

TOWN OF MARLBOROUGH
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDING
Telephone: (845) 795-2406 Ext. # 7

THOMAS CORCORAN JR

BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

REQUEST FOR INTERPRETATION

Owner: SDL Marlborough, LLC

Address: 103-107 Dock Road Marlboro, NY 12542

Re: Request for Interpretation / Orchards on Hudson Residential Development

January 8, 2025

Town of Marlborough Planning Board:

It is well known that the above property was subject to decades of sand and gravel mining activity and served as a quarry for those activities prior to the cessation of industrial activity. The entirety of the property was used in such a manner and mining operations were unrestricted and unimpeded by the topography. To the best of my knowledge no part of the property is an environmentally sensitive area, as evidenced by the history of the previous industrial activity being unimpeded by steep slopes or any sensitive or critical environmental designation. That activity left the land scarred and permanently altered, which significantly impacted the current layout. In my opinion, had the mining activity not occurred, development of this site would be drastically different.

Marlborough Town Code Chapter 155-1 -Term Defined, defines **Net Buildable Area** as: *The gross acreage of a proposed development site less the acreage of lands rated as wetlands, slopes in excess of 25%, floodplains, water bodies, and lands that are otherwise restricted from development, such as by a utility easement.*

It is my determination, based on a field visit and maps provided, since the entirety of the property was subject to industrial mining activity for decades and does not play host to environmentally sensitive area (my understanding) , the entirety of the property should be eligible to benefit from the proposed reclamation.

If you have any questions or concerns, please do not hesitate to contact me.



Thomas J. Corcoran Jr.
*Building Inspector
Code Enforcement Officer
Zoning Officer
Fire Inspector*