

**NOSEK ENGINEERING**  
2245 ALBANY POST ROAD  
WALDEN, NY 12586  
(845) 926-7790  
[nosekengineering@hotmail.com](mailto:nosekengineering@hotmail.com)

September 30, 2024

McGoey, Hauser and Edsall. PC  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553

Attn: Pat Hines

Re: Schreiber 2-Lot Subdivision  
45 Old Indian Road  
Town of Marlboro, Ulster County, N.Y.

Dear Pat,

Pursuant to your review dated September 13, 2024, please see revised plans to show the following revisions:

1. So Noted.
2. Plans were resent to UCHD showing the results of the joint site inspection. We are awaiting their approval.
3. So noted.
4. This note has been added to the plans.
5. This erroneous reference has been removed.
6. The triangular easement previously shown has been removed and this area just included as part of Lot 2. This eliminates the need for a cross-grading easement. The lot areas have been revised accordingly.
7. The bulk table has been revised accordingly.
8. Plans were reviewed by the Highway Supt. He requested that we show a new catch basin to catch all run-off adjacent to the new driveway and install the basin in line with the existing 15" HDPE culvert. The plans have been revised to reflect this.
9. The Ag-Data statement and the revised EAF were presented to the Planning Board secretary at the public hearing on September 16, 2024.

10. The total area of disturbance is now shown on the plans as requested.

Feel free to contact me regarding any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "John V. Nosek".

John V. Nosek, P.E.  
Nosek Engineering

Cc: Michael Schreiber



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

**PROJECT:** SCHREIBER 2 LOT SUBDIVISION  
**PROJECT NO.:** 24-9  
**PROJECT LOCATION:** SECTION 103.3, BLOCK 1, LOT 40.200  
**REVIEW DATE:** 13 SEPTEMBER 2024  
**MEETING DATE:** 16 SEPTEMBER 2024  
**PROJECT REPRESENTATIVE:** NOSEK ENGINEERING

1. The Water Superintendent has recommended a 1 inch water line be installed to serve the project.
2. Ulster County Health Department approval for the subsurface sanitary sewer disposal system is required.
3. The plan has been revised to provide a 50 foot front yard setback for the flag lot based on the first lot line most parallel to the street.
4. A note should be added to the plans requiring stake out of the foundation as a portion of the structure is at the front yard setback.
5. Reference to the former 37.91 foot front yard setback can be removed from the plan.
6. A cross-grading easement is required in order to provide for construction of the driveway as proposed. Cross grading easement will require approval from the Planning Board Attorney.
7. The front yard setback for Lot #2 in the Bulk Table should be identified at 50 feet.
8. Highway Superintendent's sign-off on the driveway location should be received.
9. Previous Planning Board member comments included the Agricultural Data Statement to be provided. It is noted that AG Notes have been placed on the plans:
  - Email for all parties was requested to be on the revised application.
  - Item #28 on the checklist states "show all houses, accessory structures, wells, septic tanks and within 200 feet of the parcel to be subdivided."
  - The EAF should be revised for #9, regarding Energy Code to state "Yes" that the project will meet or exceed the energy code based on NYS Building Code.

**NEW YORK OFFICE**

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

**PENNSYLVANIA OFFICE**

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

- Under Item #2 of the EAF, Planning Board member requested that the Highway Department approval be added.

10. The limits of disturbance have been identified on the plans. The calculated disturbance should be added. It is noted the EAF identifies a  $\frac{1}{2}$  acre of disturbance.

Respectfully submitted,

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

*Patrick J. Hines*

Patrick J. Hines  
Principal

*Michael W. Weeks*

Michael W. Weeks, P.E.  
Principal

PJH/kbw