

TOWN OF MARLBOROUGH
2017 AUG 8 AM 8 46

**RESOLUTION OF APPROVAL
BY THE
TOWN OF MARLBOROUGH PLANNING BOARD**

Regarding: Request for a Lot Line Modification by Lucky 7 Equities, Madison Rose Properties, and Austin Tyler Properties, LLC on real property located on Reservoir Road, Marlborough, New York, more particularly described as Tax Map Lots 108.002-9-43.132, 108.002-9-43.133, 108.002-9-43.134, and 108.002-9-43.135.

WHEREAS, the Owners of record, Lucky 7 Equities, Joel Truncali, Madison Rose Properties, LLC, and Austin Tyler Properties, LLC, have consented to the proposal and have requested approval of a Lot Line Modification of land in accordance with applicable regulation of the Codes of the Town of Marlborough for lands located on Reservoir Road, Marlborough, New York; and

WHEREAS, a final map, prepared by Maser Consulting, P.A., bearing last revision date of July 7, 2017, has been submitted; and

WHEREAS, the Planning Board has met and held public meetings and a public hearing on August 7, 2017 in accordance with applicable laws; and

WHEREAS, the Lot Line Modification as represented on the final map meets all codes and regulations regarding set-backs, lot sizes, road and driveway configurations and other applicable regulations, codes and laws; and

WHEREAS, the change of these lines does not create a new buildable lot; and

WHEREAS, the Planning Board has previously issued a Negative Declaration pursuant to the State and Environmental Quality Review Act; and

BE IT RESOLVED THAT, the Planning Board of the Town of Marlborough gives final approval to this Lot Line Modification and authorizes the Chairman of the Planning Board to carryout appropriate completion of the Lot Line Modification process upon the complete payment of appropriate fees; and


BE IT FURTHER RESOLVED THAT, this approval is conditioned on submission of an instrument, acceptable to the Planning Board attorney, for the abandonment of any pre-existing right-of-way for access, and the recording of that instrument at the time of filing of the Plat if necessary; and

BE IT FURTHER RESOLVED THAT, this approval is conditioned on removal of two trees designated by the Highway Superintendent.

BE IT FURTHER RESOLVED THAT, this approval is conditioned on establishment of the driveway to Lot 4 by mechanical means of construction without blasting.

WHEREUPON the following vote was taken:

<u>MEMBER</u>	<u>YES</u>	<u>NO</u>
Chairman Brand	<u> / </u>	<u> / </u>
Member Lanzetta	<u> ✓ </u>	<u> </u>
Member Truncali	<u> ✓ </u>	<u> </u>
Member Trapani	<u> ✓ </u>	<u> </u>
Member Lofaro	<u> / </u>	<u> </u>
Member Clarke	<u> / </u>	<u> </u>
Member Cauchi	<u> / </u>	<u> </u>



Jen Flynn, Planning Board Secretary

Dated: Milton, New York
August 7, 2017