

# C.M. TERRIZZI ENGINEERING

August 5, 2024

T/Marlborough Planning Board  
21 Milton Turnpike  
Suite 200  
Milton, NY 12547

Subject: Resubmission of Proposed 7-lot subdivision of SBL 103.3-4-44 (1559 Rt 9W) (Project #23-19)

Enclosed please find resubmission documents for the subject project for the next planning board meeting agenda.

Please note, the following are still in development:

NYS DOT highway access permit

SWPPP

Common driveway & private road & stormwater facility maintenance agreements

Well water testing

Additionally, I am requesting a variance of Town code §130-14.16 to permit 6 lots on a private road.

Sincerely,

Christopher Terrizzi, PE

**SUPERINTENDENT OF HIGHWAYS**

*Town of Marlborough  
1650 Route 9W, P.O. Box 305  
Milton, New York 12547*



**John Alonge**  
*Highway Superintendent*

**Phone:** 845-795-2272 x 6  
**Fax:** 845-795-6037  
**Cell:** 845-849-5549

January 29, 2024

Mitchell M & Co. Inc.  
1559 Rt. 9W  
Marlboro, NY 12542

SBL #: 103.3-4-44

Attention: Town of Marlborough Planning Board

In regards to Mitchell subdivision, SBL 103.3-4-44 off of 9W Marlboro, NY 12542. Since the proposed private road will exceed the maximum road grade of 14% and where the slope of the private road will exceed 10% - Section 130-14.16 (E) (7) – it is my opinion that this private road should not be taken by the Town of Marlborough as a town road.

Also, it is my understanding that the proposed road will exceed the number of lots permitted on a private road, no more than four lots – Section 130-14.16 (A).

With that said, it is also my opinion, under my authority – Section 130-14.17 that:

- 1) Based on the land and its topography, it is impracticable to follow the letter of the law without causing significant hardship to the property owner.
- 2) Issuing the waiver will not establish precedent (DiLeonardo Subdivision 2006).
- 3) The waiver does not create a public health, safety or welfare condition.
- 4) The waiver favors the public and the town by not having the expense to maintain a town road.

Sincerely,



John Alonge  
Highway Superintendent

JA/cm



# Marlboro Hose Company No. 1

Office of the Fire Chief  
Chief Erick Masten  
PO Box 223  
Marlboro, New York 12542  
Chief@Marlboroughfd.org  
(845) 236-7453



12/14/2023

RE: Mitchell Subdivision

To the Marlborough Planning Board,

The Marlborough Fire District is in receipt of the proposed subdivision by Mitchell Construction. The Marlborough Fire District has no concerns on this project so long as it meets or exceeds all code requirements required for such project.

Respectfully,

Chief Erick Masten  
Marlborough Fire District



**Department of  
Transportation**

**KATHY HOCHUL**  
Governor

**MARIE THERESE DOMINGUEZ**  
Commissioner

**LANCE MacMILLAN, P.E.**  
Regional Director

January 10, 2024

Chris Terrizzi, P.E.  
C.M. Terrizzi Engineering, PLLC  
11 Terrizzi Dr.  
Walkill, NY 12589

RE: SEQR 22-199 Mejia Subdivision

Dear Mr. Terrizzi:

The Department has reviewed the Proposed Site Plans for the subdivision road. The Department provides Conceptual Approval of this project. Stage One of the Perm 33 has been completed. Portions of Stage Two of the Perm 33 Com has started with Site Plans provided to date. Site plans will be shared within the Department for additional comments.

I hope this allows you to continue and complete your project in a timely manner. Please contact me at 845-340-1723, if you have any additional questions.

Sincerely,

**Michael P. Tinnie**  
Permits Engineer

**New York State Department of Transportation, Ulster County**  
11 Quarry St. Kingston, NY 12401  
(845) 340-1723 [Michael.Tinnie@dot.ny.gov](mailto:Michael.Tinnie@dot.ny.gov)  
[www.dot.ny.gov](http://www.dot.ny.gov)





Chris Terrizzi <cmterrizzi@gmail.com>

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**RE: Mitchell 7-Lot MRS**

1 message

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**Scott Benson** <scott.benson@co.ulster.ny.us>  
To: Chris Terrizzi <cmterrizzi@gmail.com>  
Cc: Chris Kresser <ckre@co.ulster.ny.us>

Wed, Jul 24, 2024 at 8:39 AM

Hello Chris,

I finished my review of the revised submittal. I have a few additional comments but otherwise the revised plans look pretty good:

- Lot #2 Metes and Bounds still off, also missing markers (section not equal to 179.37')
- Lot #3, add swale Northeast of reserve so proposed well (<200') is not in direct drainage of system

We will still need the SEQRA/Neg Dec and test well information before we can approve the sub-division completely, but I know those will take some time.

Please let me know if you have any questions or need any clarification.

Thank you.

**Scott R.L. Benson, E.I.T.**

*Assistant Public Health Engineer*

Ulster County Department of Health

Environmental Health Services Division

Golden Hill Office Building

239 Golden Hill Lane

Kingston, NY 12401

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