



MEMORANDUM

TO: Town of Marlborough Planning Board  
FROM: Patricia P. Brooks, L.S.  
RE: BR2016 Revocable Trust  
Our file #12-240116-00  
DATE: January 06, 2025

---

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Bradley Rosen, BR2016 Revocable Trust, and are in response to the comments received from MHE Engineering dated November 25, 2024:

1. The project proposes two lot subdivision creating one new building lot of 5.89 acres and a balance parcel of 45.1 acres. The proposed lot is currently located on the opposite side of South Street and Plattekill Road from the balance parcel.  
**Comment noted.**
2. A slope analysis should be provided to identify the usable area of the proposed Lot 1.  
**A slope analysis is provided but is not applicable to required lot area.**
3. The applicants are most likely requesting a waiver of the detailed survey on the balance parcel.  
**A waiver was requested and granted by the Planning Board at the December 7, 2024 meeting.**
4. Site distance at the driveway appears low. Site distance of 208 feet is identified. Site distance is depicted at the existing farm lane. Site distance should be provided at the proposed driveway.  
**The proposed driveway will follow the existing farm lane and the map has been revised accordingly.**
5. Confirm the site location on the USGS location map.  
**The USGS site location has been clarified.**
6. Ulster County Health Department approval for water and septic system on the lot is required.  
**Application was made in October and we await approval.**
7. Fire Department turn out or turn arounds as required should be depicted on the plans.  
**A turnaround has been added to the driveway.**

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition  
of Brooks & Brooks Land Surveyors, P.C.**

8. The bulk table identifies the project must comply with Section 155-52 Agricultural Buffers. Code Section E should similarly be addressed.

**Code Section E. reference has been added in two locations on the map.**

9. Actual setbacks on proposed Lot 1 should be depicted.

**The actual setbacks for Lot 1 have been added to the map.**

Thank you for your continued review of this project.