



September 24, 2025

Mr. Chris Brand, Chair and Board Members
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Re: **Summit Drive Properties LLC**
Summit Drive
Town of Marlborough, New York
Site Plan Application
SBL: 108.4-6-29.311

Dear Chair Brand and Planning Board Members:

Based upon feedback from the Board, the public, and at the workshop meeting on June 16th, we have reevaluated the project design and layout to reflect comments received as much as practical. This submittal is provided as a conceptual layout of the proposed project redesign knowing that additional detail will be required. We are hoping to use this plan to elicit feedback from the Board on the new layout, which can then be incorporated into the Site Plans.

As you may be aware, multiple dwellings are allowed in the 'R zoning District' with a Special Use Permit. Conditions of the special use permit are listed on the plan which include additional zoning requirements and require municipal water and sewer connection. The maximum allowable density for the site is 6 units per dwelling acre and the current layout proposes 2.6 units per dwelling acre, so less than half of what zoning allows is proposed. As you may recall, the site is currently within the Marlborough municipal water district. As part of the project, petition will be made to the Town Board to include the site in the Marlborough Sewer District #1.

Significant changes to the project involve reverting site access back to Summit Drive, as it was determined at the workshop meeting that the option to access the project from Grand Street is infeasible for various reasons. The other major change to the plan is changing the buildings from multifamily to townhomes. Four townhome buildings are proposed for construction, with each building containing four units (16 total units at the site). Each unit contains 2 bedrooms, for a total of 8 bedrooms per building, and 32 bedrooms total at the site. The previous multifamily plan proposed 24 units at 2 bedrooms each unit for a total of 48 bedrooms so the number of units and bedrooms are being reduced by 33% in the current proposal.

Additional changes to the plan include eliminating centralized refuse collection areas, with each dwelling unit proposed to have individual refuse cans to be stored within unit garages. Parking for the site includes one space in each garage, one space in each driveway (which provides access to each garage) and 16 additional spaces, for a total of 48 spaces being provided, well beyond the 24 spaces required by code. An emergency vehicle turnaround area is provided in accordance with NYS Fire Code.

Included in this submittal is a revised Site Plan incorporating the changes as indicated above, as well as a rendering of a Townhome unit.

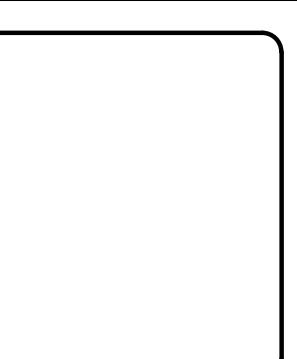
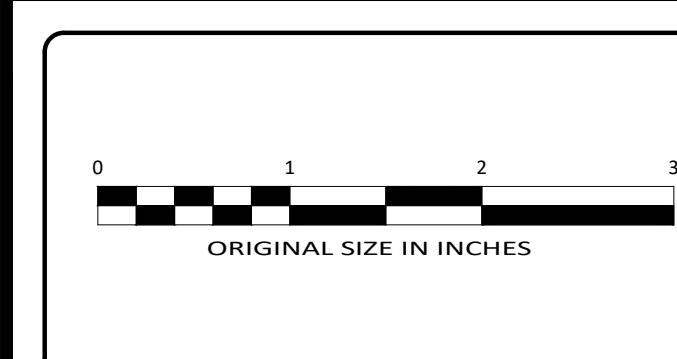
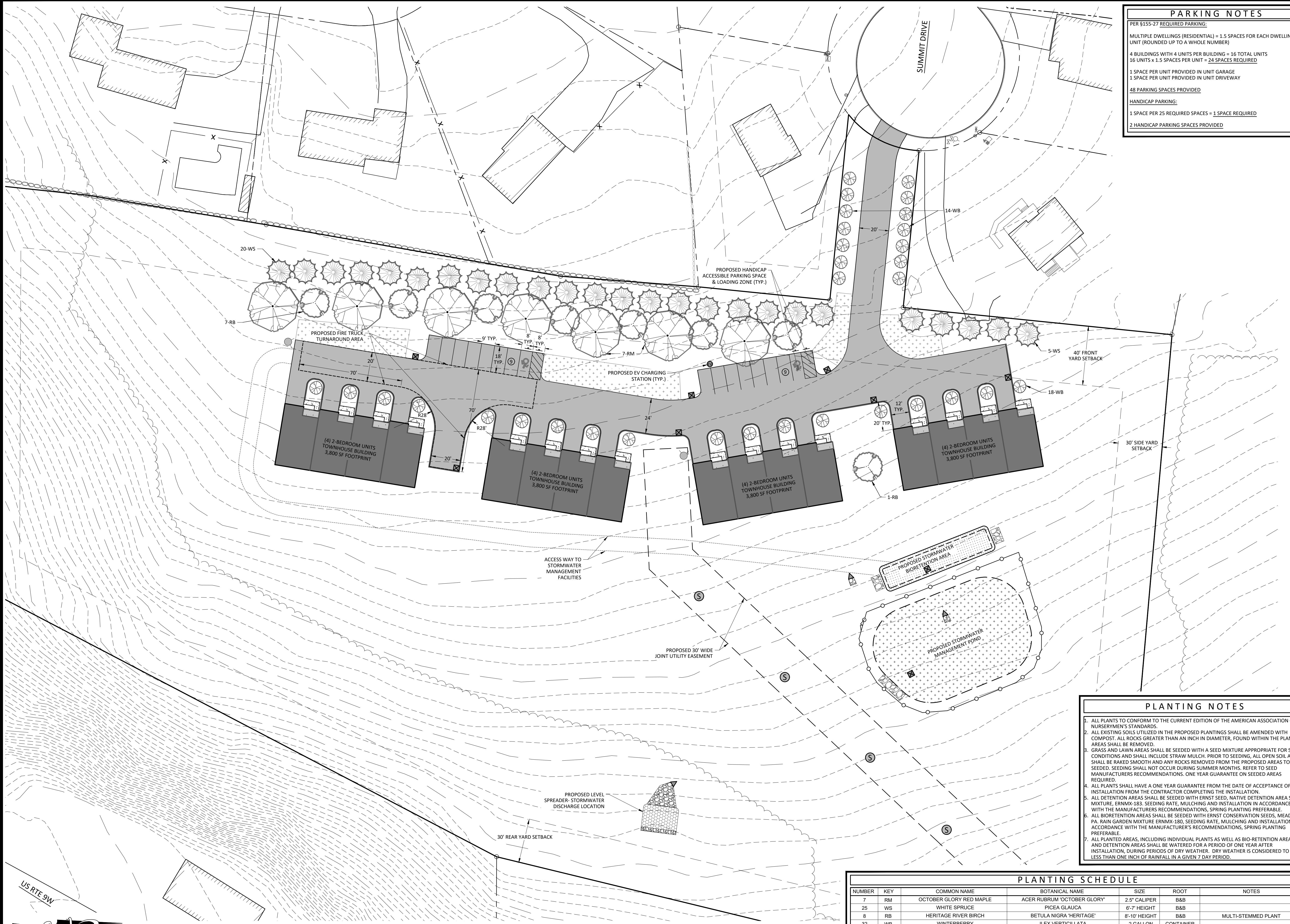
Thank you for your consideration of this matter. We look forward to meeting and discussing with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,
Willingham Engineering, PLLC



Matthew Towne, PE
NYS Professional Engineer No. 088562





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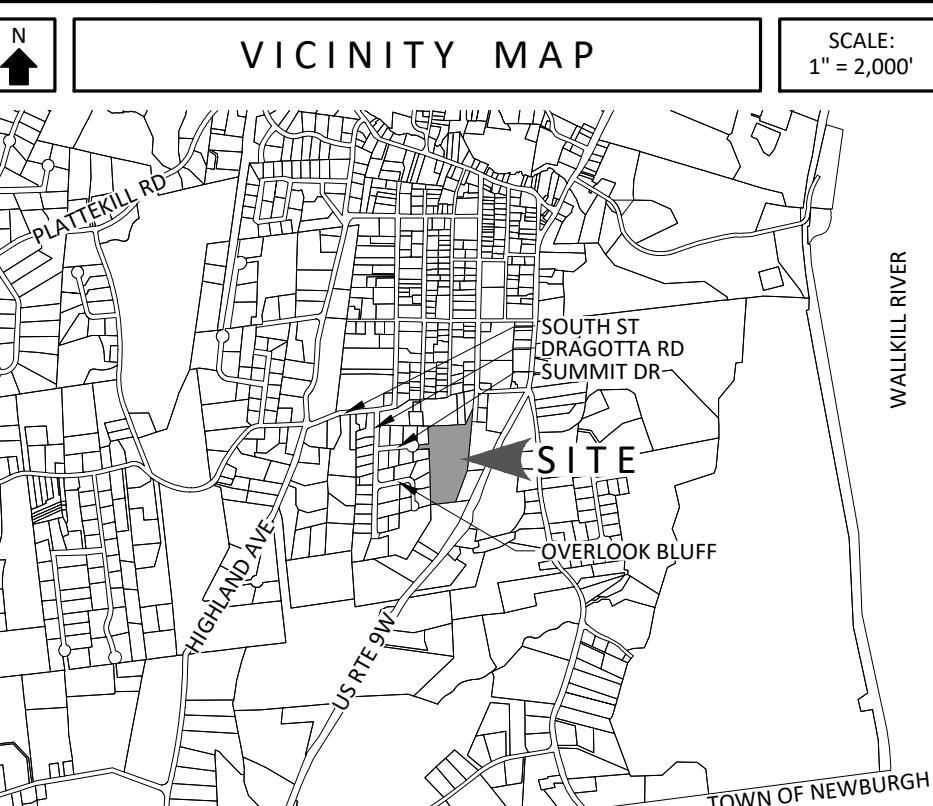


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REV	DATE	DESCRIPTION
4	09/24/25	GENERAL REVISIONS
3	09/18/24	REVISIONS PER PLANNING BOARD
2	09/05/24	REVISIONS PER PLANNING BOARD
1	02/23/24	REVISIONS PER PLANNING BOARD

SITE PLAN
SUMMIT DRIVE PROPERTIES LLC
SUMMIT DRIVE
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
09/22/23	1"=30'
PROJECT NO.	
23006	
SHEET NO.	
SP-1	



PROPERTY INFORMATION		
SECTION-BLOCK-LOT:	108-4-6-29-311	
PARCEL AREA:	7.32 ACRES	
ZONING DISTRICT:	R- RESIDENTIAL DISTRICT	
OWNER:	SUMMIT DRIVE PROPERTIES LLC 3121 ROUTE 9W NEW WINDSOR, NEW YORK	

ZONING INFORMATION		
ZONE:	R- RESIDENTIAL DISTRICT	
CURRENT USE:	VACANT	
PROPOSED USE:	MULTIPLE DWELLINGS / TOWNHOMES (RESIDENTIAL)	
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA ¹	3 ACRES	6.24 ACRES ²
MAXIMUM DENSITY ³	6 DU PER ACRE	2.6 DU PER ACRE
MINIMUM FRONT YARD ⁴	40'	60'
MINIMUM REAR YARD ⁴	30'	165'
MINIMUM SIDE YARD ⁴	30'	79'
MINIMUM LOT WIDTH ⁴	200'	813'
MINIMUM LOT DEPTH	100'	397'
MAXIMUM BUILDING COVERAGE	30%	4.8%
MAXIMUM LOT COVERAGE ⁵	15%	12.3%
MAXIMUM BUILDING STORIES	2 1/2	2 1/2
MAXIMUM BUILDING HEIGHT	35'	27'
DWELLING UNITS PER ACRE	6 DU/AC MAX	<4 DU/AC

SPECIAL USE NOTES		
PER \$155-30 MULTIPLE DWELLINGS IN THE R DISTRICT:		
1. MINIMUM LOT AREA SHALL BE THREE ACRES, WITH A MINIMUM LOT WIDTH OF 200 FEET		
2. MAXIMUM LOT COVERAGE SHALL BE 15%		
3. LOT SHALL BE SERVED BY AND UTILIZE PUBLIC WATER AND SEWER		
4. SETBACKS FOR FRONT YARD SHALL BE 40 FEET, EACH SIDE YARD 30 FEET AND REAR YARD 30 FEET		
5. MAXIMUM DENSITY SHALL BE SIX DWELLING UNITS PER ACRE		

LEGEND		
EXISTING PROPERTY LINE		
ADJACENT PROPERTY LINE		
BUILDING SETBACK		
EXISTING 10' CONTOUR (LIDAR)		
EXISTING 2' CONTOUR (LIDAR)		
EXISTING EDGE OF PAVEMENT		
EXISTING TREE LINE		
EXISTING SANITARY SEWER MANHOLE		
EXISTING SEWER MAIN		
EXISTING BUILDING		
EXISTING STONE WALL		
PROPOSED BUILDING		
PROPOSED ASPHALT PAVEMENT		
PROPOSED CONCRETE WALK		
PROPOSED SNOW STORAGE AREA		
PROPOSED SPLIT RAIL FENCE		
PROPOSED CHAIN LINK FENCE		
PROPOSED ELECTRIC VEHICLE CHARGING STATION		
PROPOSED HYDRANT		
PROPOSED WATER VALVE		
PROPOSED SANITARY SEWER MANHOLE		
PROPOSED CATCH BASIN		
PROPOSED END SECTION WITH RIP-RAP OUTLET PROTECTION		
PROPOSED OVERFLOW WEIR		
PROPOSED DOWNSPOUT		
PROPOSED LEVEL SPREADER		

SURVEY NOTES		
1. PROPERTY LINES, STRUCTURE LOCATIONS AND OTHER SITE FEATURES ADDED FROM 'SURVEY AND LINE CHANGE FOR N & A DEVELOPMENT CORP.' DATED JULY 19, 2020 AND PREPARED BY N & A DEVELOPMENT CORP.		
2. TOPOGRAPHY SHOWN IS LIDAR DERIVED, 2 FOOT INTERVAL CONTOURS AVAILABLE FROM ULSTER COUNTY. CONTOURS WERE PRODUCED FROM 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1m DEM.		