



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

February 5th, 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
COMMENT RESPONSE**

Dear Chairman Brand and Board Members:

Please find attached 12 copies of the revised subdivision plans for the Smith Subdivision for discussion at the February 19nd Planning Board Meeting. These plans have been revised in response to the board's comments and the comments of your engineering consultant Patrick Hines of McGoey, Hauser and Edsall dated January 21th, 2019.

1. The revised plans are being copied to Mr. Appler for his review and approval.
2. A signed and sealed Realty Subdivision plan has been submitted as sheet RS-1. A revised Realty Subdivision sheet is included. The plan will be signed and sealed prior to final approval.
3. We spoke to Mr. Muggeo on January 9, 2019 confirming that a well was permitted for lot #5. A confirmatory e-mail was sent to the water superintendent and the planning board on that same day. Another request to Mr. Muggeo was sent on January 23, 2019. We await his written response.
4. For clarity, the limit of disturbance is now shown on sheet C-101 and C-102.
5. The proposed turnout section is depicted and dimensioned on sheet C-101 and a detail of the turnout is provided on sheet C-302.
6. The areas of dedication are shown on sheet RS-1 and the turn-a-round dedication area has been reduced to 50 feet in width.
7. The public improvements will be completed or bonded prior to filing the map.
8. Level spreaders have been proposed throughout the site to return runoff to sheet flow on the property and direct it to woodland areas to promote the further benefits of

infiltration and treatment of stormwater through existing vegetated areas. The house and pool on the lot to the north have been shown on sheet C-101.

9. Commented noted.
10. The attached SWPPP has been prepared in compliance with the appropriate town and DEC regulations.
11. A note stating, "There shall be no further subdivision of any lot permitted under current zoning." has been added as note 15 on sheet RS-1 and note 9 on C-101.

Other Comments

1. Map note #9 has been added to sheet C-101 identifying the requested lot width to depth waivers required for lots 1, 2 & 3
2. The disturbance per lot has been added to sheet C-101.

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
Gael Appler, Superintendent of Highways
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