

**Town of Marlborough Planning
Board Site Plan Application**

Application #

Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.

<https://www.townofmarlboroughny.org/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines>]

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

| | |
|--|---|
| Date of Initial Submission and Latest Revision | INITIAL SUBMISSION: 06/10/24 - LAST REVISED: 08/28/24 |
| Name of Project | PROPOSED OFFICE/WAREHOUSE FACILITY |
| Address of Project | 2021-2025 ROUTE 9W |
| Tax Section, Block, and Lot Number | SECTION: 103.1, BLOCK: 1, LOT: 2.200 |
| Zoning District | HD - HIGHWAY DEVELOPMENT |
| Number of Acres | 3.50 |
| Square Footage of Each Building | BLDG #1: 7,000 S.F., BLDG #2: 11,934 S.F., BLDG #3: 11,960 S.F. |

Reason For Application:

CONSTRUCTION OF PROPOSED OFFICE/WAREHOUSE FACILITY ON 3.5+- ACRE PARCEL OF LAND TO BE SERVED MY MUNICIPAL WATER AND PRIVATE ON-SITE OWTS.

Description of Proposal 155-31 E (3) (a):

THE APPLICANT IS PROPOSING TO CONSTRUCT AN OFFICE/WAREHOUSE FACILITY ON AN EXISTING 3.5 +- ACRE PARCEL OF VACANT LAND. THE PARCEL IS LOCATED SOUTH OF PERKINSVILLE ROAD ON THE WEST SIDE OF ROUTE 9W. THE PARCEL IS BISECTED BY AN EXISTING CENTRAL HUDSON GAS & ELECTRIC CORPORATION OVERHEAD TRANSMISSION LINE (100 FOOT CLEARED EASEMENT). THE FACILITY WILL HAVE LIMITED TRAFFIC IMPACT, LIMITED IMPACT TO EMERGENCY SERVICES, NO IMPACT ON SCHOOLS AND WILL HAVE A POSITIVE IMPACT TO THE TOWN'S TAX BASE.

| CONTACT INFORMATION | |
|---|--|
| Name of Property Owner | TERRAFLEX 101 LLC |
| Address of Property Owner | 395 ROUTE 212, SAUGERTIES, NY 12477 |
| Telephone Number of Property Owner: | (646) 315-1024 |
| Email of Property Owner | upstaterealtygroup@gmail.com |
| Name of Applicant | TERRAFLEX 101 LLC |
| Address of Applicant | 395 ROUTE 212, SAUGERTIES, NY 12477 |
| Telephone Number of Applicant | (646) 315-1024 |
| Email Address of Applicant | upstaterealtygroup@gmail.com |
| Name of Surveyor | MARGARET M. HILLRIEGEL, L.S. |
| Address of Surveyor | 372 OREGON TRAIL, PINE BUSH, NY 12566 |
| Telephone Number of Surveyor | (845) 744-2072 |
| Email Address of Surveyor | mhillriegel@hvc.rr.com |
| Name of Engineer | JEFFREY A. ECONOM, P.E. |
| Address of Engineer | 48 LOGANBERRY COURT, HOPEWELL JUNCTION, NY 12533 |
| Telephone Number of Engineer | (845) 554-8442 |
| Email Address of Engineer | jaeconom@optonline.net |
| Name of Attorney | |
| Address of Attorney | |
| Telephone Number of Attorney | |
| Email Address of Attorney | |
| Name & Profession of Other Involved Personnel | |
| Address of Other Involved Personnel | |
| Telephone Number of Other Involved Personnel | |
| Email of Other Involved Personnel | |