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November 3, 2017

**VIA HAND DELIVERY**

Alphonso Lanzetta, Supervisor  
Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

Re: Bayside Development Project  
Tax Lot 109.1-4-29  
Business Corridor Overlay District Petition  
Town of Marlborough, Ulster County, NY  
MC Project No. 05000787A

Dear Supervisor Lanzetta and Town Board Members:

On behalf of Bayside Construction LLC, the applicant for the Bayside Development project and property owner of the above referenced tax lot, attached please find an Application Petition for establishment of a Business Corridor Overlay District (BCOD). This is proposed for a portion ( $\pm 2.4$  acres of the  $\pm 25.3$  acre parcel) of the project which fronts on NYS Route 9W. Along with the application form, attached is a copy of the current Preliminary Site & Subdivision Plans for the Bayside Development project. The plans have been highlighted to clearly depict the proposed BCOD area.

Please review the attached materials and we request the application be placed on the next available Town Board meeting agenda for further discussion. Feel free to call me at 845.564.4495, ext. 3804 with any questions you may have.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Justin E. Dates', is written over the typed name and title.

Justin E. Dates, RLA  
Associate

JED/pa

Enclosures

cc: Mr. Thomas J. Corcoran Jr., w/encl.  
Mr. Asher Sussman, w/encl.  
Mr. Dominic Cordisco, Esq., w/encl. (digital copy)  
File, w/encl.

R:\Projects\2005\05000787A-Sussman Bayside\Letters\2017\171103JED\_BCO.docx

# ***TOWN OF MARLBOROUGH***

***PO Box 305 Milton N.Y. 12547  
Heart Of the Hudson Valley Fruit Section***

***OFFICE OF THE SUPERVISOR  
(845) 795-5100 Ext. # 2***

## ***Application***

### ***Petition for Establishment***

#### ***Business Corridor Overlay District***

#### ***Town Board***

***Enclosed you will find the petition to the Town Board for the improvement of a property that exist in the Business Corridor Overlay District.***

***It will explain the purpose, the eligible areas, permitted uses and the procedure for establishment.***

***Please read ALL sections of the attached application and submit the minimum required material to the Town Board for its review.***

***Upon the Town Board approval and satisfaction of the material submitted they will refer the applicant to the Town of Marlborough Planning Board for further review and final site plan approvals.***

***Upon Planning Board approvals the applicant shall contact the Town of Marlborough Building Department to obtain any and all building permits required to satisfy the New York State Uniform Fire and Prevention and Building Code.***

**Date:** November 3, 2017

**Name :** Bayside Development Project

**Business Name :** Bayside Construction, LLC (Property Owner)

**Property Address:** 18 Birdsall Avenue  
Marlboro, NY 12542

**S.B.L. :** 109.1-4-29

**District :** R-1

**This letter is to verify that the building department has discussed the above business at the above address and has concluded :**

                   : **The application can be presented to the Town Board for its review.**

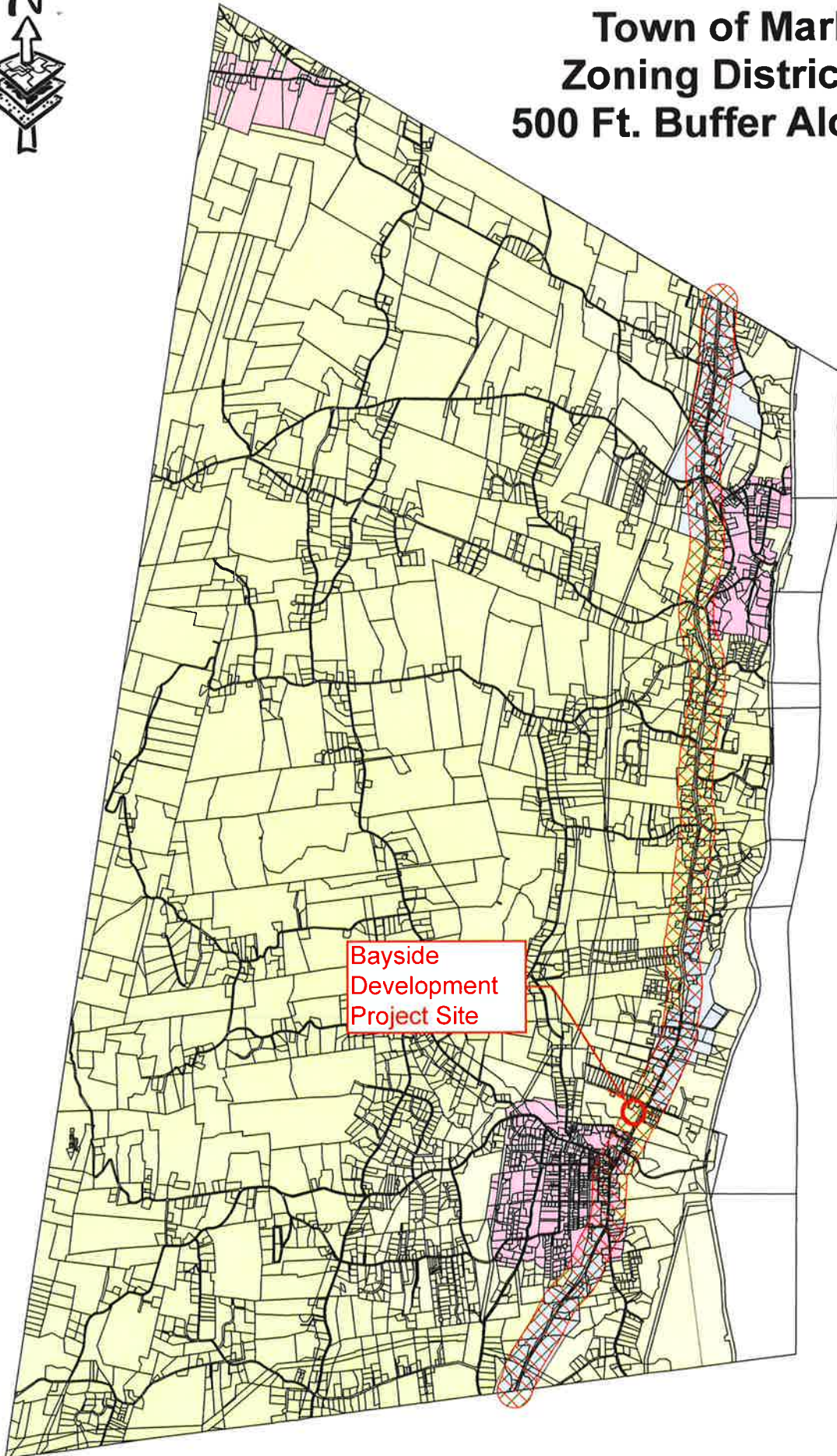
                   : **The application is rejected for the following reasons :**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

                   : **The application can be presented to the Town Board with the following Comments :**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank You.**

*Thomas J. Corcoran Jr.*  
*Building Inspector*  
*Code Enforcement Officer*

# Town of Marlborough Zoning District Map with 500 Ft. Buffer Along Route 9W



**Bayside  
Development  
Project Site**

**Map Legend**

- 500 Ft. Buffer off Route 9W
- Parcel Boundaries

**Marlborough Zoning Districts**

**ZONE**

- C
- C-2
- HD
- IND
- R
- R-1
- RAG-1