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May 31, 2025

Town of Marlboro
Planning Board

Barger Properties
2 Lot Subdivision
SBL: 108.4-1-12

Dear Board Members,

Comments addressed from MH&E comment letter , March 17, 2025.

1. *The project proposes a 2 lot subdivision of 2.8 acre parcel of property. Project will result in (1) new building lot as proposed Lot 2 contains an existing residence - This is understood.*
2. *The existing structure on proposed lot 2 has insufficient side yard setback. Thirty-five feet is required where 20.5 exists. Referral to the Zoning Board of Appeals is required - Variance for this item was approved on 05/08/2025.*
3. *The parcel contains a large gravel area proposed to be removed. Details of the removal and remediation of the gravel area should be added on the plans. A Permit from the Ulster County DPW will be required for any work within the County right-of-way. Ulster County DPW will be included in any lead agency circulation. - A detail has been added to the plans, adding 6" new topsoil to this area. Please see attached email from Ulster County DPW stating no permit will be needed for this new topsoil installation.*
4. *Approval of the subsurface sanitary disposal system by Ulster County is required. It is requested that the lowest sewerable elevation of the proposed house be identified along with inverts for the septic tank and distribution box is required for the subsurface sanitary sewer disposal system to function at its proposed location- UCHD review is completed and approved 04/25/2025. A copy of the approval is attached. Lowest sewerable elevation has been added to the plans along with the inverts of the septic tank and d-box.*
5. *Sight distance at proposed driveway should be depicted - This has been added to the plans.*
6. *The detail sheet contains a detail for a well while the plans depict a connection to the municipal water system. Details for the municipal water system connection should be added to the plans. Approval from the water superintendent for the connection should be received. - The details have been revised to reflect a municipal water connection.*
7. *The EAF identifies 0.46 acres of disturbance. Limits of disturbance should be identified on the plans. Any disturbance greater than 1 acre requires a NYSDEC Construction Stormwater SPDES Permit. The EAF submitted should be signed by the appropriate party.- After final adjustments with the UCHD, the disturbed area has been adjusted to 0.51 acres of disturbance and is reflected on the plans. Also a revised EAF is submitted to reflect the same and signed by the appropriate party.*