



MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Diorio Realty, LLC
Our file #12-24304-00

DATE: February 20, 2025

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Diorio Realty, LLC, and are in response to the comments received from MHE Engineering dated November 25, 2024 and the Zoning Board of Appeals comments:

1. The project proposes access via a private roadway any easements or access or maintenance agreements should be submitted for the Planning Board Attorney review.
There are currently no maintenance agreements in place. The applicant will create an access and maintenance agreement between proposed Lot 1 and proposed Lot 2.
2. The project requires a variance for lot width and therefore a variance for front yard setback as the front yard setback is measured where the lot has lot width.
The Zoning Board Code Enforcement officer have determined that road frontage is to be measured along the Private Road so the only required variance is for rear yard setback.
3. Site distance at both access points appear insufficient based on posted speed limit.
Both access points are pre-existing. We will consult with the highway superintendent to see if any improvements can be made.
4. Access driveways to the residential structure should be depicted.
The proposed driveways have been shown in their entirety.
5. Areas in excess of 25% must be deducted from the useable lot area. Slope analysis should be provided depicting adequate lot size.
Net buildable area does not apply to subdivisions; we have applied the lot area definition to the subdivision.
6. Once driveways are depicted Fire Department turnarounds and turn outs maybe required based on building code.
The driveways do not exceed five hundred feet in length so no turnarounds are required.

7. Subsurface sanitary sewer disposal systems require approval of the Ulster County Health Department.
Ulster County Health Department review is underway
8. Wells must be 15 feet from the property line. Dimension well on Lot 2.
The well location has been revised and dimensioned.
9. The bulk table identifies these lots are subject to Section 155-52 Setbacks and Buffers from Active Agricultural lands. These setbacks should be depicted on the plans if the project abuts active agricultural land consistent with this section of the code. In addition, Section 155-52E should be addressed.
The location of the Ag District has been added to the map with appropriate notes.

Thank you for your continued review of this project.