



January 5, 2024

Town of Marlborough Planning Board
Mr. Chris Brand, Chairman
21 Milton Turnpike
Milton, New York 12547

RE: Marlborough Resort Development
Parcel ID's: 102.4-3-8.320 / 102.4-2-12 / 102.4-2-13 / 102.4-2-29
Preliminary Conceptual Application

Dear Chairman Brand and Members of the Planning Board:

We are pleased to submit to you, as agent for the applicant, the preliminary conceptual application for the Marlborough Resort development at 626 Lattintown Road.

We are providing to you the application document, plan checklist, letter of agent, disclaimer, and escrow fee. Also, enclosed, please find nine (9) copies of our presentation drawings set which includes the following:

- Seven24 Collective Site Development Vision Binder
- PZ-TS Title Sheet
- PZ-00 Existing Survey Plan
- PZ-01 Overall Site Plan – Phasing
- PZ-02 Rendered Site Plan
- PZ-03 Main Campus – Phase 01
- PZ-04 Central Campus – Phase 02 & 03
- PZ-05 Upper Campus – Phase 03
- PZ-06 Site Images
- C-100 Environmental Maps
- C-101 Test Pit Location Plan
- C-130 Preliminary Site Plan
- C-140 Preliminary Grading Plan
- C-160 Preliminary Sewer Plan
- C-161 Preliminary Water Plan

The location which is currently called St. Hubert's Lodge and Club, was previously a destination which combined the rustic ambiance of mountain range camping with the luxuries or amenities of a five-star resort. The project intends to develop and expand on this by repurposing a few of the existing buildings and renovating the existing lodge, along with the addition of new recreational and hospitality facilities. A breakdown of the facilities is indicated as follows:



- 1 Welcome Building
- 1 Entry Cottage
- 45 (2) Guestroom Cabins
- 8 (1) Guestroom Cabins
- 8 (5) Bedroom Residences
- 1 Events Center
- 1 Spa/ Gym Center
- 2 Restaurants
- 1 Barbeque Building
- 1 Orangery and Courtyard
- 1 - 28 Room Hotel and Garden
- 1 Back-of-House Operations Building
- 1 Dormitory & Locker Room Building to host 28 staff members
- 1 Winery/ Distillery
- 1 Re-envisioned main lodge with 2 guestrooms, private dining, and Saloon
- 2 Refurbished existing Cabins
- Parking spaces: 240 at main lot, 49 at Restaurant 360, and 53 at Staff Dormitory & Locker Room

A total of 130 guestrooms and 8 residences.

The proposal seeks to create a resort destination where guests can enjoy the beauty of the project site as well as the surrounding community.

Environmental and Site data has been collected and evaluated as part of due diligence process which is fundamental to the development of our project site. This is depicted throughout our plans. We've gathered and reviewed survey/LiDar topographic data, wetland delineation, aerial imagery, FEMA, GIS data, and depths to bedrock/groundwater which was determined by test pits, among other studies.

Our design process prioritizes sustainability, minimal environmental impact, and preservation of the natural landscape. We plan to integrate our program with existing roadways and developed areas, while safeguarding forested areas, slopes, hydrology and agriculture lands. Our commitment extends to minimizing earthwork, with any necessary cuts and fills for fire access anticipated to have negligible impact on rock and groundwater as well as the natural beauty of the site. We are dedicated to adhering to the highest environmental standards.

We look forward to meeting with you to review our plans for the dynamic development of this property.
Respectfully Yours,

A handwritten signature in black ink, appearing to read 'STEVEN TINKELMAN'.

Steven Tinkelman, AIA
Managing Member