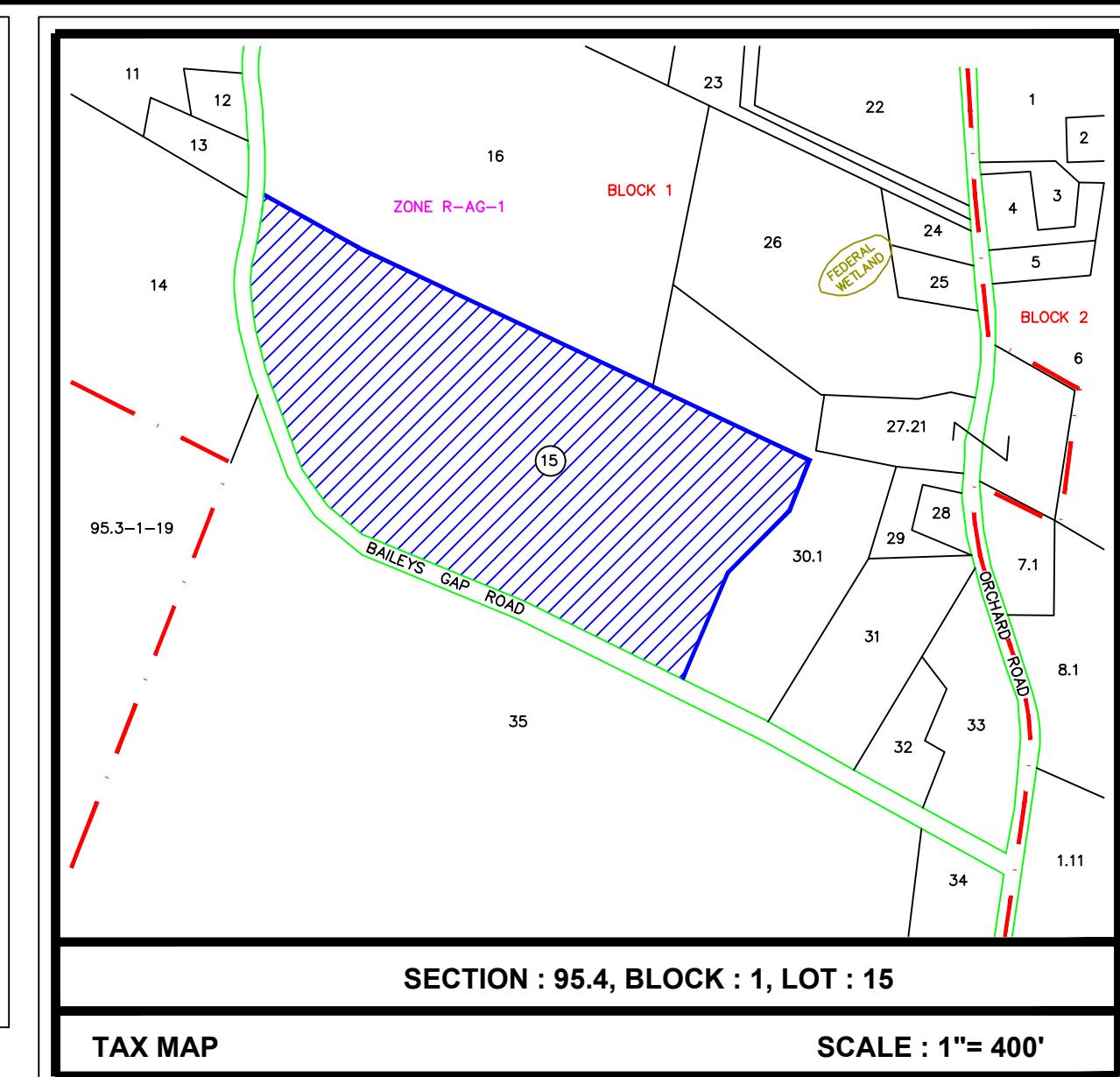
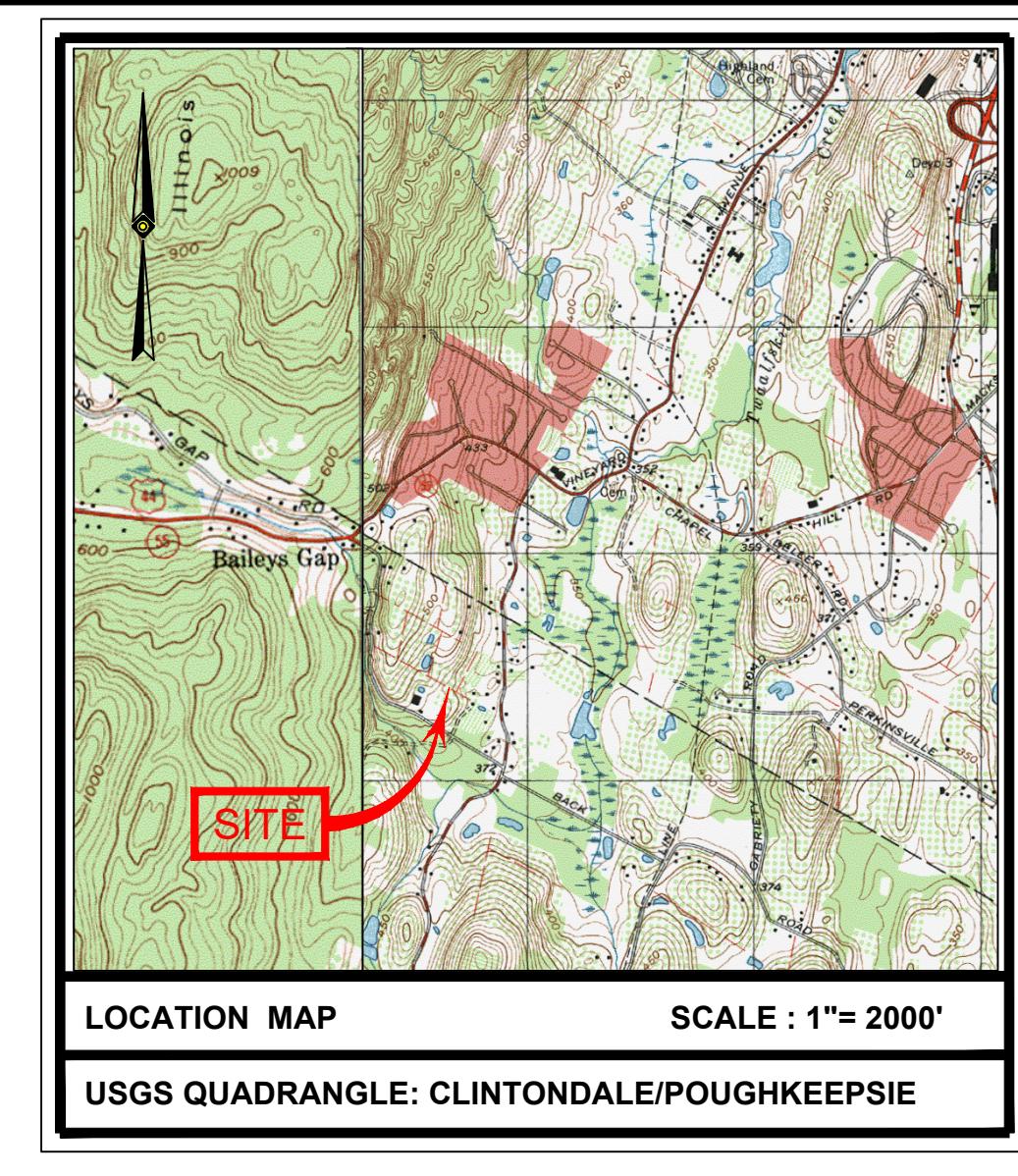
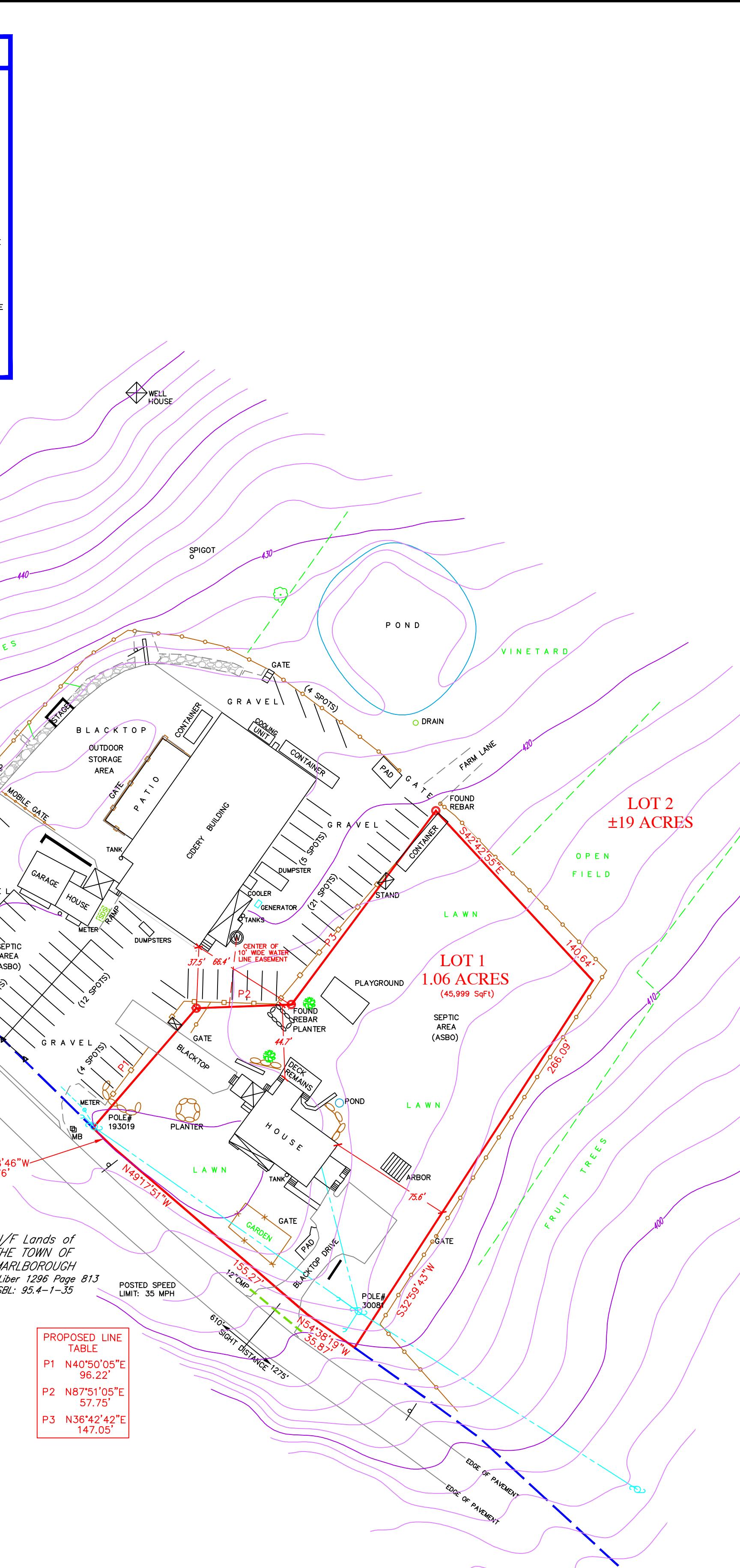
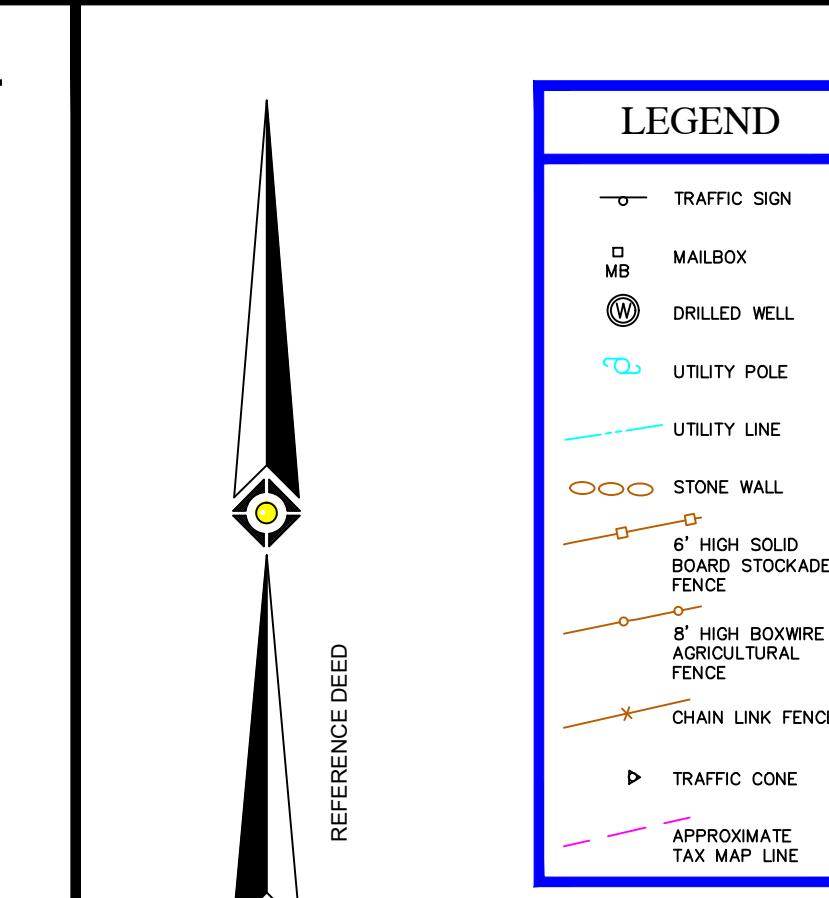
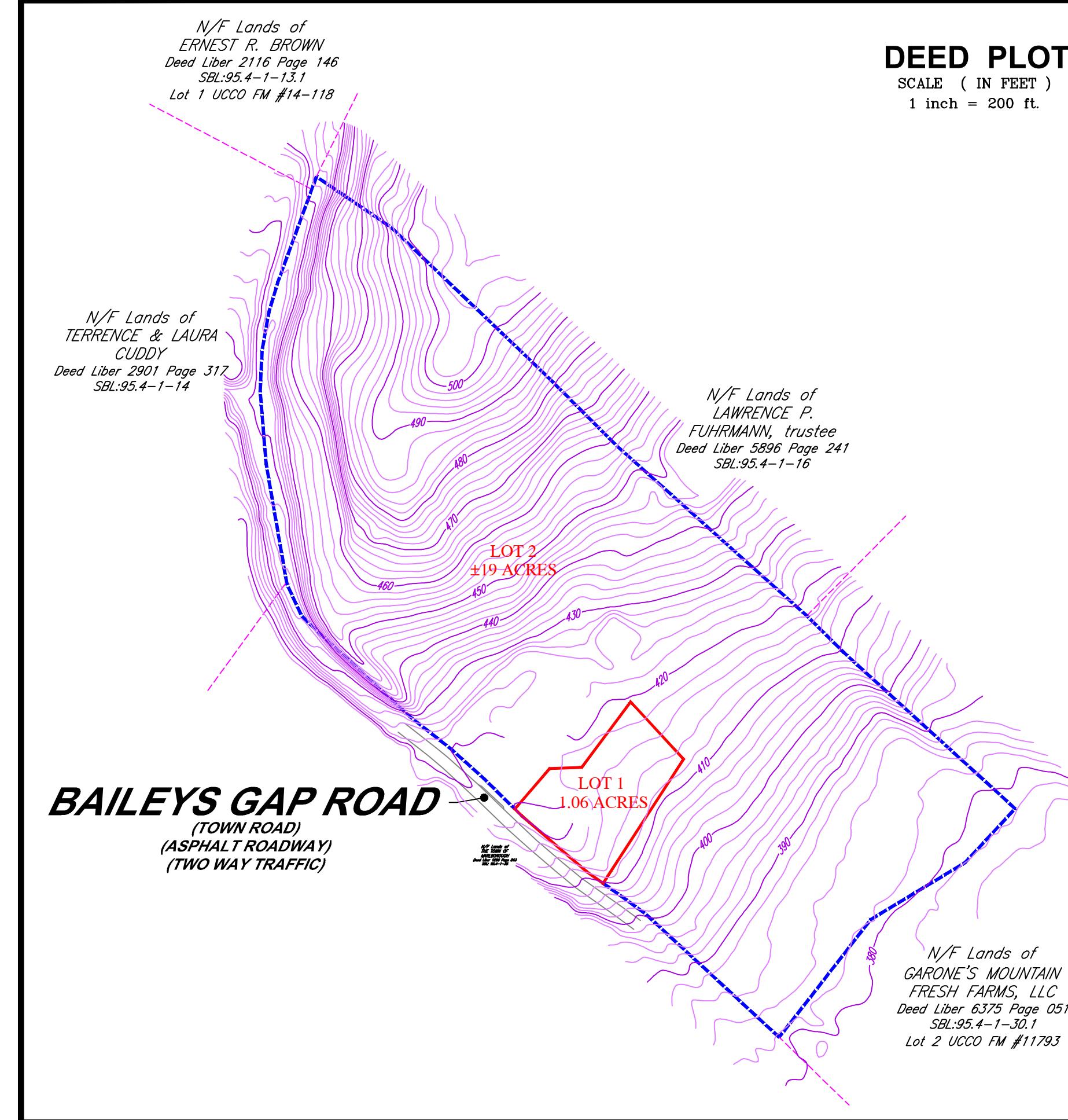
**Town Code: 155 52 C**

Feel free to contact our office for any further information that may be needed.

Sincerely,

A handwritten signature in blue ink that reads "Lenny Conn".

Lenny Conn  
Chairman



**NOTES:**

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE REQUIREMENTS, COVENANTS, AND EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
- 4) SUBJECT TO ALL RIGHTS OFWAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 5) CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS ARE RUN ONLY TO THE PARTIES TO NOTE. CERTIFICATIONS ARE NOT TRANSFERRED TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
- 6) ASSUMED ROAD BOUNDS BASED ON A THREE ROD ROAD.
- 7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 8) HOUSE ON LOT 1 SERVED BY WELL ON LOT 2.
- 9) CIDERY BUILDING ON LOT 2 SERVED BY UNDERGROUND UTILITIES.
- 10) 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

**REFERENCES:**

- 1) "FINAL MAP OF LOT LINE REVISION AND LOT CONSOLIDATION OF LAND OF ERNEST ROGER BROWN" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 25 AUGUST, 2014 AS FILED MAP NO. 14-118.
- 2) "FINAL MAP OF LOT LINE REVISION OF LANDS OF DAVID J. KRUSZENSKI" FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON NOVEMBER 01, 2000 AS FILED MAP NO. 11793.

**REFERENCE DEED :**  
Gary Broenich  
- to -  
Frederick M. & Sharon A. Wilklow  
Deed Liber 5072 Page 125  
Dated 01 December, 2010  
Filed 31 January, 2011

**RECORD OWNER :**  
Frederick M. & Sharon A. Wilklow  
341 Pancake Hollow Road  
Highland, NY 12528

**OWNER'S CERTIFICATION**

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ??? COUNTY CLERK.

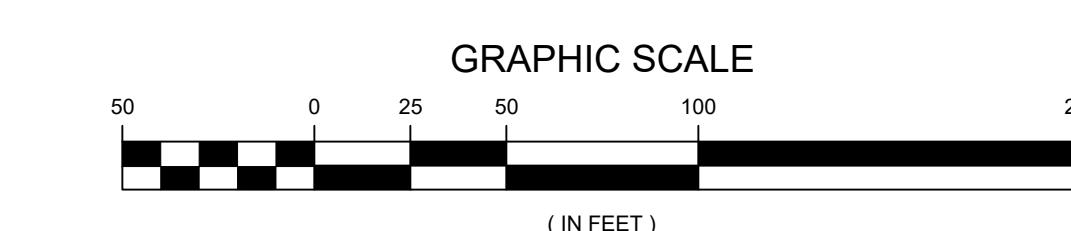
Signature Date

Signature Date

Signature Date

**PLANNING BOARD ENDORSEMENT**

**THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE**



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

PATRICIA PAULI BROOKS, LS  
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

**MAP OF SUBDIVISION OF LANDS OF FREDERICK M. & SHARON A. WILKLOW**  
SBL: 95.4-1-15 TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK

3	ADD ZBA VARIANCE APPROVAL	CO	PPB	8-9-24
2	ADDRESS ZBA COMMENTS	GIO	PPB	7-15-24
1	ADD WATER LINE EASEMENT	GIO	PPB	6-18-24
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED: DATE
4-26-24				
FIELD DATE				
FIELD BOOK NO	HV #11			
FIELD BOOK PG	40			
FIELD CREW	DD			
DRAWN	GIO			
REVIEWED:	SD	APPROVED: DATE	SCALE	FILE NO.
	PPB: 05-03-2024	1" = 50'	12-230647-00	1 OF 1

WARREN, PA 16563-0000  
CHALIFON, PA 15122-0000  
MANHATTAN, NY 100-0000  
LONWOOD, MA 01237-0000  
ALBANY, NY 12201-0000  
GEORGETOWN, DE 202-0000  
FT. LAUDERDALE, FL 333-0000

WWW.CPSURVEY.COM