



December 2, 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.

Please note, the wetland was flagged as shown on the plan in September 2025 and is currently being validated by NYSDEC. In addition, the following are still in development:

SWPPP
Common driveway agreement
Health Department Approval

Sincerely,

Christopher Terrizzi, PE



December 2, 2025

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

Subject: Response to public comment and letter by Ms. Maria Stavroulakis residing at 73 Peach Lane

I am in receipt of a flooding concern brought to light by Ms. Stavroulakis at 73 Peach lane.

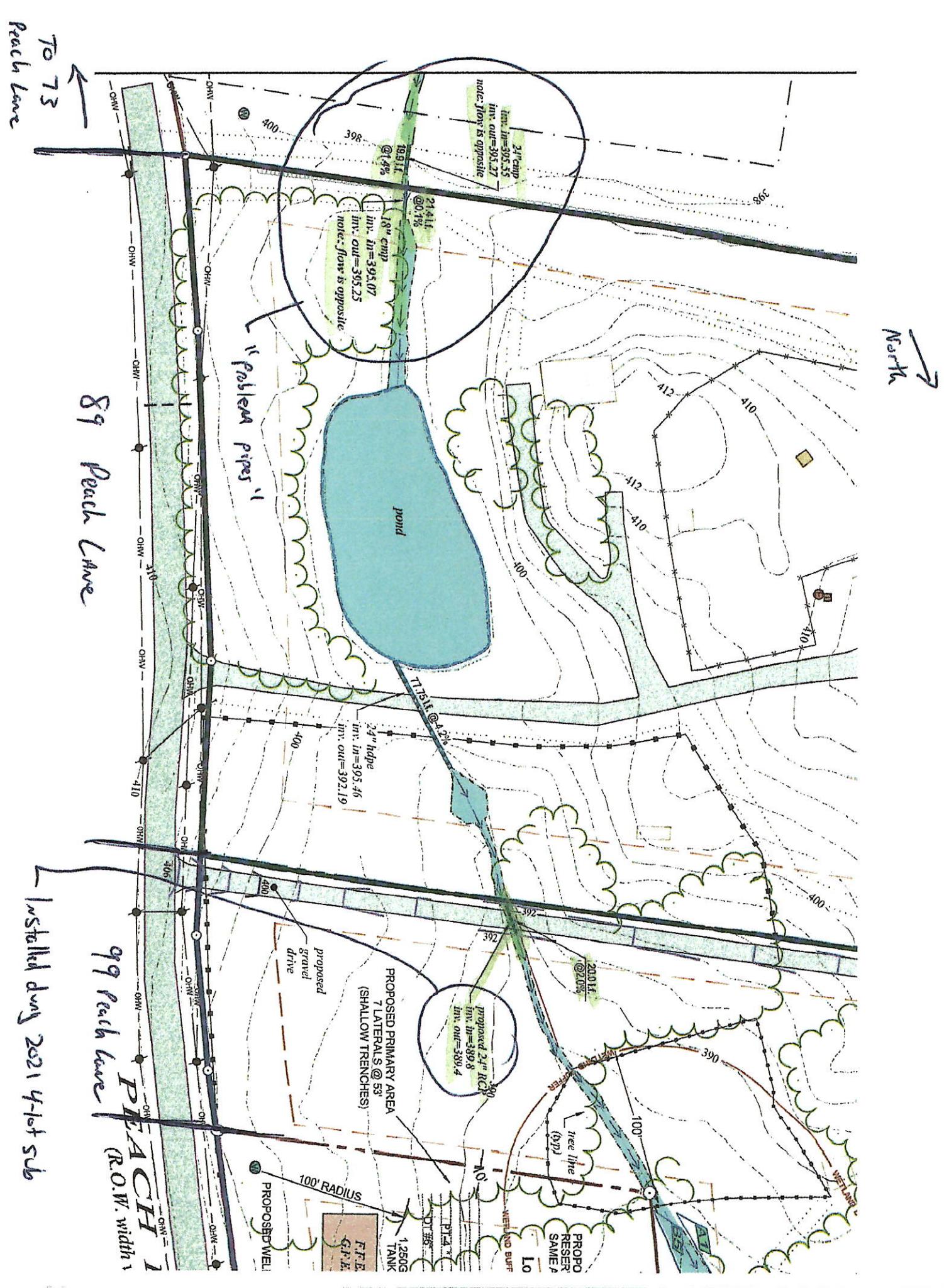
I have evaluated the area of concern and have concluded that the drainage issue experienced on her property is likely due to an existing undersized pipe as she suggests or an existing pipe grade opposite the natural flow of the watercourse.

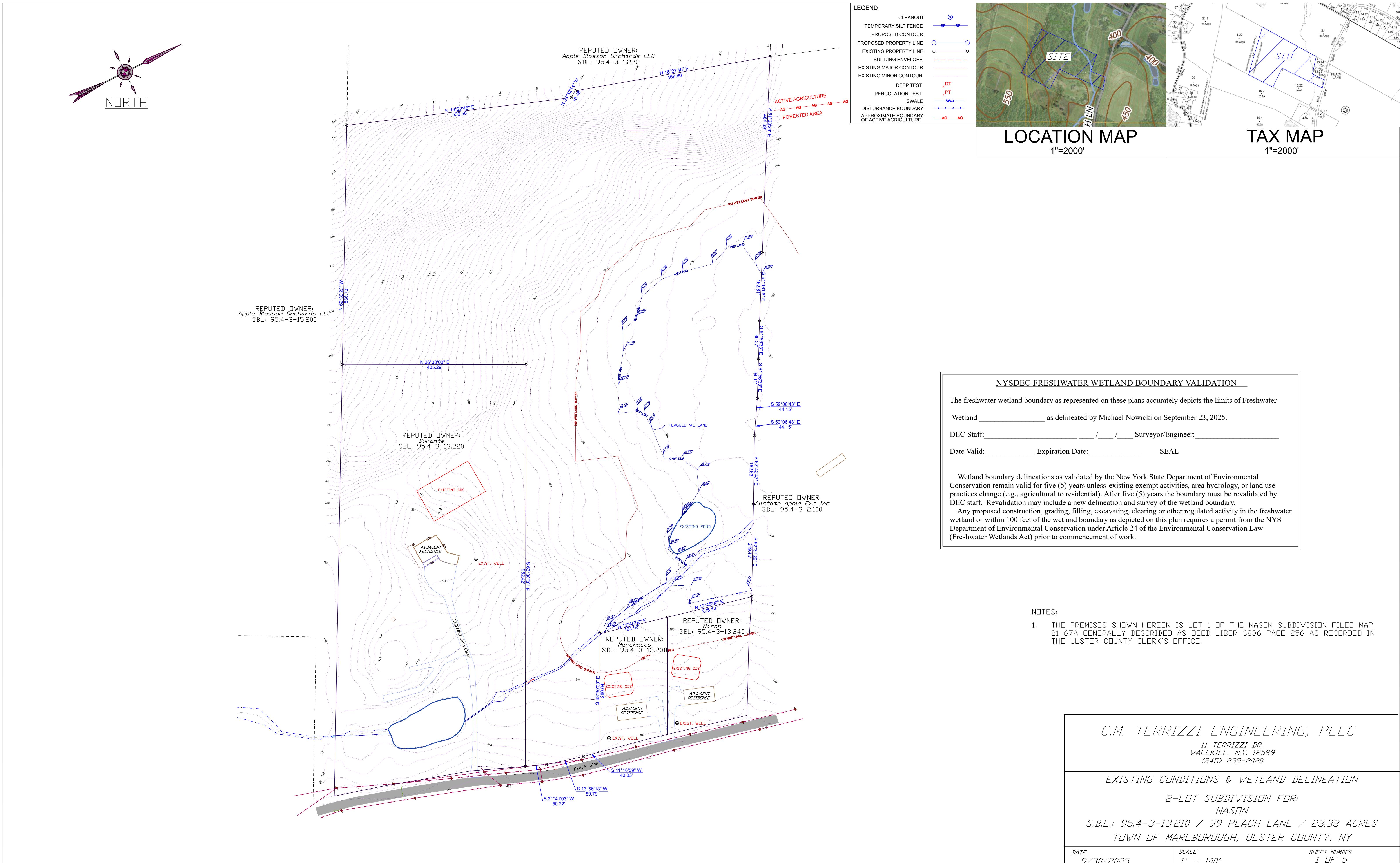
In either case, the pipes are situated on the parcel at 89 Peach lane and were present prior to Ms. Nason's 4-lot subdivision approved in 2021. Only one pipe (the 20lf 24" pipe under the driveway of Lot 1) was installed as part of that subdivision and was done so in accordance with the line and grade indicated on subdivision plans.

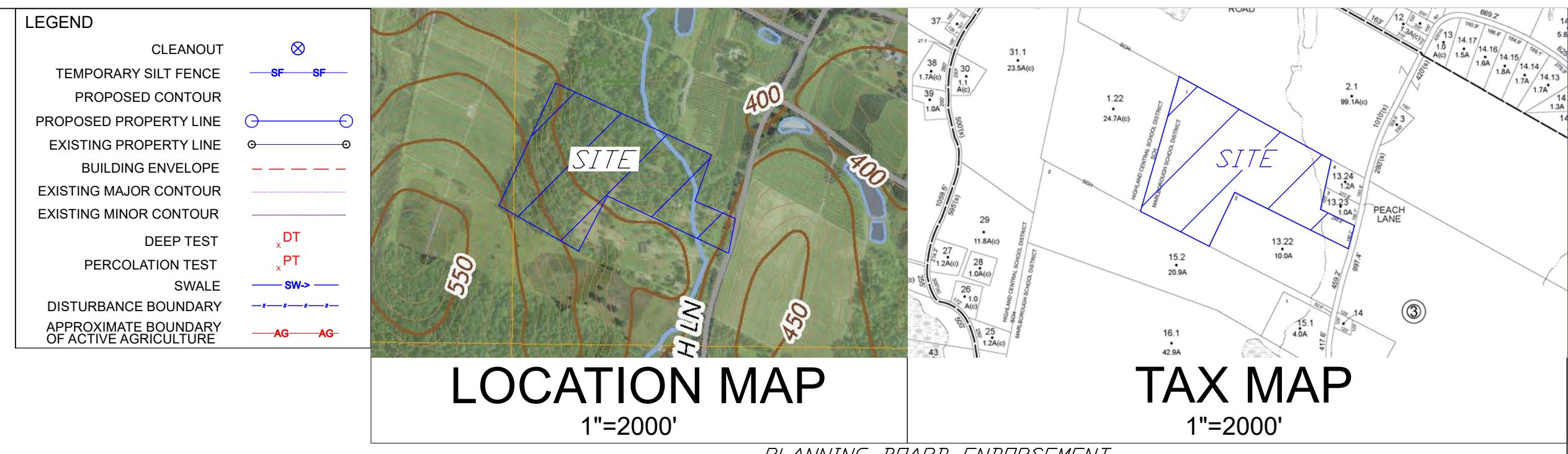
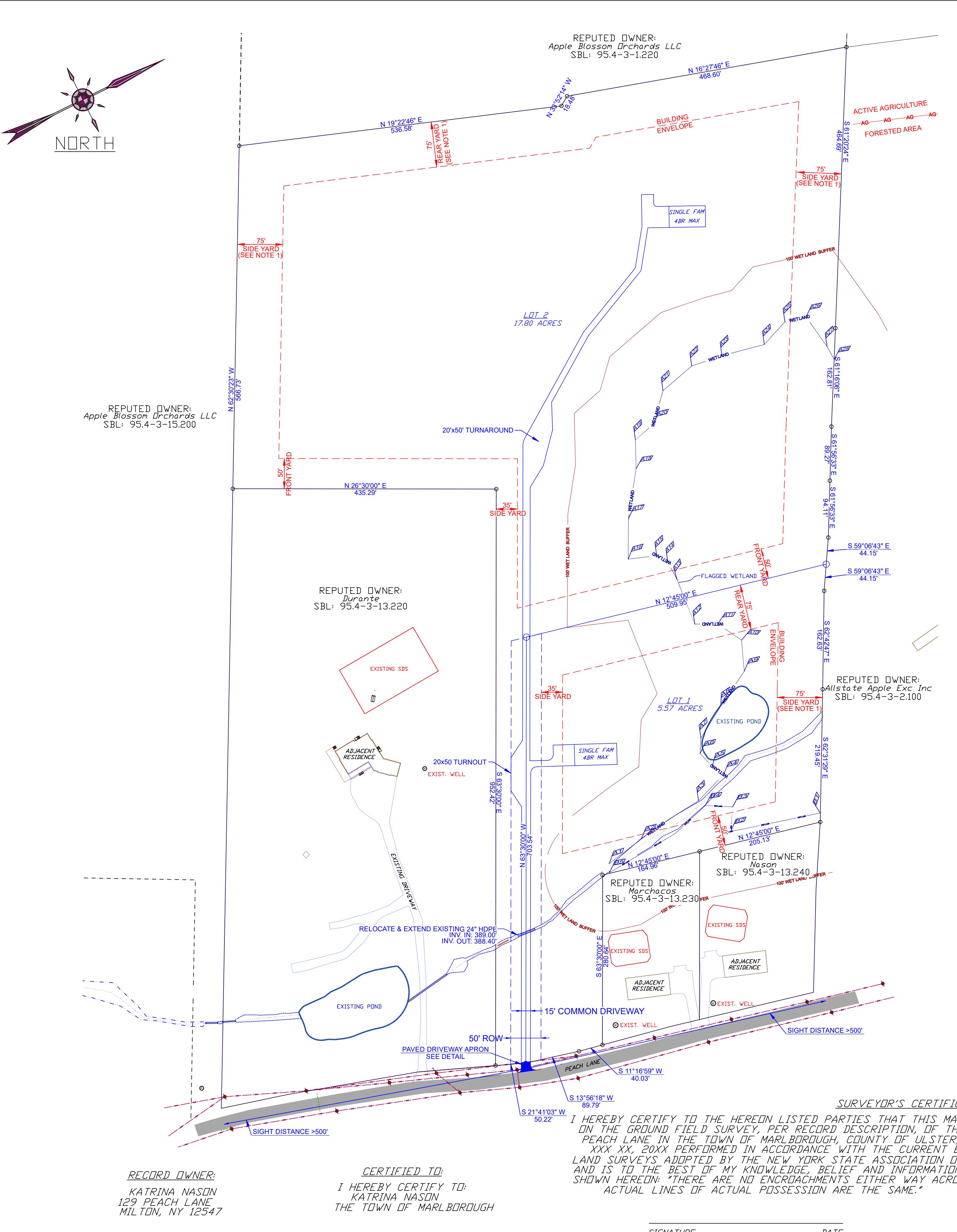
The problem pipes Ms. Stavroulakis refers to are upstream of the proposed Nason 2-lot subdivision at 99 Peach lane currently before the planning board.

Sincerely,

Christopher Terrizzi, PE







PLANNING BOARD CHAIRMAN **DATE**

OWNER'S ENDORSEMENT

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT ARE FAMILIAR WITH ITS CONTENTS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREE TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK'S OFFICE.

OWNER **DATE**

TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE

LOT AREA	MINIMUM REQUIRED	LOT #1 PROPOSED	LOT #2 PROPOSED
1 ACRE (43,560 SF)	5.57 ACRES (242,996 SF)	17.80 ACRES (775,537 SF)	
YARDS (feet)			
FRONT	50'	172'±	588'±
REAR	75'	190'±	208'±
SIDE	35'	54'±	220'±
ONE BOTH	80'	390'±	932'±
LOT WIDTH (feet)	150'	486'±	993'±
LOT DEPTH (feet)	200'	544'±	717'±

NOTES:

- MINIMUM SETBACK NEXT TO ACTIVE AGRICULTURAL LANDS PER SECTION 155-52. EXISTING FORESTED AREA WITHIN THE 75' SETBACK SHALL REMAIN UNDISTURBED TO ACT AS BUFFER TO MITIGATE ADJACENT AGRICULTURE ACTIVITIES.
- LOTS 1 & 2 SHALL BE SUBJECT TO A COMMON DRIVEWAY MAINTENANCE AGREEMENT FILED WITH THE ULSTER COUNTY CLERK.

AGRICULTURAL DATA STATEMENT:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURE DISTRICT. IT HAS ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

- FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURE MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
- THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
- FARMERS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) NOTIFICATION LAW NO. 325, OCTOBER 1988.
- EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORES AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
- THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

SURVEYOR **ENGINEER**

C.M. TERRIZZI ENGINEERING, PLLC
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WALLKILL, NY 12589
(845) 239-2020

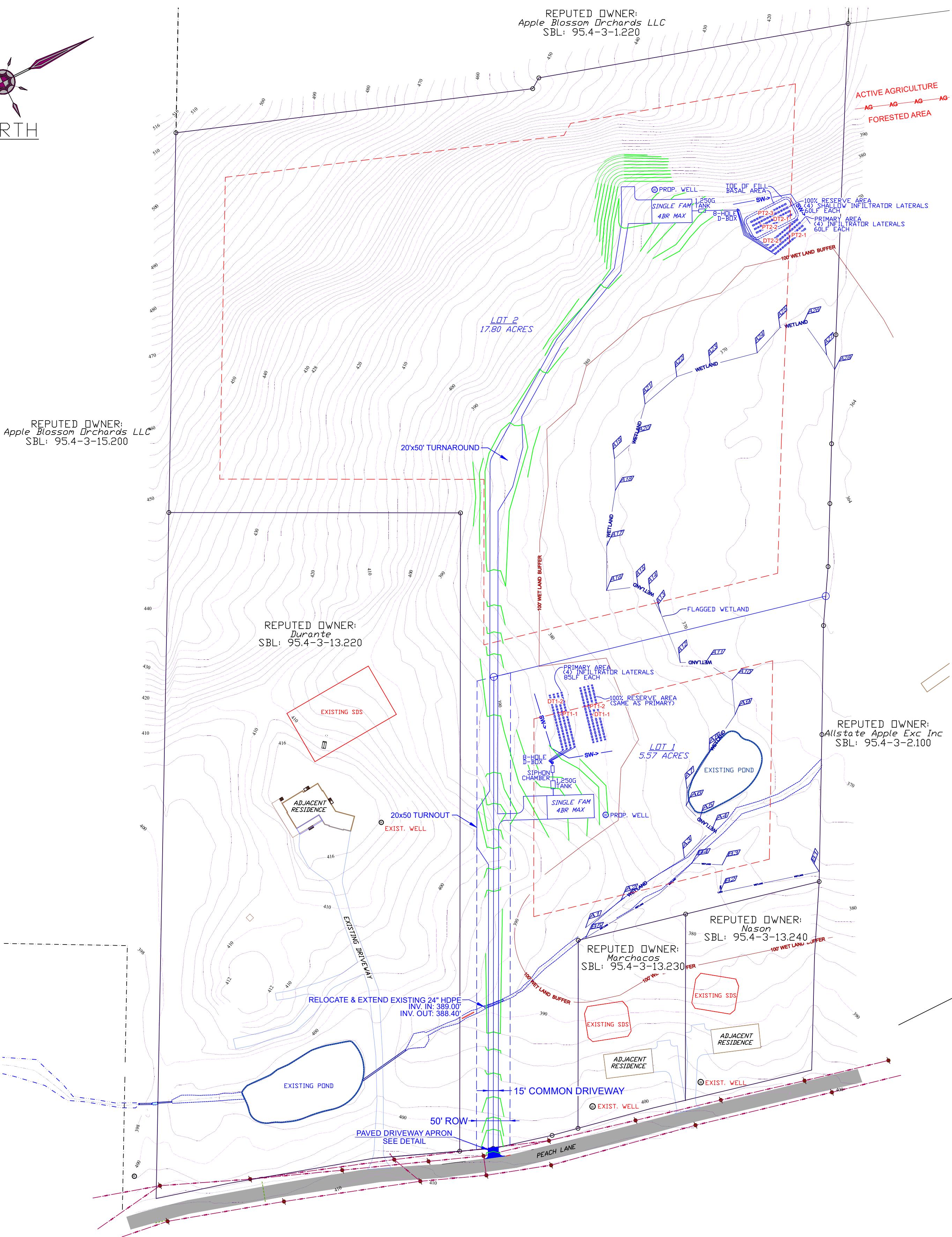
PROPOSED LAYOUT

2-LOT SUBDIVISION FOR:
NASON
S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE 11/17/2025 **SCALE** 1" = 100' **SHEET NUMBER** 2 OF 5



NORTH



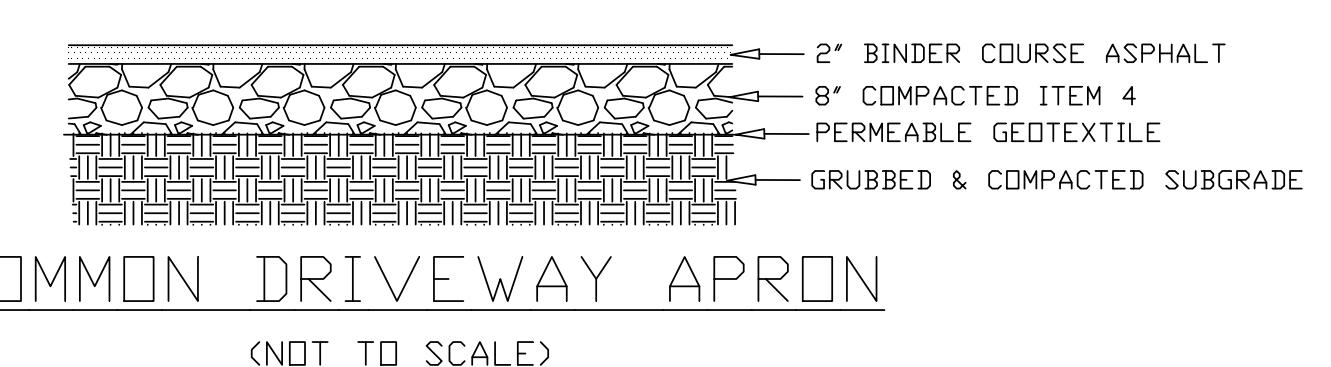
LEGEND	
CLEANTH	○
TEMPORARY SILT FENCE	— SF SF —
PROPOSED CONTOUR	— ○ ○ —
EXISTING PROPERTY LINE	○ ○ ○ ○ ○
BUILDING ENVELOPE	— - - - -
EXISTING MAJOR CONTOUR	— — — — —
EXISTING MINOR CONTOUR	— — — — —
DEEP TEST	○ DT ○
PERCOLATION TEST	○ PT ○
SWALE	— SW —
DISTURBANCE BOUNDARY	— SW —
APPROXIMATE BOUNDARY OF ACTIVE AGRICULTURE	— AG AG —

INVERT ELEVATIONS TABLE

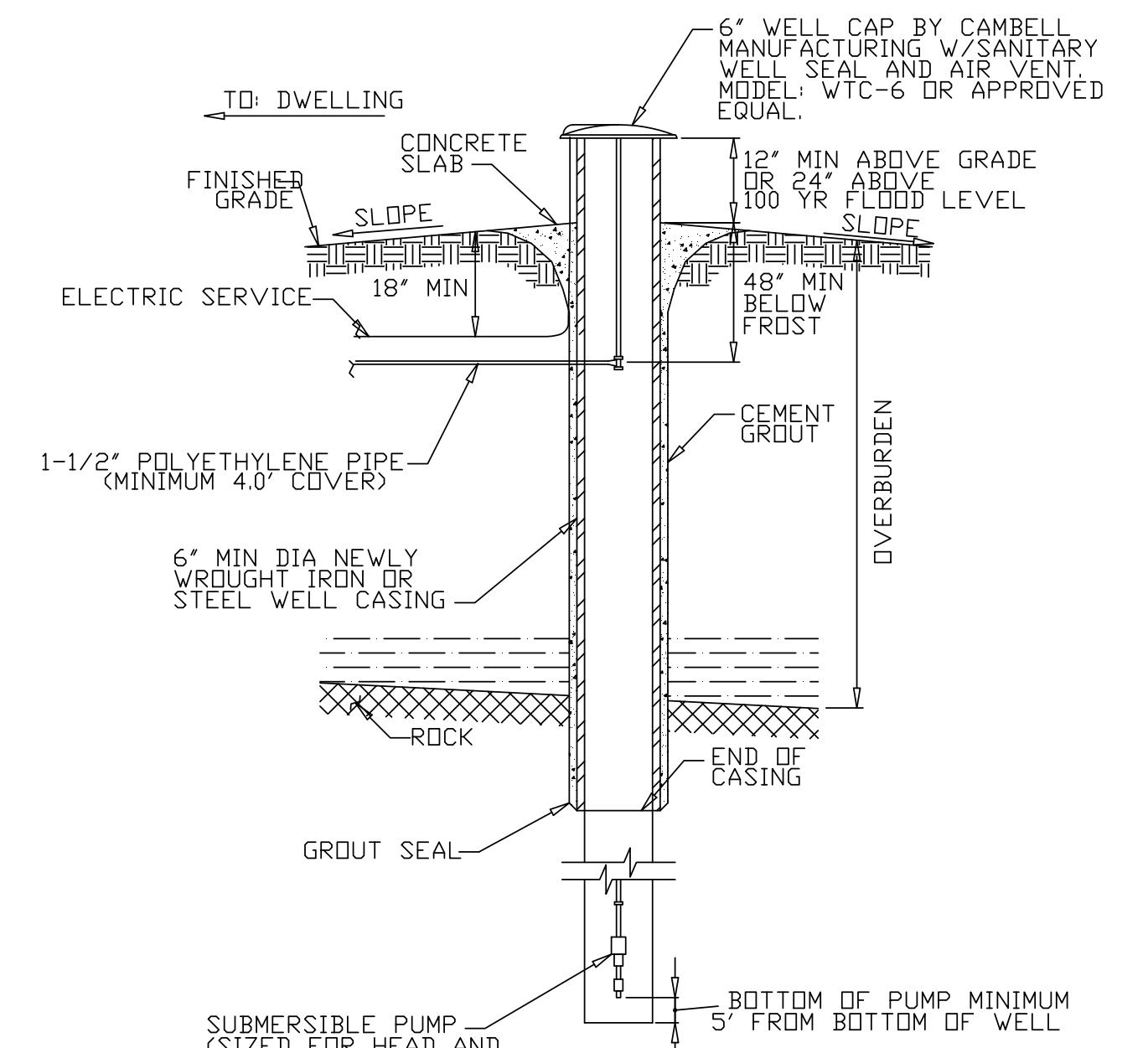
LOT 1	STRUCTURE	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE
	BUILDING LINE	-	385.20' (MIN. RAW)	20'	TO 1250G TANK	-2.0%
1250G TANK	384.80'	384.56'	12.0'	TO SIPHON CHAMBER	-2.0%	
SIPHON CHAMBER	384.32'	382.57'	3.0'	TO D-BOX	-1.0%	
D-BOX	382.54'	382.33'	VARIES	TO TRENCHES	-1.0% MIN.	0%
TRENCHES	18' BELOW ORIGINAL GRADE					

LOT 2	STRUCTURE	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE
	BUILDING LINE	-	377.79' (MIN. RAW)	10'	TO 1250G TANK	-2.0%
1250G TANK	377.35'	376.99'	47.0'	TO D-BOX	-2.0%	
D-BOX	376.29'	376.08'	VARIES	TO TRENCHES	-1.0% MIN.	0%
TRENCHES	18' BELOW ORIGINAL GRADE					

INDIVIDUAL DRIVEWAY DETAIL
(NOT TO SCALE)



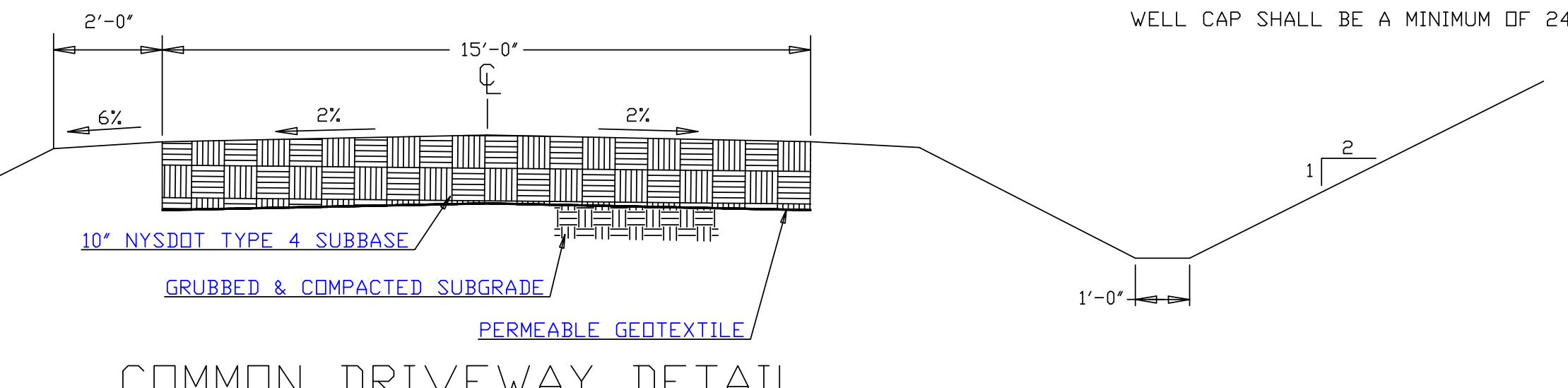
COMMON DRIVEWAY APRON
(NOT TO SCALE)



WELL DETAIL
(NOT TO SCALE)

NOTES:

1. WELL SHALL BE CONSTRUCTED PER NYSDOH APPENDIX 5-B, "STANDARDS FOR WATER WELLS, LATEST EDITION."
2. DRILL HOLE SHALL BE THE DIAMETER OF THE CASE PLUS 4", WITH 20' MINIMUM OF GROUT AND CASING INTO ROCK. GROUT MIXTURE SHALL BE 5.5 GALS OF WATER TO 1 BAG OF NEAT CEMENT.
3. DRIVE CASING AT LEAST 10' IN ROCK.
4. WELL YIELD MUST BE AT LEAST 5 GPM.
5. WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
6. WELL CASING SHALL BE IN COMPLIANCE WITH '10 STATE STANDARDS' AND AWWA STANDARD A-100, LATEST EDITION. A MINIMUM OF 40' OF WELL CASING SHALL BE USED.
7. WELL CAP SHALL BE A MINIMUM OF 24" ABOVE THE 100 YR FLOOD ELEVATION.



COMMON DRIVEWAY DETAIL

ENGINEER

C.M. TERRIZZI ENGINEERING, PLLC

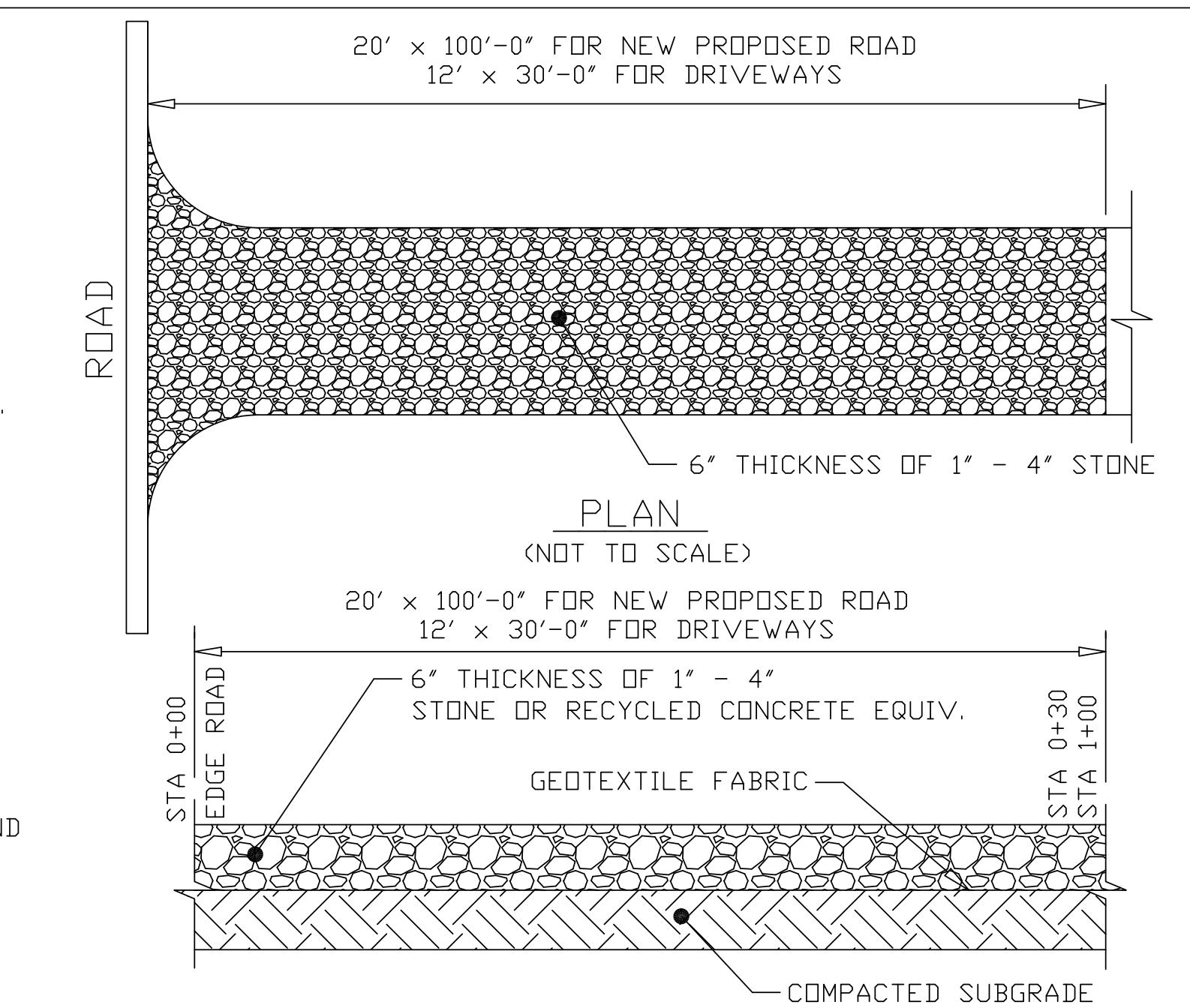
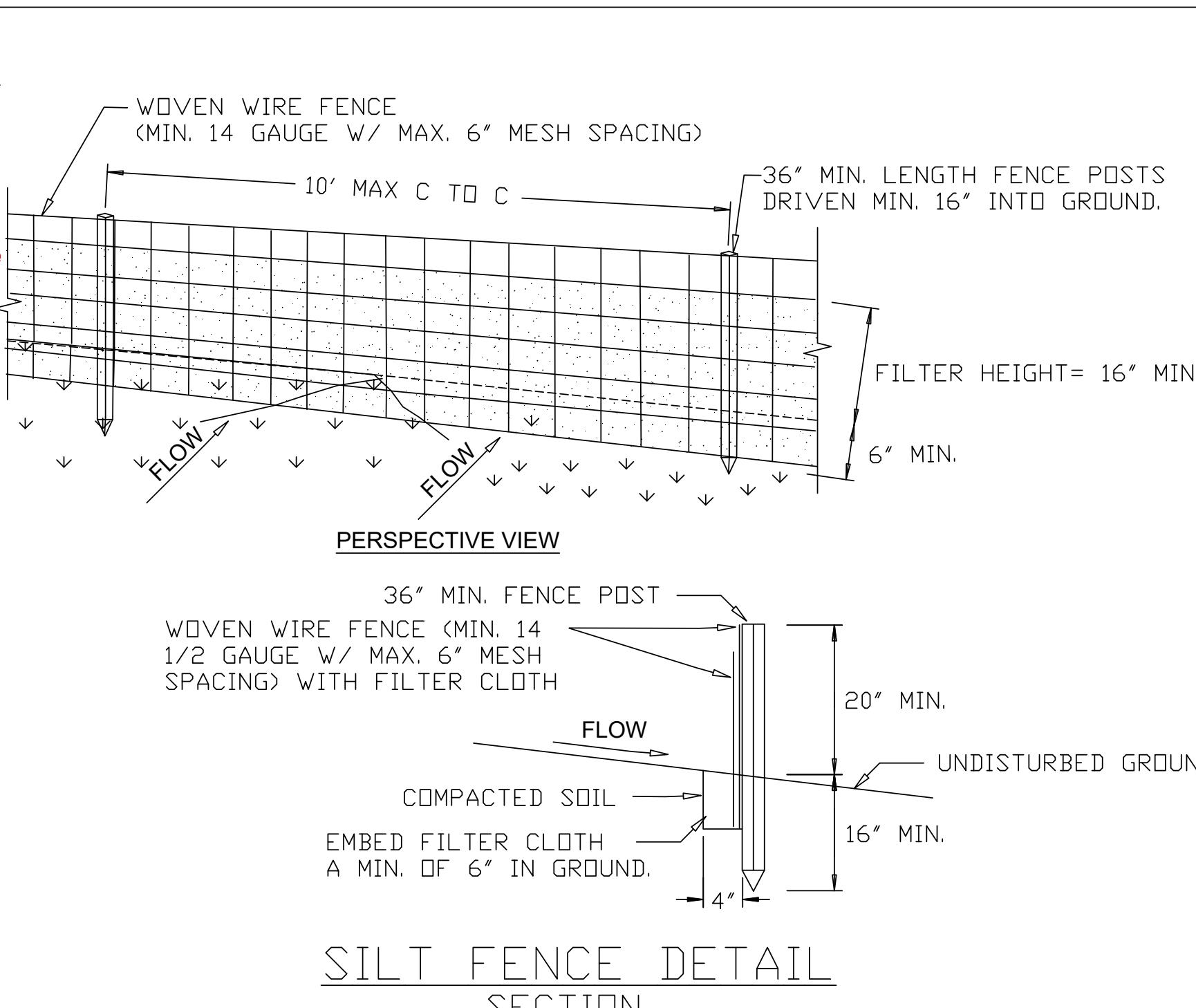
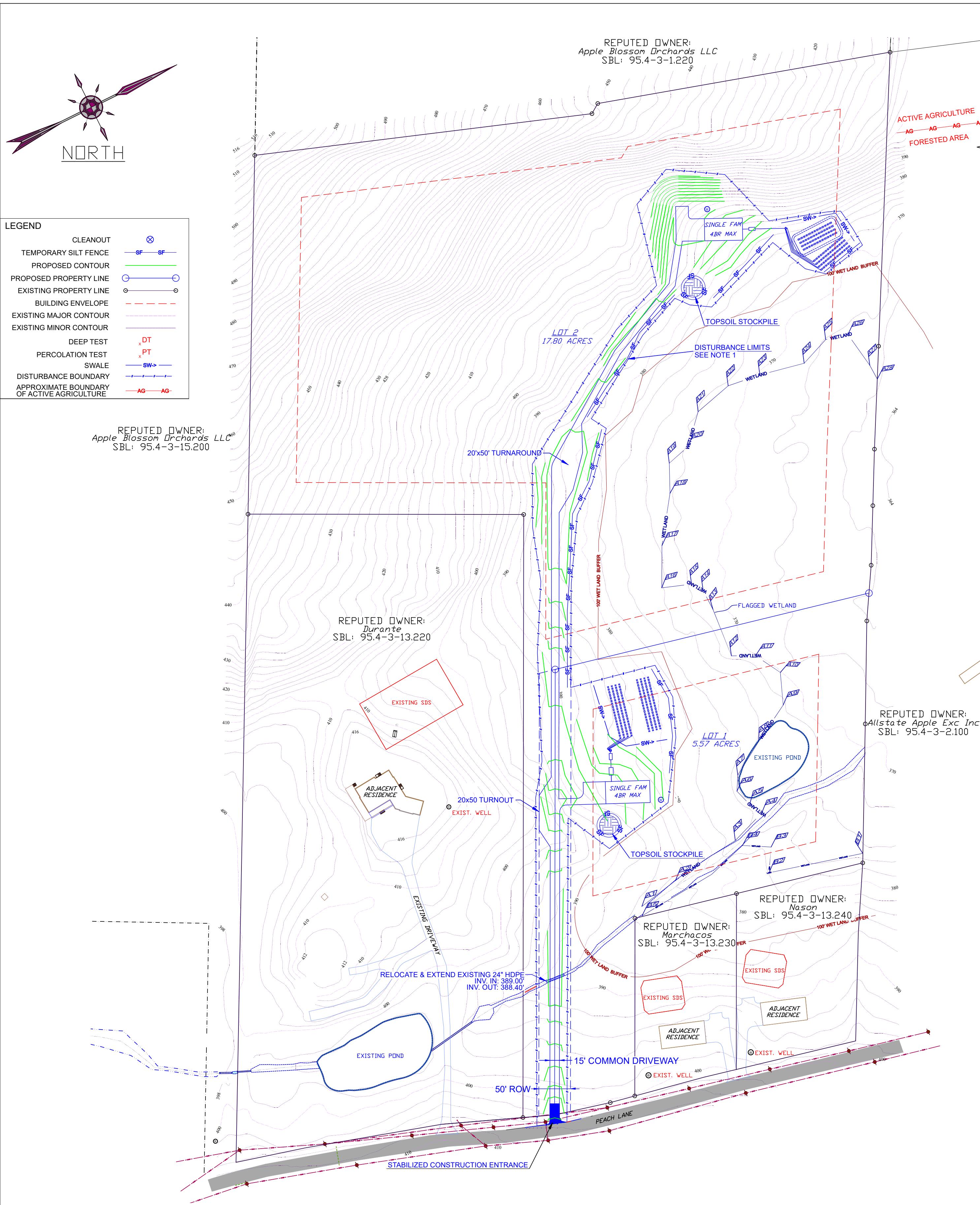
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PROPOSED GRADING, SEPTICS & MISC. DETAILS

2-LOT SUBDIVISION FOR:
NASON

S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE 11/17/2025 SCALE 1" = 100' SHEET NUMBER 3 OF 5



STABILIZED CONSTRUCTION

ENTRANCE DETAIL

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

EROSION CONTROL SEQUENCE NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.

NOTES:
1. THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 3.50 ACRES AND THEREFORE REQUIRES A SWPPP THAT INCLUDES EROSION AND SEDIMENT CONTROLS AS PER NYSDEC SPDES

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
<i>EROSION & SEDIMENT CONTROL PLAN AND DETAILS</i>		
<i>2-LOT SUBDIVISION FOR: NASON S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY</i>		
DATE	SCALE	SHEET NUMBER
11/17/2025	1" = 100'	4 OF 5

