



# Town of Marlborough Planning Board Application

**Application For:** (Check One)

**Subdivision** \_\_\_\_\_ **Site Plan**  X  **Lot Line Revision** \_\_\_\_\_

**Application Number:** 18-2008

**Date of Submission:** 6/18/18

**Name of Project:** Marlboro on Hudson

**Location of Project:** Hudson Circle, Town of Marlboro

**Tax Section Block and Lot:** 108.12-8-23

**Zoning District:** R (Residential District)

**Number of Acres:** ±6.29 **Sq. Footage of Building:** 39,624

**Description of Project (include number of lots/units & bedrooms):**

See Attached Narrative

**EMAIL:** mturturro@vddw.com

**Name of Property Owner:** Highland Avenue Marlboro, LLC

**Address of Property Owner:** Hudson Circle, Marlboro, NY 12542

**Telephone Number of Property Owner:** (845) 567-9000

**Name of Applicant:** Marlboro on Hudson, LLC

**Address of Applicant:** 11 Racquet Road, Newburgh, NY 12550

**Telephone Number of Applicant:** (845) 567-9000

Name of Surveyor: Maser Consulting, P.A.

Address of Surveyor: 555 Hudson Valley Avenue, Suite 101, New Windsor, NY 12553

Telephone Number of Surveyor: (845) 564-4495

Name of Engineer: Maser Consulting, P.A.

Address of Engineer: 555 Hudson Valley Avenue, Suite 101, New Windsor, NY 12553

Telephone Number of Engineer (845) 564-4495 extension 3802

Name of Attorney: N/A

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: The applicant respectfully request to be put on the July 2nd Planning Board agenda for site plan review and approval

Description of Proposal: See Attached Narrative



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

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**NARRATIVE SUMMARY  
JUNE 21, 2018**

**MARLBORO ON HUDSON  
TAX LOTS 108.12-8-23  
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY  
MC PROJECT NO. 030218F**

The site is approximately 6.29 acres in size and has frontage on South Street to the south and Highland Avenue to the west. Currently, the parcel is partially developed with twelve residential units in two buildings. The site is in the Town of Marlborough R (Residential District) zoning district. The parcel previously had site plan approval for the development of 36 residential units of which only 12 units were built. In addition to the 12 units, utilities, stormwater management facilities and part of Hudson Circle were also constructed. An As-Built Survey was performed by Maser Consulting in 2018 to confirm the extent of the installed improvement; a copy has been included as part of this application.

The applicant, Highland Avenue Marlboro, LLC proposes to develop the remaining 24 residential units, clubhouse and pool that were proposed under the previously approved site plan, along with the remaining utilities, drainage improvements and the extension of Hudson Circle that have yet to be constructed. The proposed development is largely unchanged from the previously approved site plan. The only significant changes being the stormwater improvements that have been updated to conform to the latest standards set forth under the New York State Stormwater Design Manual, dated January 2015. The site plan has also been updated to conform to the latest Town of Marlborough Code and Zoning.

The proposed improvements will require Site Plan approval and a Special Use Permit for the multiple dwellings use. No zoning variances are required as part of this application. We respectfully request that our application be placed on the July 2<sup>nd</sup> Planning board agenda.

ABF/cpm

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