



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

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

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:

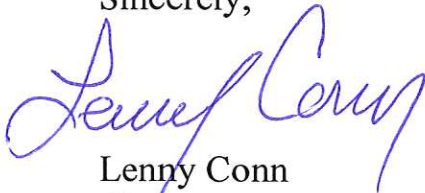
Agricultural Buffer of 30.3'

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

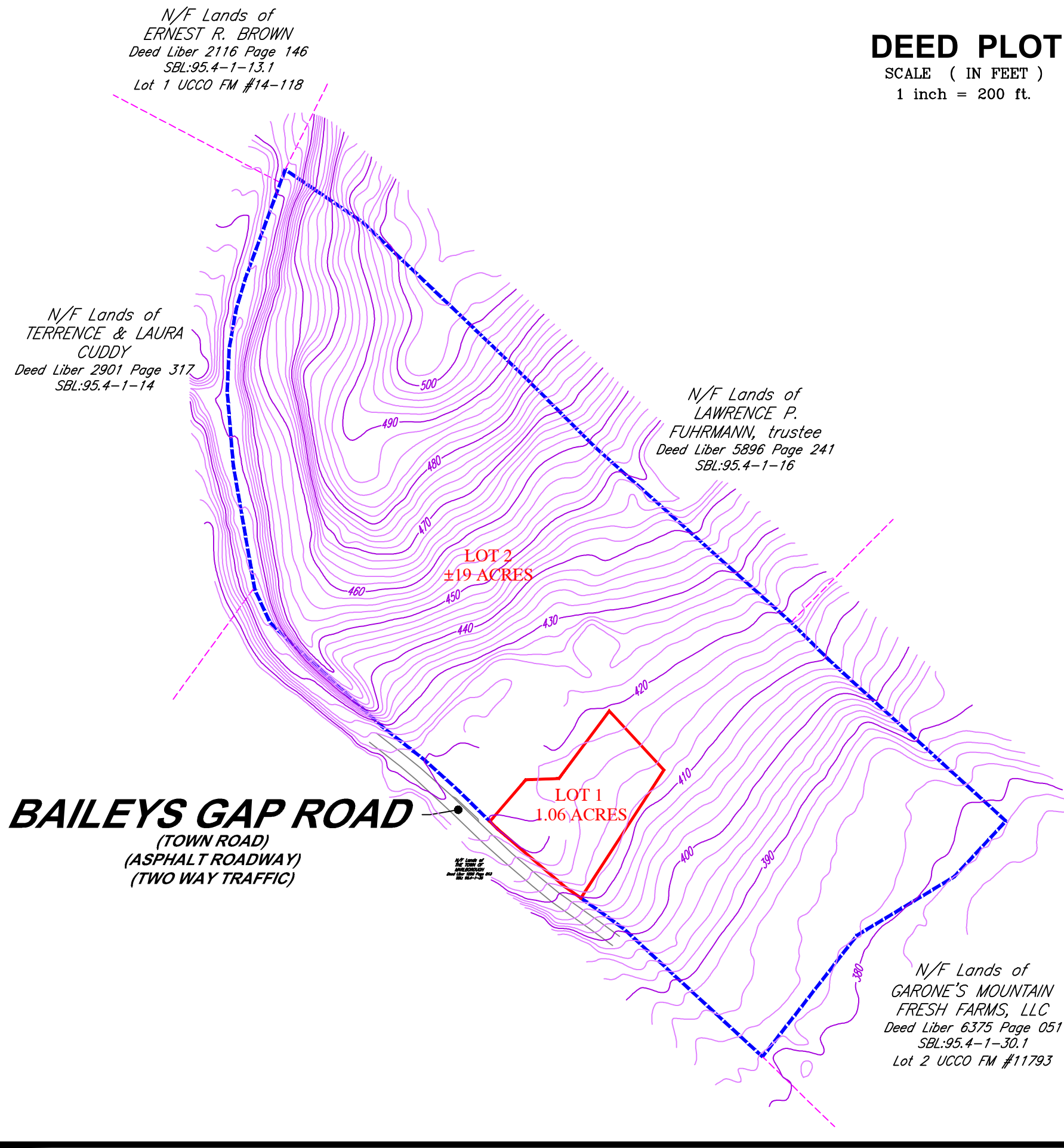
Town Code: 155 52 C

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

Sincerely,



Lenny Conn
Chairman



ZONING TABLE		
ZONING INFORMATION		
R-Ag-1 DISTRICT		
SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	1 ACRE	LOT 1
MIN LOT WIDTH	150'	199'
MIN LOT DEPTH	200'	265'
MIN AGRICULTURAL	75'	44.7' *
MIN FRONT YARD	50'	54.5'
MIN 1 SIDE YARD	35'	44.7'
SIDE TOTAL	80'	120.3'
MIN REAR YARD	75'	181.1'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	5%
PARCEL SUBJECT TO THE PROVISIONS OF THE TOWN OF MARLBOROUGH ZONING CODE 155-52		

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

* REQUIRES AREA VARIANCE FROM SECTION 155-52 C. TO PERMIT A RESIDENTIAL STRUCTURE TO BE 44.7 FEET FROM A BOUNDARY LINE WHERE THE REQUIRED SETBACK IS 75 FEET.

- VARIANCE GRANTED BY ZONING BOARD OF APPEALS ON 8 AUGUST 2024. -

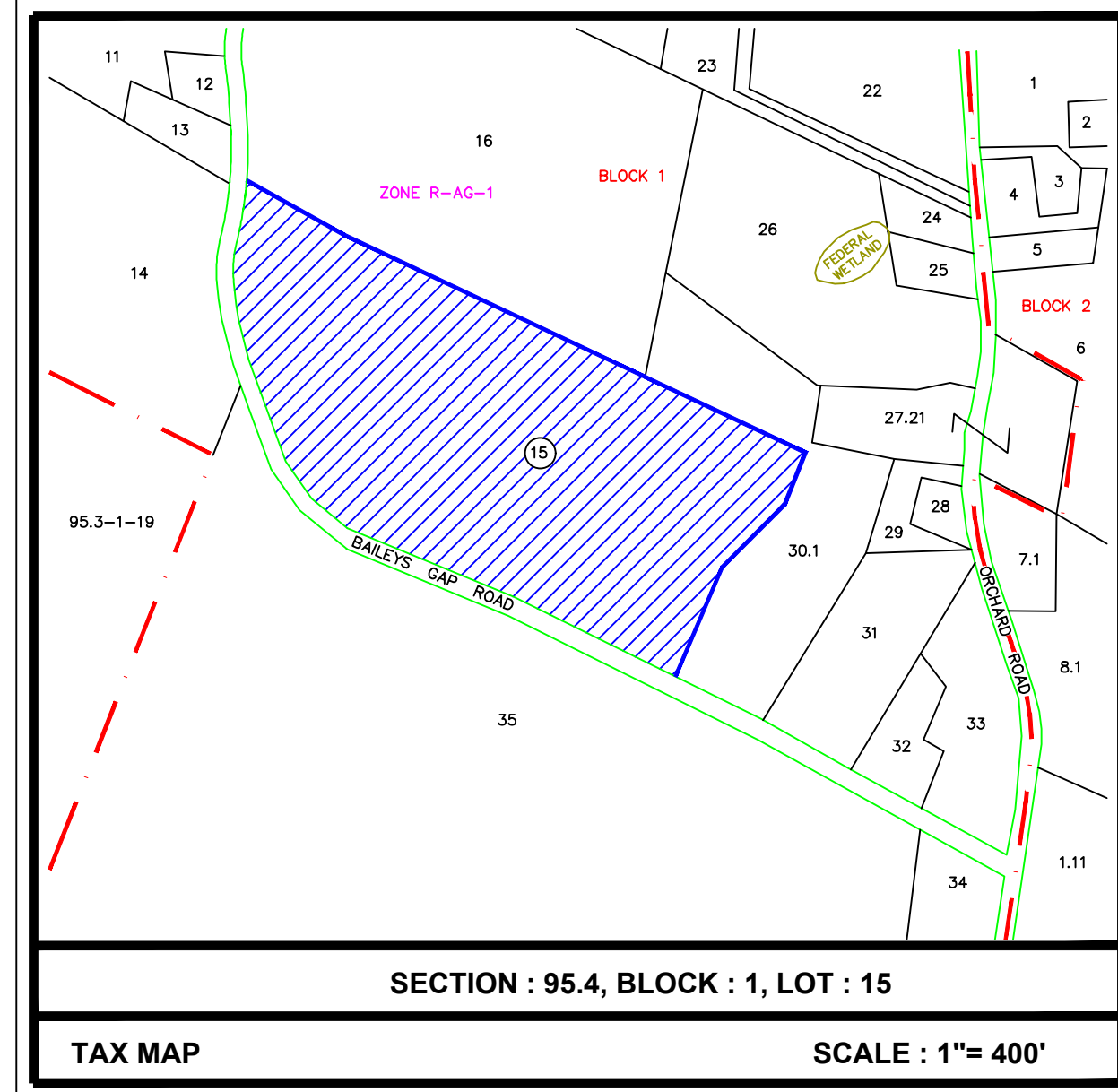
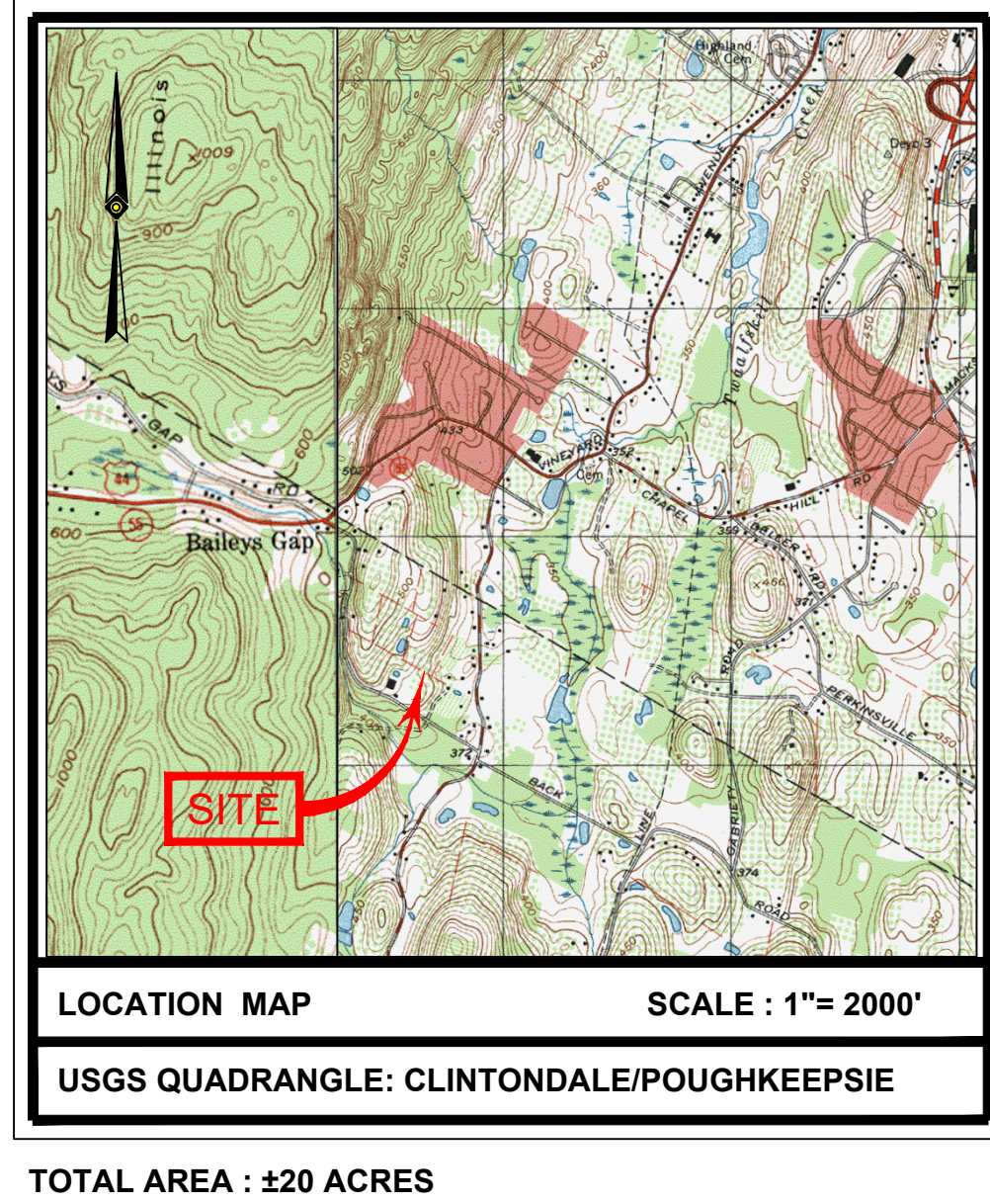
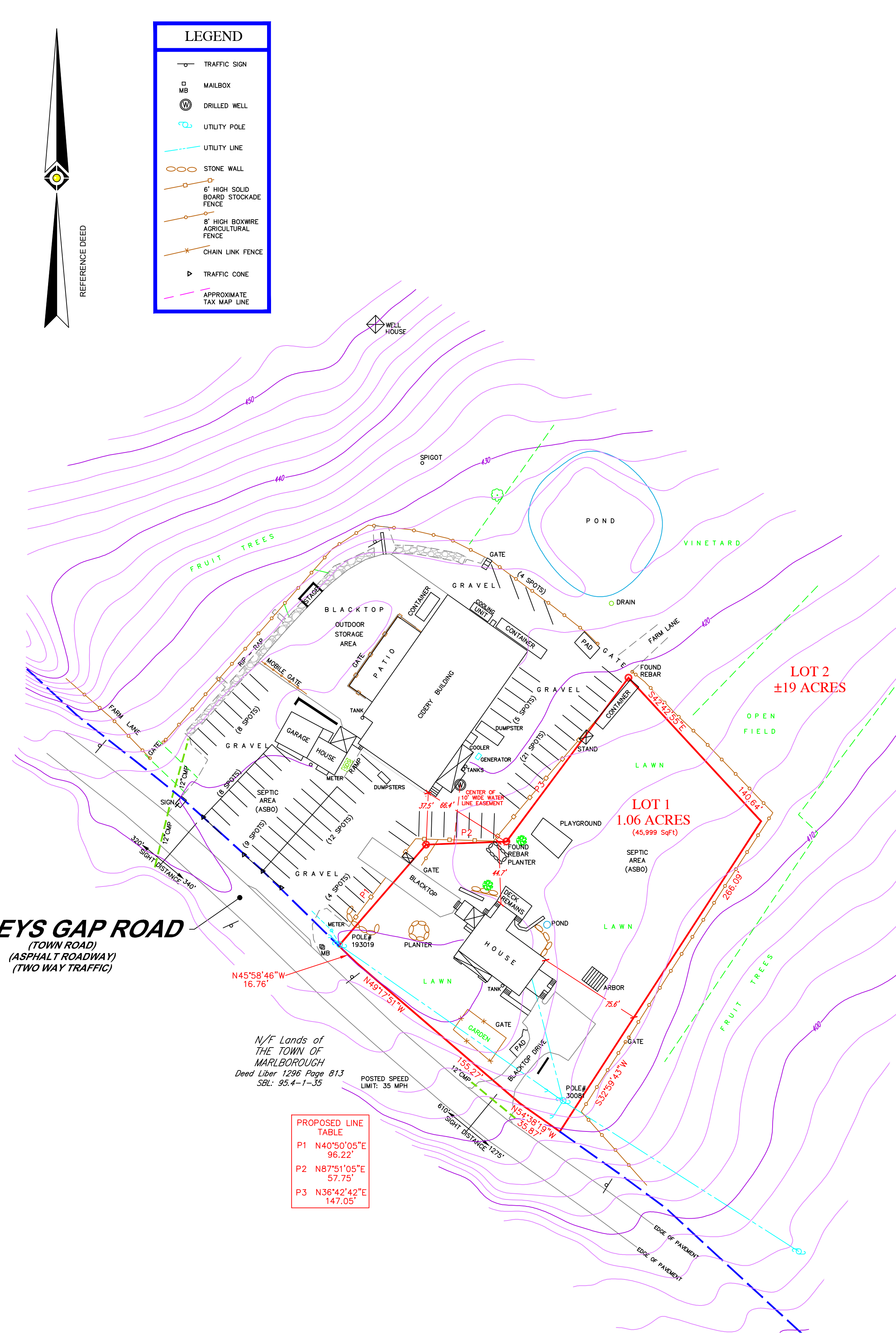
OWNER'S CERTIFICATION

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 _____

PLANNING BOARD ENDORSEMENT



- NOTES:**
- 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.
 - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR 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.
 - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - 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 SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
 - ASSUMED ROAD BOUNDS BASED ON A THREE ROD ROAD.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - HOUSE ON LOT 1 SERVED BY WELL ON LOT 2.
 - CIDERY BUILDING ON LOT 2 SERVED BY UNDERGROUND UTILITIES.
 - 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD83.

- REFERENCES:**
- "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.
 - "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 Brozenich
- 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

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, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #46795

DATE

3	ADD ZBA VARIANCE APPROVAL	CG	PPB	8-9-24	
2	ADDRESS ZBA COMMENTS	CG	PPB	7-15-24	
1	ADD WATER LINE EASEMENT	CG	PPB	6-18-24	
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE: 4-26-24
FIELD BOOK NO: HV #11
FIELD BOOK PG: 40
FIELD CREW: DD
DRAWN: GIO
REVIEWED: PPB

APPROVED: DATE: 05-03-2024
SCALE: 1" = 50'
FILE NO: 12-230647-00
DWG. NO: 1 OF 1

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

CONTROL POINT ASSOCIATES INC P C
11 MAIN STREET
HIGHLAND, NY 12528
845.691.7339
WWW.CPASURVEY.COM

WILKLOW, NY 12528
CHALFONTS, PA 21572-0800
MT. CASSIDY, NY 12528-0800
MANHATTAN, NY 10476-0800
LONG BEACH, NY 11560-0800
SOUTHERN BRIDGE, NY 12528-0800
ALBANY, NY 12217-0800
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