



www.EngineeringPropertiesPC.com  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

January 11th, 2019

Town of Marlborough Planning Board  
21 Milton Turnpike  
Suite 200  
Milton, NY 12547

**ATTN: Christopher Brand, Chairman**

**RE: W.O. # 1022.06  
SMITH SUBDIVISION**

Dear Chairman Brand and Board Members:

Please find attached 12 copies of the revised subdivision plans for the Smith Subdivision for discussion at the January 22<sup>nd</sup> Planning Board Meeting. These plans have been revised in response to the boards comments and the comments of your engineering consultant Patrick Hines of McGoey, Hauser and Edsall dated September 15th, 2017.

- 1. The Applicants have proposed a partial T turn around with a dedication parcel to the Town of Marlborough. The Highway Superintendent's sign off of this roadway layout must be received. Offers of dedication and session for this portion of the proposed roadway must be submitted for Ron Blass to review.***

A meeting was held with the Highway Superintendent on August 25<sup>th</sup> 2017. A letter was received by the board from Mr. Appler dated September 8, 2017. Our understanding is that he was satisfied with the proposal and that he was looking for the design details which are included on the attached plans. At the request of Mr. Appler a pull off area has been added in front of lot 4 to allow vehicles to pass.

- 2. Note number 8 referencing an added retaining wall shall state that a Building Permit is required for walls over 4 feet in height.***

A note has been added on sheet C-100 under "General Notes" as note 8.

- 3. Ulster County Health Department is requiring review of the sanitary sewer disposal systems.***

The plans have been reviewed by the Ulster County Health Department. Their approval is pending boards issuance of a negative declaration. A e-mail to this affect was sent to the board from UCHD.

**4. Reference to the previously approved subsurface sanitary sewer disposal locations should be removed.**

Any references to previously approved subsurface sanitary sewer disposal locations have been removed from the plan.

**5. A series of drainage pipes is proposed at driveway crossings which direct all stormwater in a generally north easterly direction towards the north easterly property line. The ultimate discharge of the drainage should be identified on the plans.**

In the existing and proposed conditions drainage from the property flows to the northeast towards lands of Podhaiski. Existing drainage patterns will be maintained. Where possible roof and footing drains and the swale around the house on lot 3 have been designed to divert stormwater away from the house on lands of Podhaiski and towards the low area at the rear of the property under the power lines which sheet flows north towards Milton Tpke.

**6. Comments from jurisdictional Fire Departments should be received.**

The project plans were sent to and discussed with the Fire Department in September of 2017. Our understanding is that no response has been received. The applicant is again soliciting comments from the department and any response will be provided to the Board.

**7. The applicants have requested a waiver of the length to width requirements for the lots. This office would recommend the inclusion of a no further subdivision note to be added to each of the lots.**

Board to provide direction on the requirement of a no further subdivision note.

**8. Details of the proposed subsurface sanitary including the location of septic tanks distribution boxes amount and type of laterals should be added to the plans.**

Details of the subsurface sanitary systems are on sheet C-301. The description of the systems including the location of the tanks, distribution boxes and the length of laterals have been added to the subdivision plan on sheet C-101.

**9. A survey sheet must be submitted showing all internal meets and bounds stamped by a New York State Surveyor.**

The site has been surveyed and a realty subdivision sheet signed and sealed by our survey will be provided prior to the meeting.

**10. Correspondence from the Water Department concerning the approval of lot 5 utilizing a well within the Water District should be provided.**

Mr. Muggeo was contacted and indicated that there is no prohibition from installing an individual well on lot 5 that is within the water district as long as the lot size is over 1 acre.

Lot 5 is approximately 2.8 acres in size. We asked Mr. Muggeo to relay that to the Planning Board.

**11. Details of the “turn out area” in the vicinity of lot 4 should be added to the plans.**

A detail of the layout of the “Turn Out Area” is shown on sheet C-101. A Town Road pavement detail has been added to the plan on sheet C-302.

**12. Timing of construction of the municipal improvement should be discussed with the Applicant’s representative.**

We would propose that the turn out area and pull off be completed prior to issuance of a certificate of occupancy for a home on any of the lots.

**13. The amount of disturbance depicted on a grading plan should be identified to determine if SPDES Permit for stormwater is required. Limits of disturbance should be depicted on the plans and calculated. Compliance with Town of Marlborough stormwater regulations must be documented.**

Sheet C-102 has been added and the limits of the disturbance are now shown. The total area of disturbance is approximately 3.6 acres.

Please place this matter on the next available Planning Board agenda for further discussion.

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal

cc: Doug Smith  
Pat Hines, MH&E  
file