

Submission #2
Prepared by Lauren Baglio
for the Planning Board approval
of The Hudson Valley Tree House

Included in this packet:

- Town Of Marlborough Planning Board Technical Review

-Document 1

HVTH Blue prints. Yellow highlighted is for the guests space, orange is for private space

-Document 2

Town of Marlborough Department of Buildings B&B requirements for parking overview with Subaru Forester car as sample parking vehicle (+ 2 car parking garage)

-Document 3A, 3B, 3C, 3D, 3E

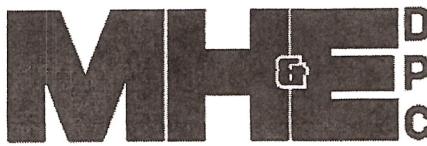
Any and all road agreement / maintenance agreements I could find for Gobblers Knob from the County Clerks office. No restrictions were listed for commercial use.

-Document 4

Easement for 80 Gobblers Knob

-Document 5

Letter of endorsement for HVTH from Victor Spacceralli, owner of Benmarl Winery



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
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RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF MARLBOROUGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: HUDSON VALLEY TREEHOUSE
PROJECT NO.: 17-19
PROJECT LOCATION: SECTION 108.003, BLOCK 2, LOT 64
REVIEW DATE: 03 AUGUST 2017
MEETING DATE: 07 AUGUST 2017
PROJECT REPRESENTATIVE: N/A

→ DOCUMENT #1, #2,

1. The project proposes a home occupation bed and breakfast. Compliance with Town of Marlborough code for bed and breakfast should be documented including identifying the percentage of the home utilized for the bed and breakfast use. Areas for adequate parking should be depicted.
2. The application packet contains a portion of a map prepared by this office for Wallace H. Mahan III. It is noted that this work was done many years ago, and this office has no connection to the current owner or application.
3. Ron Bass's comments should be received regarding the proposed use on a private roadway. The Applicants should submit copies of the private road access and maintenance agreement to determine if any restrictions on the commercial use of the property exist.

Respectfully submitted,

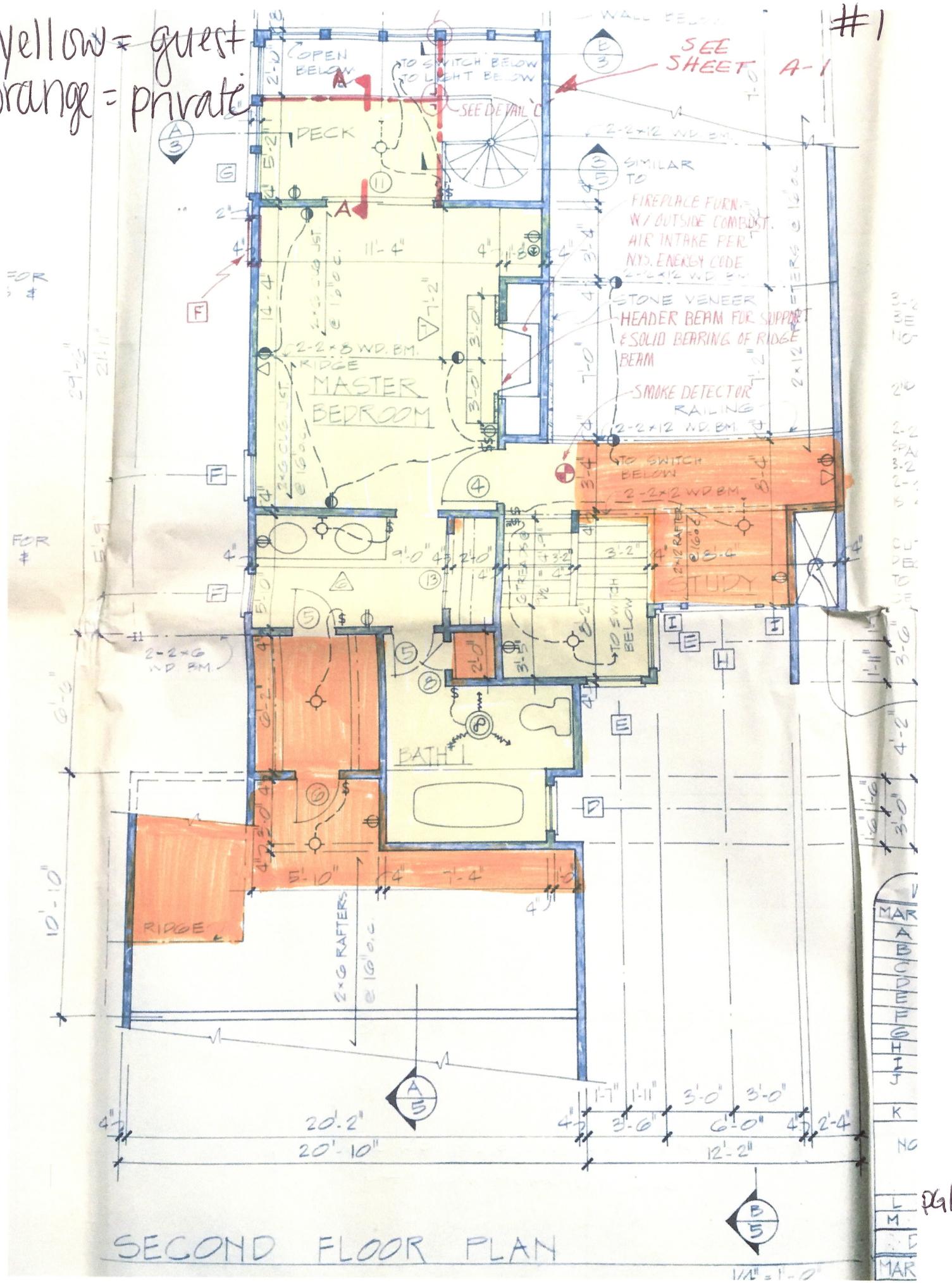
*McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.*

Patrick J. Hines
Principal

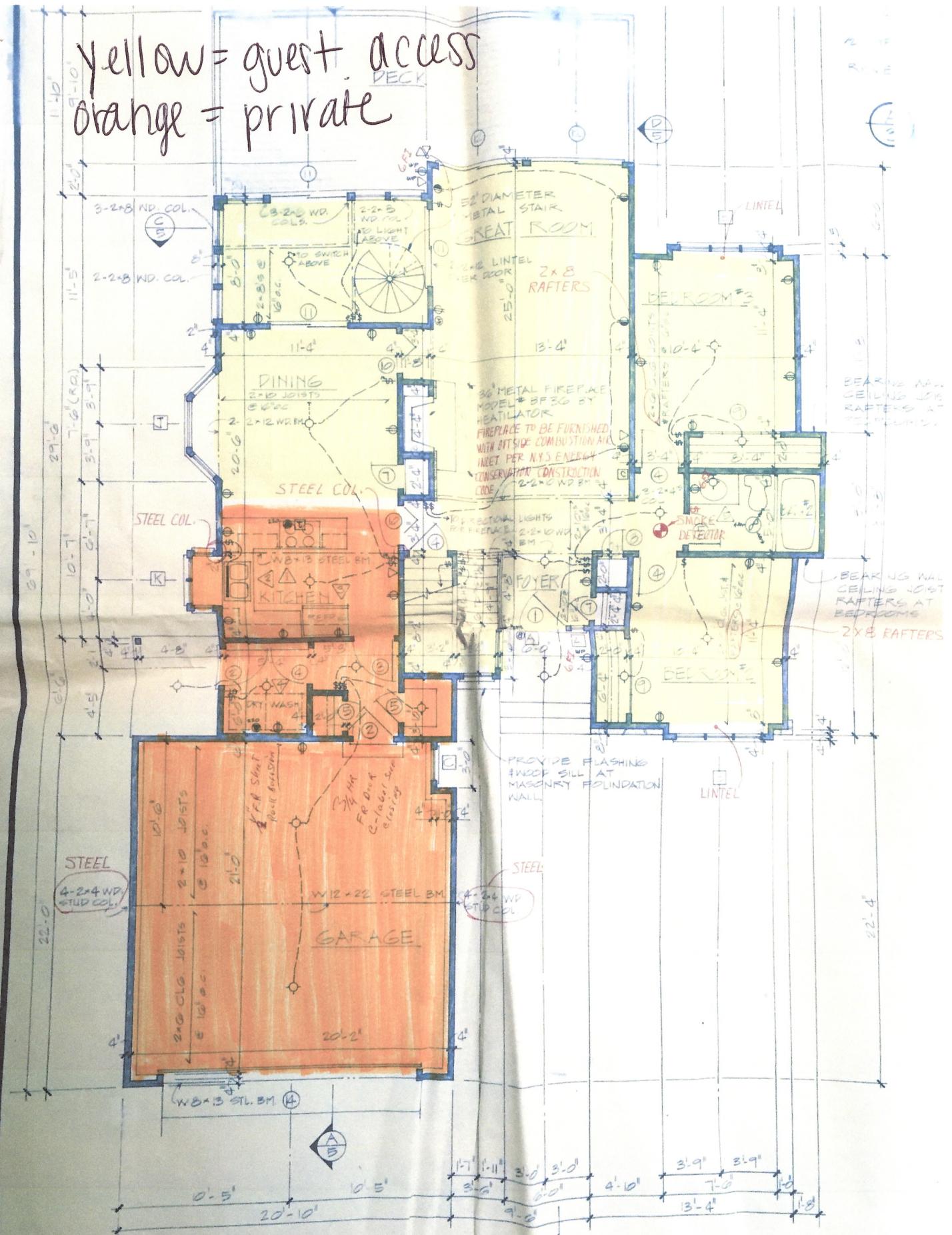
→ #4

* THERE ARE NO RESTRICTIONS *
FOR COMMERCIAL USE.

yellow = guest
orange = private



yellow = guest access
orange = private

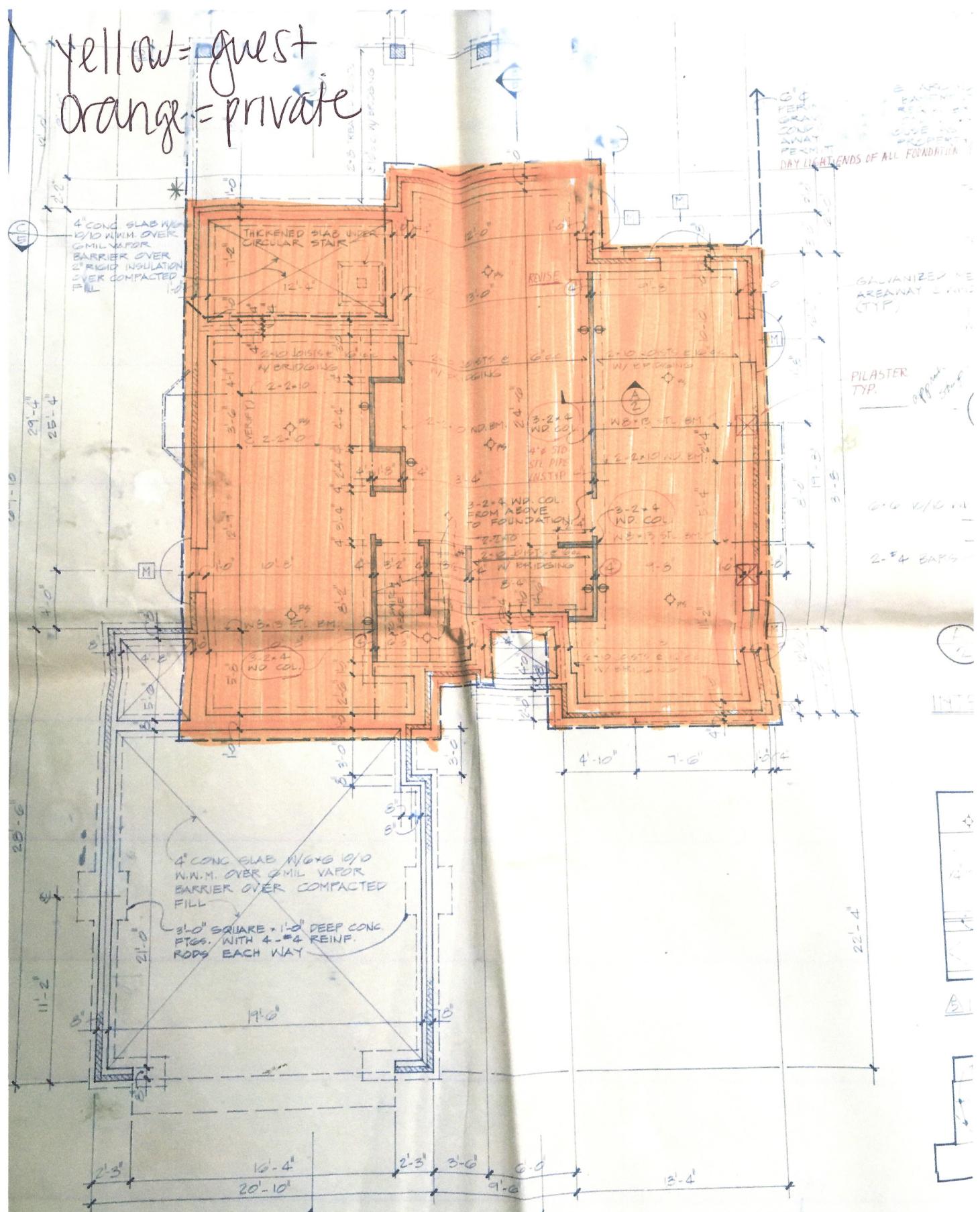


FIRST FLOOR PLAN

$$\frac{1}{4}^{\text{th}} = 1 - 0^{\text{th}}$$

PG2

yellow = guest
orange = private



BASEMENT PLAN

$$\sqrt{4^0} = 1 - 0^0$$

⚠ Pg3

#2

TOWN OF MARLBOROUGH
PO Box 305 Milton NY 12547
“Heart Of the Hudson Valley Fruit Section”
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

**TEL NO. 795-2406 Ext. # 7
FAX NO. 795-6171**

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

August 8, 2017

Re: Hudson Valley Bed & Breakfast Parking Requirements

S.B.L. : 108.3-2-64

This letter is to verify that the building department reviewed Town Code Section 155-27(2)(b) Off Street Parking and under Table 1 “Required Off-Street Parking“ the Bed & Breakfast will require (“2 plus 1 for each bedroom available for rental“)

Hudson Valley Bed & Breakfast has two bedrooms available for rental so the minimum required parking spots are four.

Any questions or concerns please do not hesitate to contact me.

Thank You.



Thomas J. Corcoran Jr.
Code Enforcement Officer

This is the Hudson Valley Tree House driveway parking lot.

This is the landing, using my brother's Subaru Forester as an example for parking space. The Truck dimensions are 181" L x 71" W x 66-68" H.

We have here 6 parking spots, in addition to our private 2 car garage; 8 in total.



#3A

E. DAKKEM

FRANK TRONCILLI/TG

112

for

CASEY and ALONGE

TOWN OF MARLBORO ULSTER COUNTY, N.Y.
SCALE: 1 $\frac{1}{4}$ 50' MAY 7, 1986

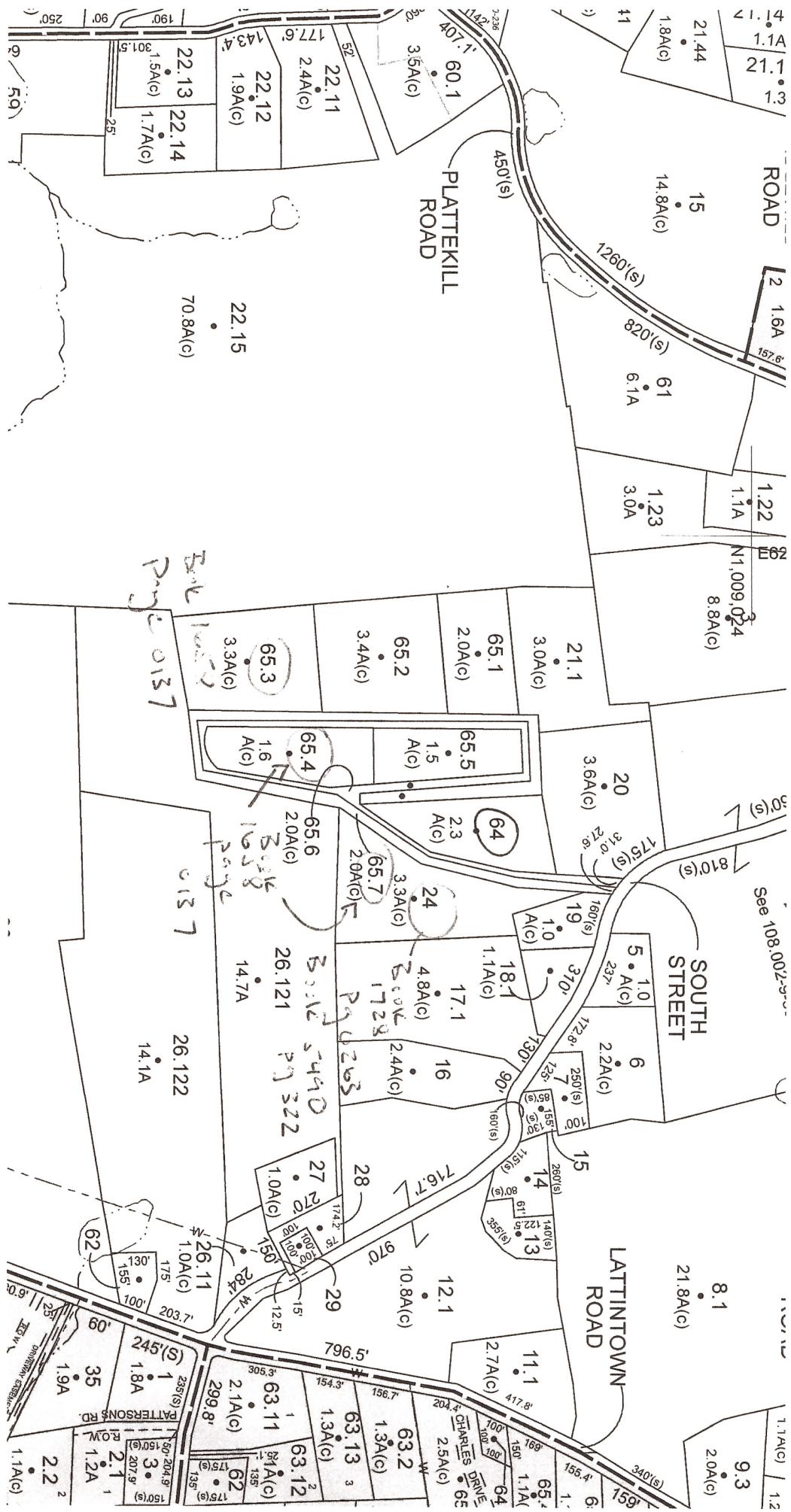
200 J. R. D. VAN DER HORST, J. VAN DER HORST

1116

PG U

#3B

108.3 - 2 - 64



P67

#3C

USER 1780 PAGE 0306

JOINT MAINTENANCE AGREEMENT

This Agreement, made this 12th day of December, 1987, by and between KEVIN CASEY, CHARLES ALONGE and ROSE-MARIE ALONGE, husband and wife, and WILLIAM HAWVER and ROBIN HAWVER, husband and wife, collectively the Parties of the First Part and WILLIAM REGA and ANN RAI, single individuals, hereinafter the parties of the Second Part.

WITNESSETH

WHEREAS on the 19th day of June, 1987, Kevin Casey did bargain, sell, grant and convey unto the Parties of the Second Part all of the certain plot, piece or parcel of subdivided vacant land, situate, lying and being at Marlboro, in the Town of Marlborough, County of Ulster and State of New York 12542, and more particularly bounded and described as follows:

BEGINNING at the northwest corner of parcel designated as parcel 3A as laid down on a plat entitled Subdivision for Casey and Alonge by John Drumgould, P.E. & L.S., said plat being filed in the Ulster County Clerk's Office on June 23rd, 1986 as Map No. 6377 and said point of beginning being the southwest corner of the herein described parcel; thence through other lands of Kevin Casey, North 12° 10' east 299.00 feet, North 05° 15" east 168.00 feet, South 85° 33' east 117.00 feet along a curve to the left of radius 25.00 feet for a distance of 41.41 feet and south 08° 39' 50" West 452.00 feet to a point; thence along the northerly line of Lot No. 3A North 80° 21' 20" West 152.16 feet to the point or

LIBER 1780 PAGE 0307

place of beginning.

Containing 1.54 acres.

BEING all of Lot No. 2A as designated on the filed plat No. 6377.

TOGETHER with a 25 foot wide right of way from the above described parcel to South Street, said right of way being designated as parcel No. 2B on said filed plat No. 6377.

BEING a part of the premises described in a Deed from KEVIN CASEY and CHARLES ALONGE and ROSE MARIE ALONGE, husband and wife, dated September 4th, 1986, which was subsequently filed for record in Ulster County Clerk's Office, November 12th, 1986, in Liber 1658 at Page 0141 and,

WHEREAS, the collective parties of the First Part have entered into a prior similar Maintenance Agreement dated November 19th, 1986, a true copy of which is appended hereto, incorporated herein, and made a part hereof as Exhibit A. and,

WHEREAS, the parties wish to make express provision for the maintenance of the cumulative 50 foot wide right of way recited in the Deed into the Second Parties herein (sopra) and to reaffirm their original Agreement intersese, now.

THEREFORE, in consideration of the premises the mutual and reciprocal promises of the Parties Ten, (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby specifically acknowledged, the Parties agree as follows:

They will well and jointly keep and maintain such easement, right of way and mode of ingress and egress and improve and

LIBER 1780 PAGE 0308

upgrade same from time to time for their correlative and mutual benefit.

WITNESS the hands and seals of the respective parties the day and date first set forth above.

Kevin Casey (L.S.)

KEVIN CASEY -
Party of the First Part

Charles Alonge (L.S.)

CHARLES ALONGE -
Party of the First Part

Rose Marie Alonge (L.S.)

ROSE MARIE ALONGE -
Party of the First Part

William Hawver (L.S.)

WILLIAM HAWVER -
Party of the First Part

Robin Hawver (L.S.)

ROBIN HAWVER -
Party of the First Part

William Rega (L.S.)

WILLIAM REGA -
Party of the Second Part

Ann Raia (L.S.)

ANN RAIJA -
Party of the Second Part

FILED

H.H.M PSL 978

DEC 17 1987

ALBERT SPADA

ULSTER COUNTY CLERK

Ulster Co

STATE OF NEW YORK, COUNTY OF ULSTER

On the 12th day of DEC. 1987, before me personally came KEVIN CASEY, CHARLES ALONGE, ROSE MARIE ALONGE, WILLIAM HAWVER, ROBIN HAWVER, WILLIAM REGA ANN RAIJA to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Recorded on the 17
of Dec 1987 at 11:11
o'clock A Min. Liber 1780
of Deeds at page 306
examined.

Albert Spada

Clark

SALLY A. FISHER
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires July 21, 1988

RTIL: FRANCIS FERRO
OLD INDIAN ROAD
MILTON NY

140050

Tm36

✓J. Fisher

#3D

LIBER 1780 PAGE 0309

JOINT MAINTENANCE AGREEMENT

This Agreement made this 19th day of November 1986
by and between KEVIN, CASEY, CHARLES ALONGE & ROSE-MARIE ALONGE,
husband and wife, collectively parties of the First Part and
WILLIAM HAWVER and ROBIN HAWVER, husband and wife, parties of the
Second Part.

WITNESSETH

WHEREAS the Parties of the First Part have this day
bargain and sold, granted and conveyed unto the Parties of the
Second Part all of that certain plot, piece or parcel of land,
with the buildings and improvements hereon erected, situate,
lying and being at Marlboro, in the Town of Marlborough, County of
Ulster and State of New York 12542 bounded and described as
follows:

BEGINNING at northwest corner of a parcel designated
as Lot No. 1 on a plat entitled Subdivision for Casey and Alonge,
said plat was filed in the Ulster County Clerk's Office as Map No.
6377 on June 23rd, 1986; thence along the southerly line of the
parcel of Frank Troncillito South 85° 83' 00" East 405.40 feet to
a point on the parcel of Charles Alonge; thence along the
westerly line of Charles Alonge South 05° 15' West 168.00
feet and South 12° 10' West 48.00 to the northeast corner of a
parcel of Kevin Casey, said parcel being designated as Lot No.
2 on said filed map; thence along the northerly line of the said
parcel of Casey North 85° 36' west 402.32 feet to the easterly
line of the lands of E. Baxter; thence along said lands of E. Baxter

Liber 1780 PAGE 0310

North 05° 57' 50" East 216.00 feet to the point or place of beginning. Contains 2.01± acres.

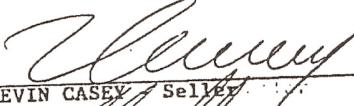
TOGETHER with a 50 foot right of way through the lands of Kevin Casey and Charles and Rose-Marie Alonge from the easterly line of the above described parcel to South Street; said right of way being designated as parcels 2B and 3B as laid down on the aforementioned filed plat No. 6377, and

WHEREAS the Parties wish to make provision for ingress and egress across the 50 foot right of way recited therein which the First Parties own and over which the Second Parties have an express easement.

THEREFORE in consideration of the premises the mutual promises of the Parties Ten (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby mutually acknowledged the Parties agree as follows:

They will jointly keep, maintain and upgrade from time to time such mode of ingress and egress for the mutual benefit.

WITNESS the hand of the mutual parties the day and date first set forth above.


KEVIN CASEY - Seller


CHARLES ALONGE - Seller


ROSE-MARIE ALONGE - Seller


WILLIAM HAWVER - Purchaser


ROBIN HAWVER - Purchaser

STATE OF NEW YORK, COUNTY OF ULRICH
On the 12th day of DECEMBER 1987, before me personally came KEVIN CASEY, CHARLES ALONGE, ROSE-MARIE ALONGE, WILLIAM HAWVER, ROBIN HAWVER to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

SALLY A. FISHER
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires July 21, 1988


625

\$11.00 KIR 1780 PAGE 0311
dm

FILED
LHM R#57979
DEC 17 1987 CP
ALBERT SPADA
ULSTER COUNTY CLERK

Ulster County, S.S.
Recorded on the 17 day
of Dec 1987 at 11:11
o'clock A Min. Ulster 1780
of Deeds at page 309 and
examined:
Albert Spada
Clerk

RTL: FRANCIS FERRO, ESQ.
OLD INDIAN RD.

MILTON NY

Dec 26 ✓ James Fisher

#3E

L131 1664 PAGE 0032

Form No. 411 (Rev. 6/22)

CHARLES G. ALONGE KEVIN CASEY

WY
124

In consideration of the sum of \$1.00 and other valuable considerations, the receipt whereof from Central Hudson Gas & Electric Corporation, a domestic corporation having its principal office (residence) at 284 South Avenue, Poughkeepsie, New York, and **NEW YORK TELEPHONE CO.**, a domestic corporation having its principal office (residence) at 1836 AVG OF AMERICAS is hereby acknowledged, the undersigned hereby grants(s) and convey(s) unto said corporation(s), and each of them, their respective successors, assigns and lessees, an easement for any use relating to the electric, gas, or communication industry, including, but not limited to, the installation, operation and maintenance of overhead and/or underground electric, gas or communication facilities which easement shall be 20 feet in width throughout its extent, lying upon, under, over and across the lands of the undersigned, including roads and highways thereon and adjacent thereto, situated in the **TOWN** of MARLBORO County of **ULSTER** State of New York.

Said easement shall extend from the property line of **on the** in a **direction to the** property line of **on the** in a **direction to the**

ACROSS THE LANDS OF CASEY & ALONGE TO SERVE S. LOTS OF CASEY AND ALONGE SUBDIVISION.

Together with the permanent right at all times to have access thereto across the remaining premise of the undersigned, and to enter thereon, and to construct, excavate, relocate, operate and maintain and to protect, repair, replace and remove, in, over and under the property covered by said easement, such facilities, including, but not limited to, lines or poles, cables, crossarms, wires, guys, braces, underground conduits, pipes, mains, and ducts, and all other appurtenances and fixtures adaptable to the present and future needs, uses and purposes of said corporations, their respective successors, assigns and lessees, and provided that physical damage to the property owned by the undersigned caused solely by said corporations, their respective successors, assigns or lessees, shall be adjusted at the expense of the person or entity so causing such damage.

Together with the permanent right also to trim, cut and remove at any time such brush, trees and other objects thereon and on adjacent property of the undersigned, as in the sole judgment of said corporations, their respective successors, assigns and lessees, may interfere with, obstruct or endanger the construction, operation or maintenance of said rights, facilities and other appurtenances and fixtures or any thereof, which may hereafter be constructed in, over or across said easement. Said right shall include the right to use chemical means of brush and tree removal only within the limits of said easement, and then only when such does not interfere with the right of the undersigned to cultivate the ground as hereinafter set forth.

The exact location of said easement and lines is to be as determined by said corporations having regard to the origin, general direction and destination of said facilities and the requirements of said corporations.

Reserving unto the undersigned the right to plant and cultivate lawn grass and low growing ornamental shrubs, and the right to cross and recross said easement, provided that any use of said easement shall not interfere with, obstruct or endanger any of the rights granted as aforesaid and provided that no house or other structures shall be erected and no excavating, mining or blasting shall be undertaken within the limits of said easement without written consent of said corporations or their respective successors, lessees or assigns.

The terms hereof shall be binding upon and inure to the benefit of the heirs, legal representatives, successors, assigns and lessees of and as may apply to the undersigned and said corporations, respectively.

Signed, sealed and delivered, on **Sept 8**, 1986

In the presence of:

x Robert B. Gattano

x Charles G. Alonge (L.S.)
x Kevin Casey (L.S.)
Residing at: **SOU. H ST**
MARLBORO Street
Town, City or Village **N.Y.** County

State

INDIVIDUAL ACKNOWLEDGEMENT.
STATE OF NEW YORK

County of **Ulster**

Bd.:

On this **14th** day of **September**, 1986, before me, the subscriber, personally appeared **Robert B. Gattano**, to me personally known and known to me to be the individual(s) described in and who executed the foregoing instrument, and **he** (severally) duly acknowledged to me that **he** executed the same.

CORPORATION ACKNOWLEDGEMENT.

STATE OF

County of **Ulster**

Notary Public.

On this **14th** day of **September**, 1986, before me personally appeared **Robert B. Gattano**, to me known, who being by me duly sworn, did depose and say: that he resides at **100 Main Street, Marlboro, NY 12542**; that he is the **President of the Corporation** described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed his name thereto by this order.

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS.
STATE OF NEW YORK

County of **Orange**

Notary Public.

On this **14th** day of **October**, 1986, before me personally came **ROBERT B. GATTANO**, (subscribing witness), with whom I am personally acquainted, to me known and known to me to be the subscribing witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in **Town of Marlboro, NY 12542**, that he is personally acquainted with **CHARLES G. ALONGE AND KEVIN CASEY**, and knows said person(s) to be the person(s) described in and who executed the foregoing instrument; that he, the said subscribing witness, was present and saw the said person(s) execute the same and that **he** (severally) duly acknowledged to him, the said subscribing witness, that **he** executed the same and that he thereupon subscribed his name as witness thereto.

JAMES V. BROWN
Notary Public, State of New York
Qualified in Orange County
No. 4799847 Public.

Commission Expires March 30, 1987

GRANT OF EASEMENT P#415201
Town of Marlboro
Village
City

No. **698**

Received **10/14/86**

alonge, Charles G.
Casey, Kevin

Central Hudson
Gas & Electric Co.

Dated **9 September 1986**

Map **137 C-1**

W. O. No. **5946 A**

Line **SO-01**

County Clerk's Office

Received on the **14** day of **September**, 1986

at **100 Main Street, Marlboro, NY 12542**

M. **Robert** M. Recorded in

Book No. **Deeds**

on page **1** and examined.

Leave this space for Recording Office

No. **Fee** **Ck.**

RECORD AND RETURN to
CENTRAL HUDSON GAS & ELEC. CORP.
284 South Avenue,
Poughkeepsie, N. Y. 12532

PG14

62

LIBER 1664 PAGE 0033

8.00 kip.

FILED
12/20/86

DEC 2 1986

ALBERT SPADA
ULSTER COUNTY CLERK

003016

RECEIVED	\$ 00
REAL ESTATE	
DEC 2 1986	
TRANSFER TAX	
ULSTER	
COUNTY	

Ulster County, NY
Recorded on the 10th day
of December 1986
at 3:00 P.M. in Liber 1664
of Deeds at page 30 and
examined.
Albert Spada

RR Central Hudson
281 South Ave.
Poughkeepsie NY
12602

TN#36 No Stamps

#4

LIBER 1947 PAGE 0116

EASEMENT

THIS INDENTURE, made the 20 day of ^{July}, nineteen hundred and eighty nine between KEVIN CASEY and KELLIE CASEY, husband and wife and CHARLES ALONGE and ROSE-MARIE ALONGE, husband and wife, all residing at South Road, Marlboro, party of the first part, and

NEW YORK,

WALLACE H. MAHAN III, residing at South Road, Marlboro, Ulster County, New York party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, an easement over

ALL that certain plot, piece of parcel of land, with the improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, bounded and described as two 25 foot right of ways being designated as parcels numbered 2B and 3B on a subdivision for CASEY and ALONGE by John Drumgold, P.E. & L.S., said plot being filed in the Ulster County Clerk's office on June 23rd, 1986 as map no. 6377 and limited to that portion of said easements described and depicted as follows on said filed plot: starting at a point in the center of South Street at the north west corner of a parcel owned by A. and B. Caron thence south $16^{\circ} 00' 40''$ west 344.86 feet; south $30^{\circ} 25' 00''$ west 290.42 feet; south $44^{\circ} 28' 33''$ west 299.37 feet; north $81^{\circ} 43' 00''$ west 50 feet; north $08^{\circ} 39' 50''$ east 644.39 feet; south $81^{\circ} 43' 00''$ east 50 feet to the north west corner of the dominant parcel west 558.94 feet along western boundary of the dominant parcel thence north $44^{\circ} 28' 30''$ east 223.92 feet; north $30^{\circ} 25' 00''$ east 278 feet; north $16^{\circ} 08' 40''$ east 368.25 feet to the center of South Street.

SAID EASEMENT is for the ingress and egress and is to run with the land in favor of the premises owned by the party of the second part and designated as the parcel owned by W. and M. MAHAN and bounded by parcels number 2B (on the east) and 3B (on the west) on the aforesaid plot.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

DRAKE, SOMMERS,
LOEB, TARSHIS &
CATANIA, P.C.
ATTORNEYS AT LAW
NEWBURGH, NEW YORK

LIBER 1947 PAGE 0117

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Kellie Casey (L.S.) Charles Alonge (L.S.)
KELLIE CASEY CHARLES ALONGE
Kevin Casey (L.S.) Rose Marie Alonge (L.S.)
KEVIN CASEY ROSE-MARIE ALONGE
Wallace H. Mahan III (L.S.)

STATE OF NEW YORK, COUNTY OF Ulster

ss:

On the 20 day of July, 1989, before me personally came Kellie Casey and Kevin Casey to me known to the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Michael A. Kraiza
Notary Public, State of New York
No. 4890781
Qualified in Ulster County
Commission Expires April 6, 1994

STATE OF NEW YORK, COUNTY OF Ulster

ss:

On the 20 day of July, 1989, before me personally came Charles Alonge and Rose Marie Alonge to me known to the individuals described in and who executed the foregoing instrument, acknowledged that they executed the same.

Michael A. Kraiza
Notary Public, State of New York
No. 4890781
Qualified in Ulster County
Commission Expires April 6, 1994

STATE OF NEW YORK, COUNTY OF Orange

ss:

On the 13th day of July, 1989, before me personally came Wallace H. Mahan III to me known to the individual described in and who executed the foregoing instrument, acknowledged that they executed the same.

Patricia J. Birkowski
Notary Public
No. 4932780
Qualified in Orange County
Commission Expires July 25, 1990

Return by Mail to:

✓ Wallace H. Mahan III
South Road
Marlboro, N.Y.

35520
FILED
9 H 38 M

Section 108.003
Block 02
Lots 65.6
65.7

AUG 30 1989

Ulster County, S.S.

Recorded on the 30 day
of Aug 1989 at 9:38
o'clock a.m. Min. Liber 1947
of Deeds at page 116 and
examined.

Albert Spada
Clerk

DRAKE, SOMMERS,
LOED, TARSHIS &
CATANIA, P.C.
ATTORNEYS AT LAW
NEWBURGH, NEW YORK

11.00
5.00
16.00 Kip

RECEIVED
\$16.00
REAL ESTATE
AUG 30 1989
TRANSFER TAX
ULSTER
COUNTY

M 36

no stamp

Benmarl

WINERY

To Whom It May Concern,

Here in Marlboro, our local economy depends on tourism. We welcome all tourists and guests who come to visit, and encourage them to support local businesses. We expect each of our guests to have a great experience when they come, and to give them a reason to return.

I've known Lauren Baglio and Todd Decker for the past 3 and half years. They've been coming to my establishment even before living here in Marlboro. They have been great customers over the years, and we now consider them friends.

Since our initial meeting, Todd and Lauren purchased a home here in Marlboro. Since then, they continue to come to the winery. Not only do they come themselves, but they consistently bring friends and family who do not live in Marlboro. These are two people who moved here, and are clearly individuals who support local businesses. I know how important it is to support local businesses, and therefore, I promote them. In a small town such as Marlboro, I feel that tourism is a large key to our success. I welcome not only them, but their friends...and their friends...and their friends. I also know that when they leave my winery, they will visit other establishments like local shops, farms, etc.

I personally welcome their B&B which will in turn bring additional people to the area. We would be happy to welcome their guests to our winery.

I feel that Lauren and Todd have both the integrity and the foresight to run a bed and breakfast. With all of our farms, wineries, distilleries and of course, the sheer beauty of the Hudson Valley, their b&b is the perfect way to showcase everything Marlboro has to offer. What a great way to bring revenue into our local businesses and in turn, our local economy.

I've been here at Benmarl now for 11 years. I've seen our business grow 10 fold, and there isn't a day that goes by where we aren't meeting new people from all parts of the state/surrounding states. Having a bed and breakfast will provide accommodations to have more people who want to come and stay, but don't want a motel 6. A bed and breakfast would provide accommodations without having to change the feel and the charm of our town. Lauren and Todd's plans are a great way to support Marlboro tourism without scarring the countryside with hotels.

Therefore, I endorse and fully support the Hudson Valley Tree House bed and breakfast.

Sincerely,



Victor Spaccarelli

Benmarl Winery
 Owner
 156 Highland Avenue, Marlboro, NY, 12542
 (845) 236-4265
vspaccarelli@gmail.com