

August 6, 2021

Patrick J. Hines, Principal  
MH&E Consulting Engineers, D.P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553

**RE: TOWN OF MARLBOROUGH  
BISHOP- JAMES & MONICA SUBDIVISION  
PROJECT NO.: 21-7  
PROJECT LOCATION: SECTION 103.1, BLOCK 1, LOT 49**

Dear Mr. Hines:

We are writing in response to the comments from our meeting on April 19, 2021. Our responses are in ***bold/italics***.

1. The Short Environmental Assessment Form provided is an older form no longer utilized. Updated Short Environmental Assessment Form should be provided filled out on the NYSDEC website.  
***Response: The Short Environmental Assessment form has been included with this submission.***
2. A roadway dedication parcel should be provided at each of the Town road access points.  
***Response: A dedication parcel for Mahoney Rod and New Road have been provide. A 25-foot-wide dedication parcel along New Road has been provide. Because of an existing structure within 25' off the center line of Mahoney Road, a 15' wide dedication parcel has been provided.***
3. The 25 foot right of way over existing Travel Way should be identified. Who is right of way in favor of? Lot is identified as proposed DiValentino Property- this should be clarified.  
***Response: We have extensively researched the chain of title for the easement and haven't been able to conclude who retains rights. It would be a hardship to ultimately determine so we have decided to leave the easement accessible, so those rights remain unencumbered.***
4. Well and septic locations will require approval from the Ulster County Health Department.  
***Response: The well and septic systems have been shown on the design documents. The septic system for Lot 2 has been designed and approved by the Ulster County Health Department (a copy of the permit has been attached). Perc tests were performed on Lot 1 with similar results to that of Lot 2. If Lot 1 is developed in the future a similar septic system will submitted to the Ulster County Health Department for approval.***



5. Grading for the driveway and house must be provided. Access from the driveway to the house is approximately 8 feet while topography across the house is similarly 8-foot difference.  
***Response: The driveway grading and grading around the future residence has been provided.***
  
6. The Bulk Table identifies the provided setbacks as similar to the required setbacks for front yard, rear yard, both side yards to be clarified.  
***Response: The setbacks for Lots 1 & 2 have been provided in the bulk use table and shown on the site plan.***
  
7. The barn located on the remaining Lands of Bishop appears to be an accessory use not accessory to a primary use on the parcel. Planning Board Attorney's comments regarding this should be received.  
***Response: The Planning Board's attorney was contacted regarding this structure and the subdivision. It was indicated there were no issues with this structure or the subdivision of this parcel.***
  
8. Sight distance at the Mahoney Road access drive should be provided to determine if a future access point can be constructed at that location.  
***Response: The Town Highway superintendent was contacted regarding the sight distance and driveway location of the driveways of Lot 1 and Lot 2. There was no concern over the sight distance or the location of the driveways. The sight distance has been provided for both driveways on the design documents.***
  
9. Note identifying subdivision as contingent upon owners review and approval should be removed from the Planning Board review plans.  
***Response: This note has been removed.***
  
10. The proposed driveway exceeds permissible driveway grades in the roadway profile. Maximum driveway grades of 14% are required in addition the profile does not provide for a landing between the driveway and the residential structure.  
***Response: The driveway grades and profile have been revised.***
  
11. Finish floor elevations for the structure and point elevations on the driveway should be provided.  
***Response: Finished floor elevations of the structure and the driveway grades have been provided.***
  
12. Highway Superintendents comments on the driveway location should be received.  
***Response: The Town Highway superintendent has reviewed the proposed design and has provided his concurrence with the driveway locations.***
  
13. A culvert should be provided at the driveway access point.  
***Response: A culvert has been provided at the new driveway along New Road.***



August 2, 2021

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If you should have any questions or comments, please contact Zach Anderson by email at [zanderson@CPLteam.com](mailto:zanderson@CPLteam.com) or by phone (585) 402-7556.

Please contact me at (585) 402-7556 if you should have any questions regarding this matter.

Very truly yours,

CPL

A handwritten signature in blue ink, appearing to read 'Zach Anderson'.

Zach Anderson  
Project Manager

Enclosures

c: