

**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.

[\[https://www.townofmarlboroughny.org/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines \]](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 BY 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	upstaterealitygroup@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	upstaterealitygroup@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
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Name of Engineer	JEFFREY A. ECONOM, P.E.
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Name of Attorney	
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