



July 24, 2025

T/Marlborough Planning Board
21 Milton Turnpike
Suite 200
Milton, NY 12547

Subject: Proposed 2-lot subdivision of SBL 95.4-3-13.210 (99 Peach Lane)

Enclosed please find revised plans for the subject project which was originally proposed during the May 19, 2025 planning board meeting as a 4-lot subdivision served by multiple common driveways. The project has since been scaled down to a 2-lot subdivision served by a single common driveway.

Also enclosed is a conceptual sketch of the proposed full build-out which could be considered by the board 3 years after approval of this initial 2-lot subdivision in accordance with Chapter 134 of the Town code. Included in the sketch is a typical section showing how the common driveway would be converted to a private road to serve a future 4-lot subdivision.

Please note, the following are still in development:

SWPPP
Common driveway agreements
Health Department Approval

Sincerely,

Christopher Terrizzi, PE