

626 LATTINTOWN ROAD,
MARLBOROUGH, NY 12542

CONCEPTUAL SITE PLAN SUBMISSION

1 - GENERAL	
PZ- TS	TITLE SHEET
2 - ARCHITECTURAL	
PZ-00	EXISTING SURVEY
PZ-01	OVERALL SITE PLAN - PHASING
PZ-02	RENDERED SITE PLAN
PZ-03	MAIN CAMPUS - PHASE 01
PZ-04	CENTRAL CAMPUS - PHASE 01 & 02
PZ-05	UPPER CAMPUS - PHASE 03
PZ-06	SITE IMAGES
3 - CIVIL	
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

SITE DATA - PHASE 02			
BUILDING NAME	NUMBER	BUILDING AREA (SF)	QUANTITY
ANIMAL PLANET	18	400	3 BARNs
HILLside - STUDIO & 1 BED RM.	19	1200	30 UNITS

ZONING MAP

SITE EXISTING ZONING DISTRICTS: R - AG - 1
TOTAL LOT SIZE - 6,646,429 SF/ 152.581 ACRES

The map displays the Town of Marlborough with various zoning districts. A 500-foot buffer along Route 9W is highlighted with a red cross-hatch pattern. The 'EXISTING SITE' is located in the western part of the map, primarily within the RAG-1 (green) and R (pink) districts. The Hudson River is shown on the eastern side of the map.

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

Map Legend

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

Marlborough Zoning Districts

ZONE

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

HUDSON RIVER

EXISTING SITE

A	ACOUST. A.C.T. A.F.F. ALUM. ANOD. APPROX. AVG.	ACOUSTICAL ACOUSTICAL CEILING TILE ABOVE FINISHED FLOOR ALUMINUM ANODIZED APPROXIMATE AVERAGE	K	K.E.S. L LAM. LBS. L.F. L.P.	KITCHEN EQUIPMENT SUPPLIER LAMINATE LAVATORY POUNDS LINEAL FOOT LOW POINT	F	F.D. FDN. F.E. FIN. FIXTURE FLR. F.R.P. FT. FTG.	FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FIXTURE FLOOR FIBERGLASS REINF. PLASTIC FEET/FOOT FOOTING	S	S.C. SCHD. SF. SHT. SIM. SPECS. SPRINK. SQ. S.S. STD. STL. STRUCT. SUSP.	SOLID CORE SCHEDULE STOREFRONT SHEET SIMILAR SPECIFICATIONS SPRINKLERS SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL/STRUCTURE SUSPENDED
B	B.O. BLDG. BLK'G. BRG.	BOTTOM OF BUILDING BLOCKING BEARING	M	MANUF. MAX. MECH. MIN. MISC. M.O. MSRY. MTD. MTL.	MANUFACTURER MAXIMUM MECHANICAL MINIMUM MISCELLANEOUS MASONRY OPENING MASONRY MOUNTED METAL	G	GA. GALV. G.C. GL. GYP.	GAGE/GUAGE GALVANIZED GENERAL CONTRACTOR GLASS GYPSUM	T	T.O. T&B T&G TEMP. TYP.	TOP OF TOP & BOTTOM TONGUE & GROOVE TEMPERED TYPICAL
C	CAB. CLG. C.J. C.L. CLOS. C.R. C.M.U. CNTR. COL. CONC. CONSTR. CONTR. C.T.	CABINET CEILING CONTROL JOINT CENTER LINE CLOSET CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR CERAMIC TILE	N	N.I.C. N.T.S.	NOT IN CONTRACT NOT TO SCALE	H	H.C. H.C. HDR. H.M. H.P. H.R.C. HT. H.V.A.C.	HANDICAP ACCESSIBLE HOLLOW CORE HEADER HOLLOW METAL HIGH POINT HEATING & REFRIGERATION CONTRACTOR(S) HEIGHT HEATING, VENTILATION, AIR CONDITIONING	V	V. V.C.T. VERT.	VOLT/VOLTAGE VINYL COMPOSITION TILE VERTICAL
D	DBL. DIA. DIM. DN. DR. DTL. DWG	DOUBLE DIAMETER DIMENSION DOWN DOOR DETAIL DRAWING	O	O.C. O.D. O.H. OPNG. OPP. OPT.	ON CENTER ON OUTSIDE DIAMETER OPPOSITE HAND OPENING OPPOSITE OPTIONAL	I	IN. INFO. INT. INSUL.	INCHES INFORMATION INTERIOR INSULATION	W	W/ W/O W.B. W.C. WD. W.H. WDOW. WEIGHT W.W.F.	WITH WITHOUT WALL BASE WATER CLOSET WOOD WATER HEATER WINDOW WEIGHT WELDED WIRE FABRIC
E	EA. E.I.F.S. ELECT. ELEV. EQ. EQUIP. ETC. EXIST. EXT.	EACH EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EQUAL EQUIPMENT ET CETERA EXISTING EXTERIOR	R	R.A. RAD. RECP.T. REINF. REQ'D. R.O. R.T.U.	RETURN AIR RADIUS RECEPTACLE REINFORCING REQUIRED ROUGH OPENING ROOF TOP UNIT						

03 - 102.4-2-13 (APPROX. 15.0 ACRES)
04 - 102.4-2-29 (APPROX. 61 ACRES)

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

Map Legend

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

Marlborough Zoning Districts

ZONE

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

EXISTING SITE

HUDSON RIVER

N

100 RING ROAD WEST GARDEN CITY NY, 11530

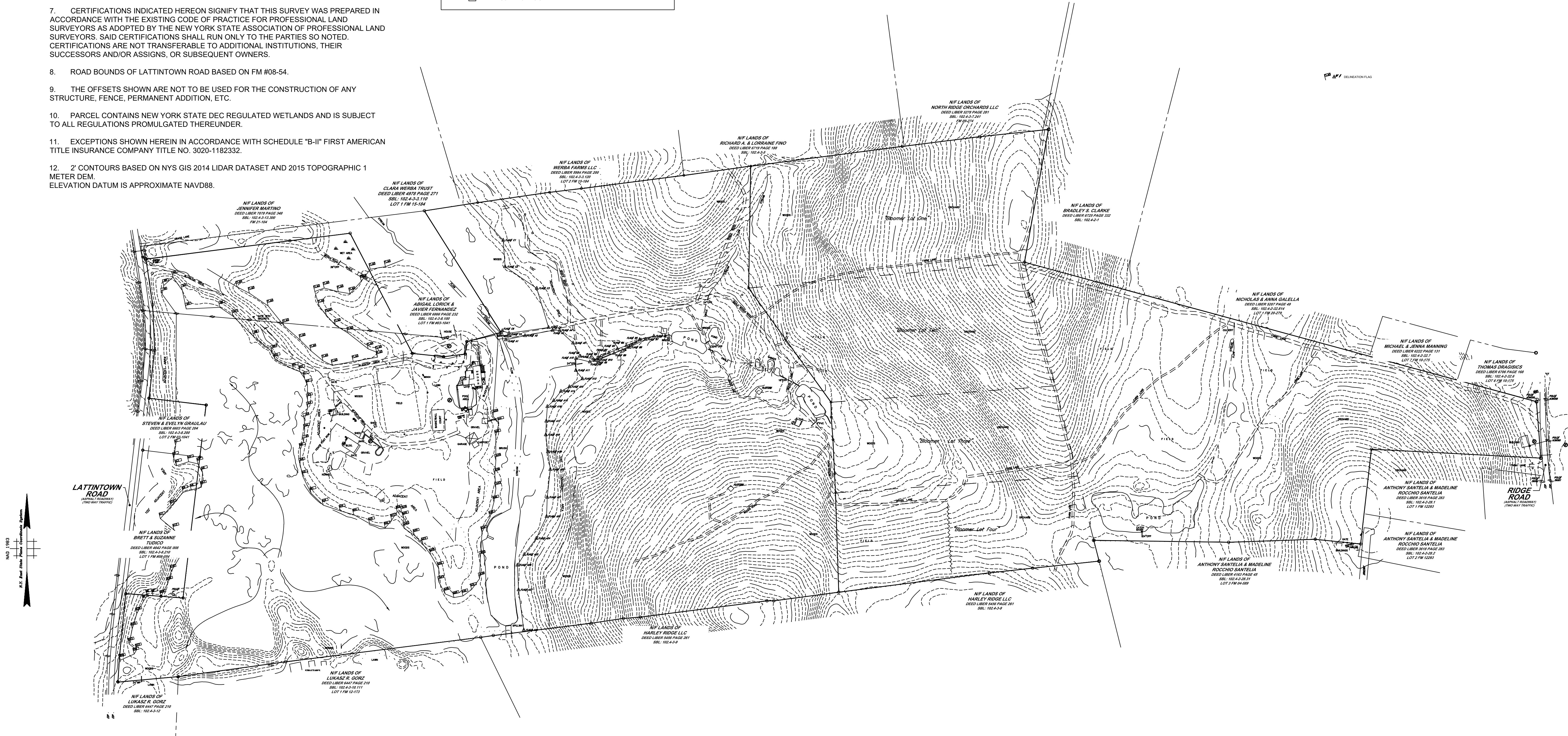
626 LATTINTOWN ROAD, MARLBOROUGH NY, 12542

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NOTES:

1. PROPERTY KNOWN AS SECTION 102.4, BLOCK 3, LOT 8.320, TOWN OF MARLBOROUGH, ULSTER COUNTY, STATE OF NEW YORK.
2. AREA = 3,806,070 SQUARE FEET OR 87.38 ACRES.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
5. PARCEL TOGETHER WITH AND SUBJECT TO THE PROVISION OF A DECLARATION OF COMMON DRIVEWAY EASEMENT AND OVERHEAD UTILITY LINE EASEMENT AS RECORDED IN DEED LIBER 3692 AT PAGE 249.
6. SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
8. ROAD BOUNDS OF LATTINTOWN ROAD BASED ON FM #08-54.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. PARCEL CONTAINS NEW YORK STATE DEC REGULATED WETLANDS AND IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
11. EXCEPTIONS SHOWN HEREIN IN ACCORDANCE WITH SCHEDULE "B-I" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. 3020-1182332.
12. 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

LEGEND	
---	STONE WALL
- - - -	EDGE OF WOODS
=====	OVERHEAD WIRES
----	FENCE LINE
○	UTILITY POLE
⊕	ELECTRIC METER
⊙	WATER WELL
⊕	WATER VALVE
⊕	HYDRANT
⊕	TRAFFIC SIGN
⊕	MAIL BOX
⊕	AIR CONDITIONING UNIT
⊕	UNKNOWN MANHOLE
⊕	GAS MANHOLE
⊕	SANITARY/SEWER MANHOLE
○	CLEAN OUT
○	EDGE OF PAVEMENT
○	LANDSCAPED AREA
○	TYPICAL
⊕	EVIDENCE FOUND
----	LIDAR CONTOUR



*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.



TINKELMAN
ARCHITECTURE
33 Arlington Ave., 2nd Floor
Poughkeepsie,
New York 12603
(845)473 - 0200
www.tinkarch.com

CLIENT NAME:
MARLBOROUGH RESORT LLC

100 RING ROAD WEST GARDEN CITY, NY 11530

PROJECT NAME:
MARLBOROUGH RESORT

626 LATTINTOWN ROAD, MARLBORO, NY 12542

EXISTING SURVEY	
Date:	DEC. 15, 2023
Project number:	C2360.01
PRELIM. PLANNING BOARD SUB. NO.	SUBMISSION DESCRIPTION
01/05/2024	DATE
PZ-00	

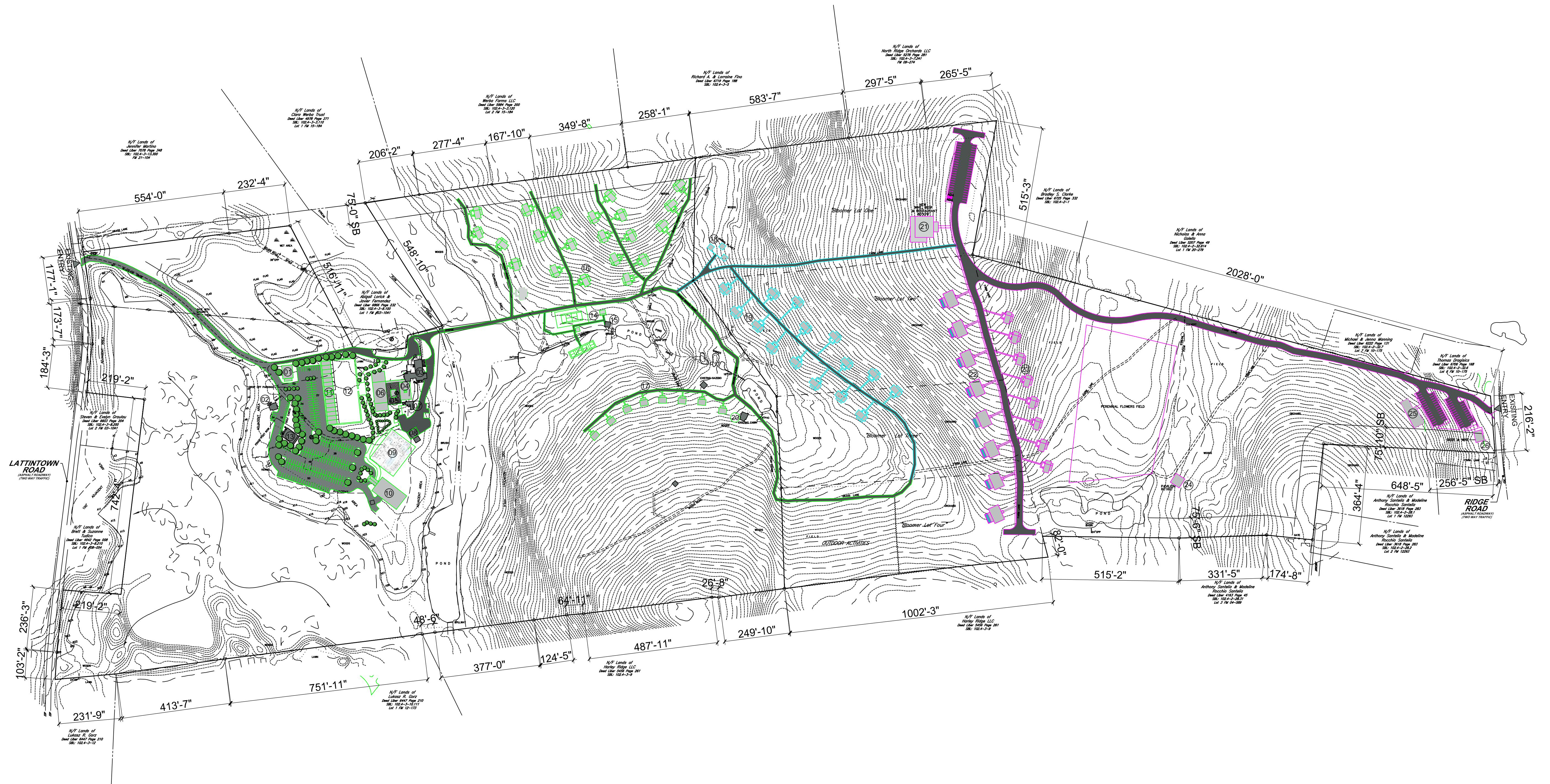
LEGEND			
-----	STONE WALL	⊙	UNKNOWN MANHOLE
- · - · -	EDGE OF WOODS	⊗	GAS MANHOLE
- - - - -	OVERHEAD WIRES	⊕	SANITARY/SEWER MANHOLE
+ + + + +	FENCE LINE	□	CLEAN OUT
○	UTILITY POLE	▬	EDGE OF PAVEMENT
●	ELECTRIC METER	■	LANDSCAPED AREA
●	WATER WELL	▲	TYPICAL
●	WATER VALVE	●	EVIDENCE FOUND
▼	HYDRANT		
+	TRAFFIC SIGN		
✉	MAIL BOX		
■	AIR CONDITIONING UNIT		
			LIDAR CONTOUR

NOTES:

1. PROPERTY KNOWN AS SECTION 102.4, BLOCK 3, LOT 8.32, TOWNSHIP OF MARLBOROUGH, WILMUT COUNTY, STATE OF NEW YORK.
2. AREA = 3,806.070 SQUARE FEET OR 87.33 ACRES.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR CONSTRUCTION TO BEGIN, THE LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT AND NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
5. PARCEL TOGETHER WITH LAND SUBJECT TO THE PROVISION OF A DECLARATION OF COMMON DRIVEWAY EASEMENT AND OVERHEAD UTILITY EASEMENT AS RECORDED IN DEED LIBERT 362 AT PAGE 249.
6. SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS, AND ENCUMBRANCES.
7. CERTIFICATIONS RECALLED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT VALID FOR ANY OTHER PARTIES, FIRMS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
8. ROAD BOUNDS OF LATTINTOWN ROAD BASED ON PM 89-584.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUNCTION, ETC.
10. PARCEL CONTAINS NEW YORK STATE DEC REGULATED WETLANDS AND IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
11. EXCEPTIONS SHOWN HEREIN IN ACCORDANCE WITH SCHEDULE "A" OF THE AMERICAN TITLE INSURANCE COMPANY POLICY NUMBER 3020-1182332.
12. "Z" COUNTOURS BASED ON NYS GIS 2014 LAND DATA ACQUISIT AND 2015 TOPOGRAPHIC 1" METER DEM.
13. ELEVATION IS APPROXIMATE NAVD83.

SITE COLOR KEY

PHASE 01	
PHASE 02	
PHASE 03	



1 OVERALL SITE PLAN - PHASING
1" = 200'-0"

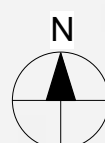
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UPPER CAMPUS - PHASE 03



RENDERED SITE PLAN



BUILDING NAME & NUMBER

WELCOME CENTER	01	WALLED GARDEN	12	ORCHARD - STUDIO & 1 BED RM.	23
ENTRY COTTAGE	02	BACK-OF-HOUSE OPERATIONS	13	ORCHARD POND PAVILION	24
ORIGINAL LODGE	03	TENNIS COURT	14	STAFF DORM & LOCKER ROOM	25
ORANGERIE	04	POND PAVILION	15	RIDGE DISTILLERY	26
COURTYARD	05	TREE HOUSE - STUDIO & 1 BED RM.	16		
PRIMARY RESTAURANT	06	TREE HOUSE - STUDIO & 1 BED RM.	17	PARKING:	
BARBEQUE BUILDING	07	ANIMAL PLANET	18	MAIN LOT	- 240
GROCERY/ FARMER'S MARKET	08	HILLSIDE - 2 BEDROOMS	19	RESTAURANT 360	- 49
SPA	09	THE POND CABIN	20	STAFF DORM & LOCKER ROOM	- 53
EVENTS CENTER	10	RESTAURANT 360	21		
GARDEN WALL HOTEL	11	ESTATE HOMES	22		

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CLIENT NAME:

MARLBOROUGH RESORT LLC

100 RING ROAD WEST GARDEN CITY NY, 11530

PROJECT NAME:

MARLBOROUGH RESORT

626 LATTINTOWN ROAD, MARLBOROUGH NY, 12542

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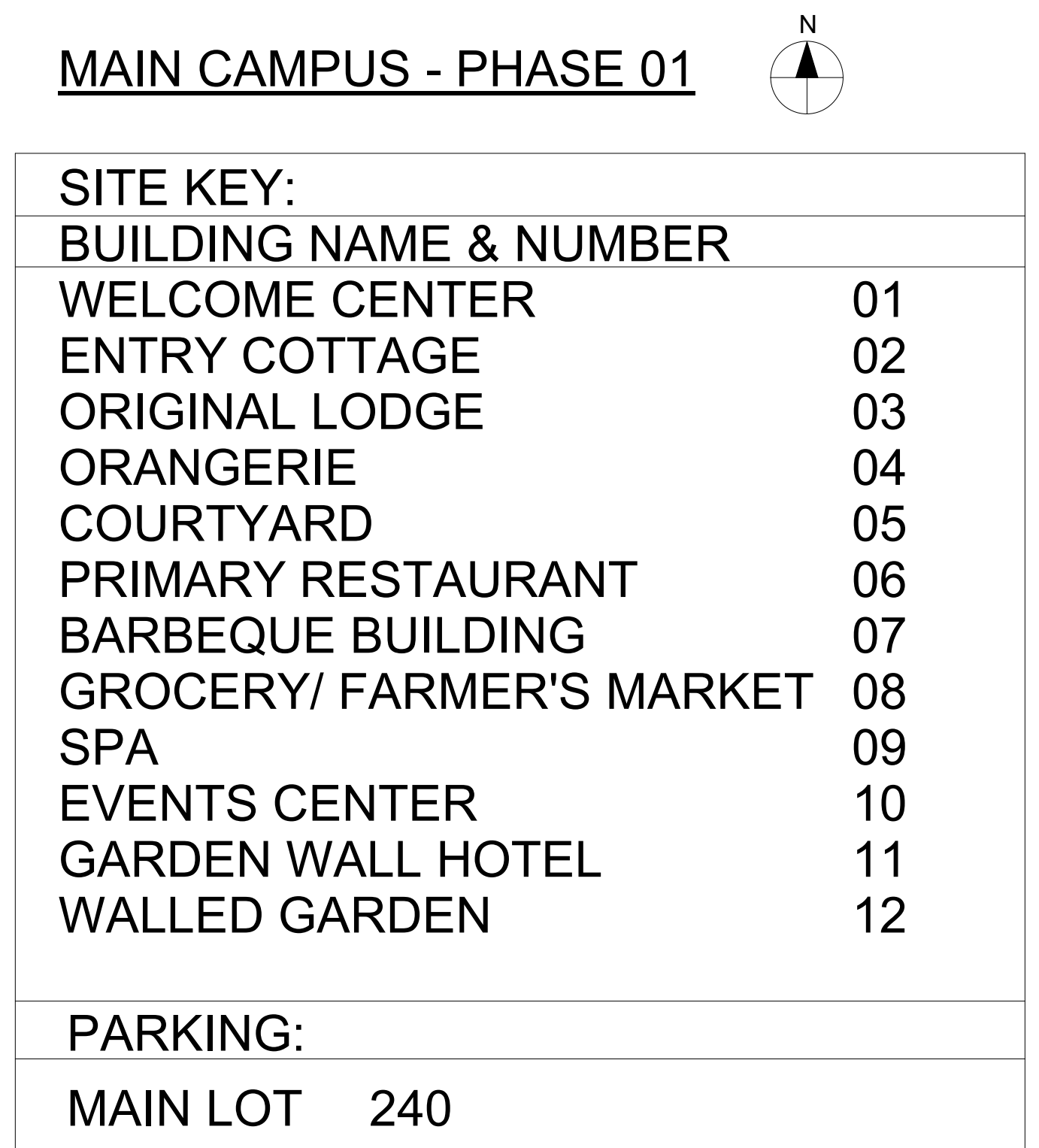
RENDERED SITE PLAN

Date:

DEC. 15, 2023

Project number:
C.2360.0

PZ-02



The image shows the logo for Tinkelman Architecture, which consists of a stylized 'TA' in white on a dark square background. To the right of the logo, the company name 'TINKELMAN ARCHITECTURE' is written in a large, bold, sans-serif font. Below the name, the address '333 Arlington Avenue, Poughkeepsie, New York 12603' is listed. At the bottom, the website 'www.tinkarch.com' is provided. On the far right, there is a small rectangular box containing the text '© TINKELMAN ARCHITECTURE PLLC, 2021'.

PROJECT NAME:

MARLBOROUGH RESORT

626 LATTINTOWN ROAD, MARLBOROUGH NY, 12542

[illegible]



SITE KEY:	
BUILDING NAME & NUMBER	
TENNIS/ COURT	14
POND PAVILION	15
TREE HOUSE - 2 BEDROOMS	16
TREE HOUSE - 1 BEDROOM	17
ANIMAL PLANET	18
HILLSTIDE - 2 BEDROOMS	19
THE POND CABIN	20



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SITE KEY:	
BUILDING NAME & NUMBER	
RESTAURANT 360	21
ESTATE HOMES	22
ORCHARD - 2 BEDROOMS	23
ORCHARD POND PAVILION	24
STAFF DORM & LOCKER ROOM	25
RIDGE DISTILLERY	26

ARKING:

ESTAURANT 360 - 49
TAFF DORMITORY - 53

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MARLBOROUGH RESORT LLC

100 RING ROAD WEST GARDEN CITY NY, 11530

PROJECT NAME:
MARLBOROUGH RESORT

626 LATTINTOWN ROAD, MARLBOROUGH NY, 12542

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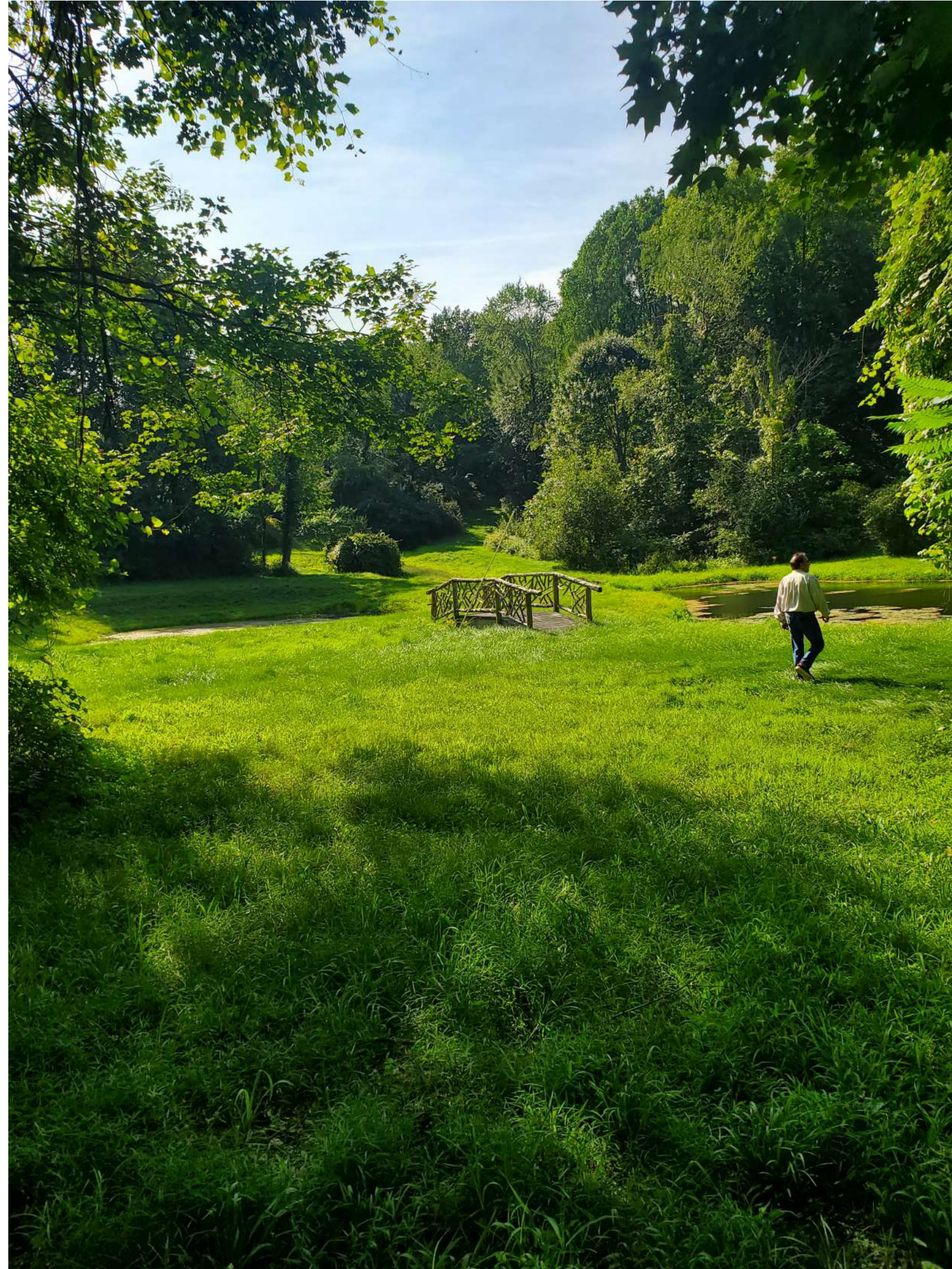
UPPER CAMPUS - PHASE 03

Date: 2020-12-20

DEC. 15, 2023

Project number:

PZ-05



PROPOSED LOCATION FOR THE
EVENTS CENTER (10)

PROPOSED LOCATION FOR
THE TENNIS COURT (14)

PROPOSED LOCATION FOR THE TREE
HOUSE - STUDIO & 1 BEDROOM UNITS (16)

EXISTING POND CABIN (20)

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PROJECT NAME:

MARLBOROUGH RESORT

626 LATTINTOWN ROAD, MARLBOROUGH NY, 12542

SITE IMAGES

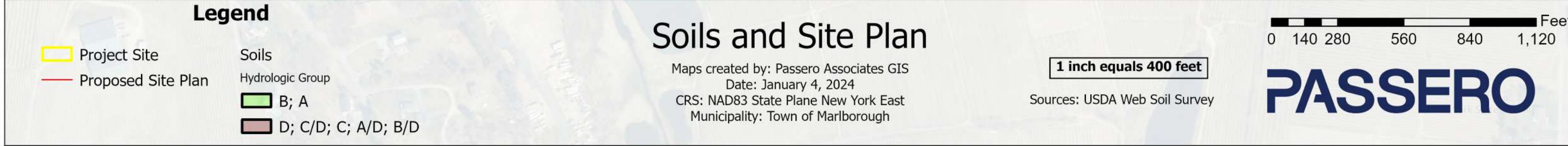
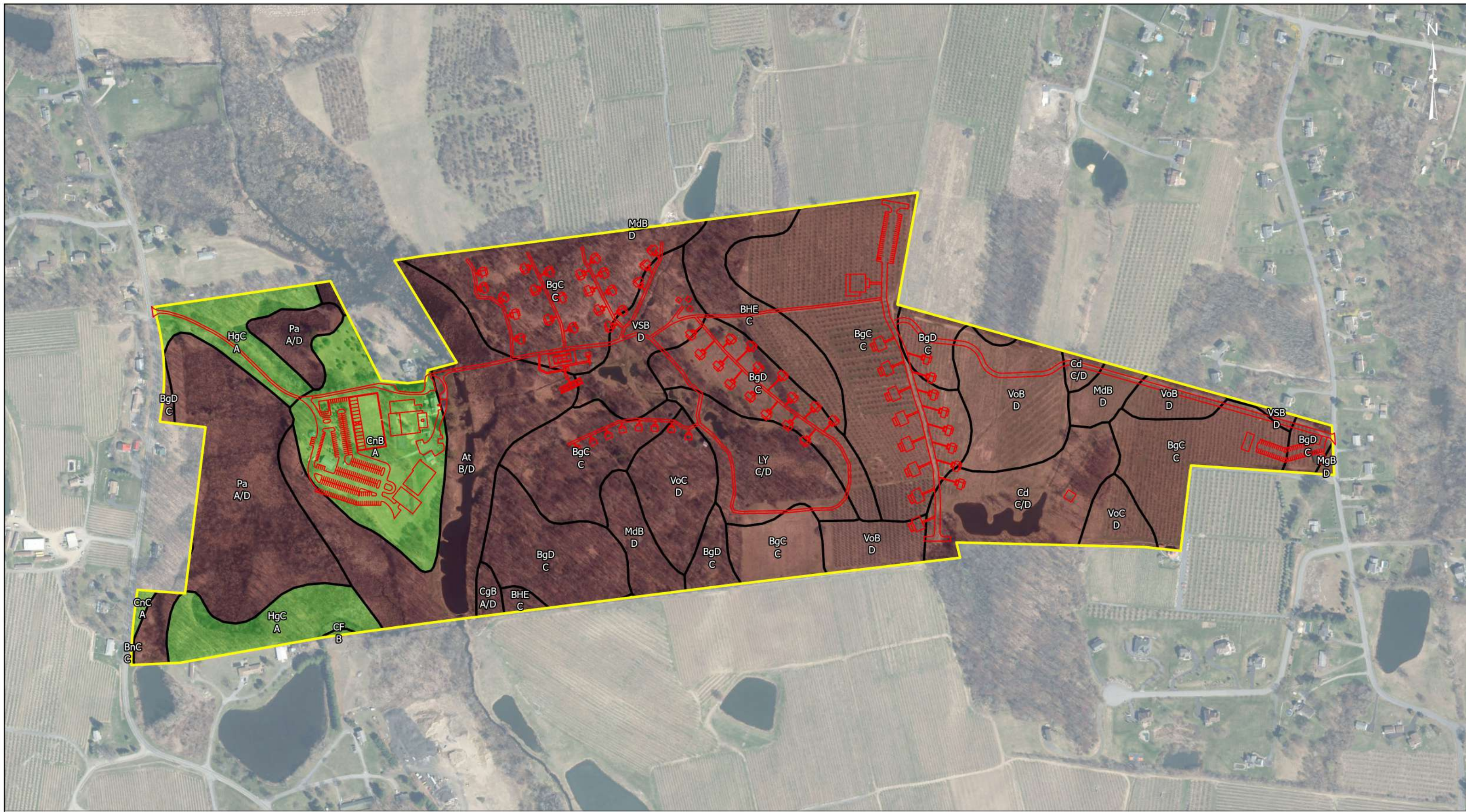
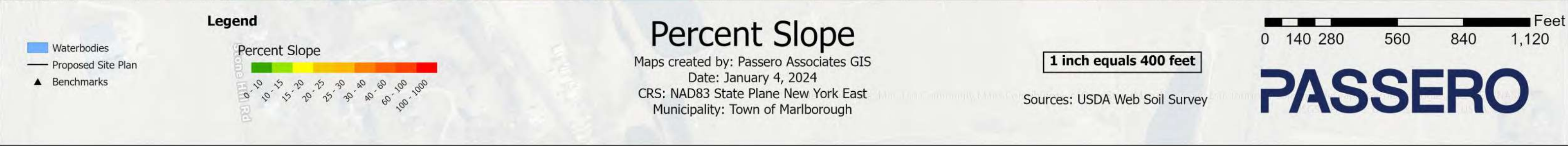
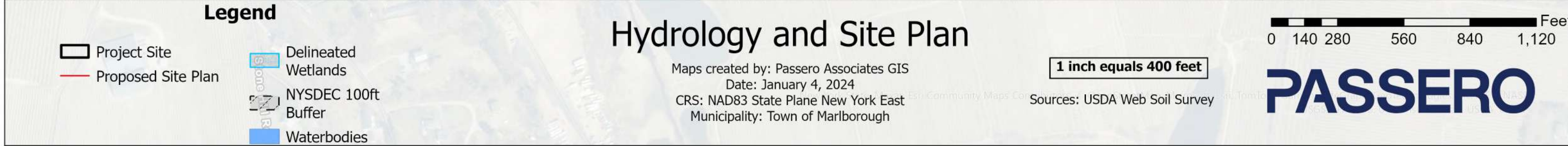
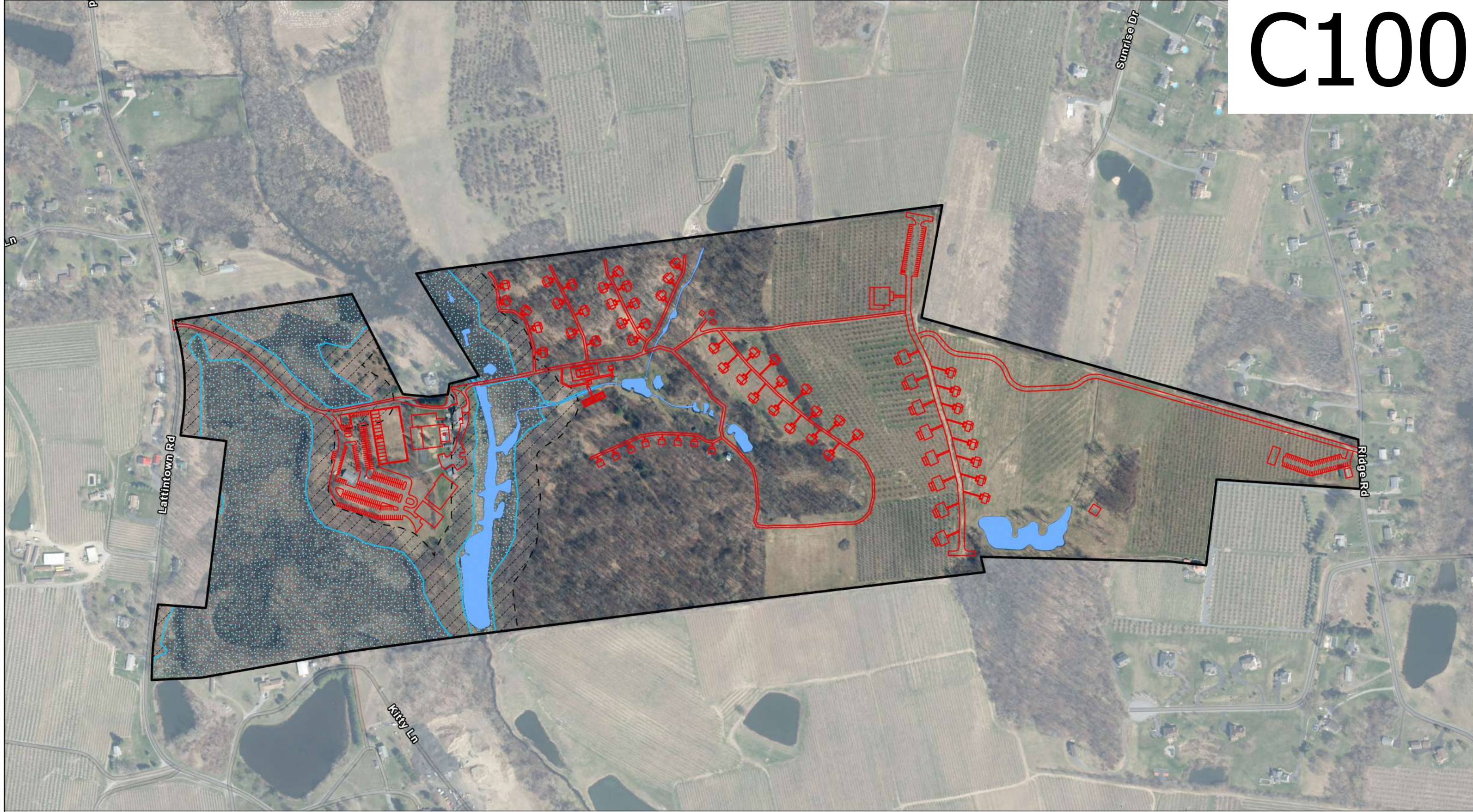
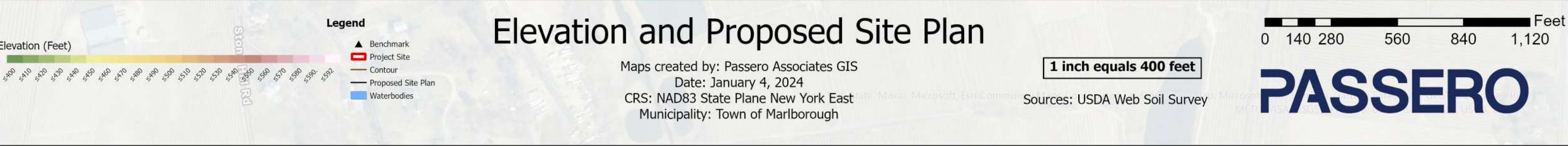
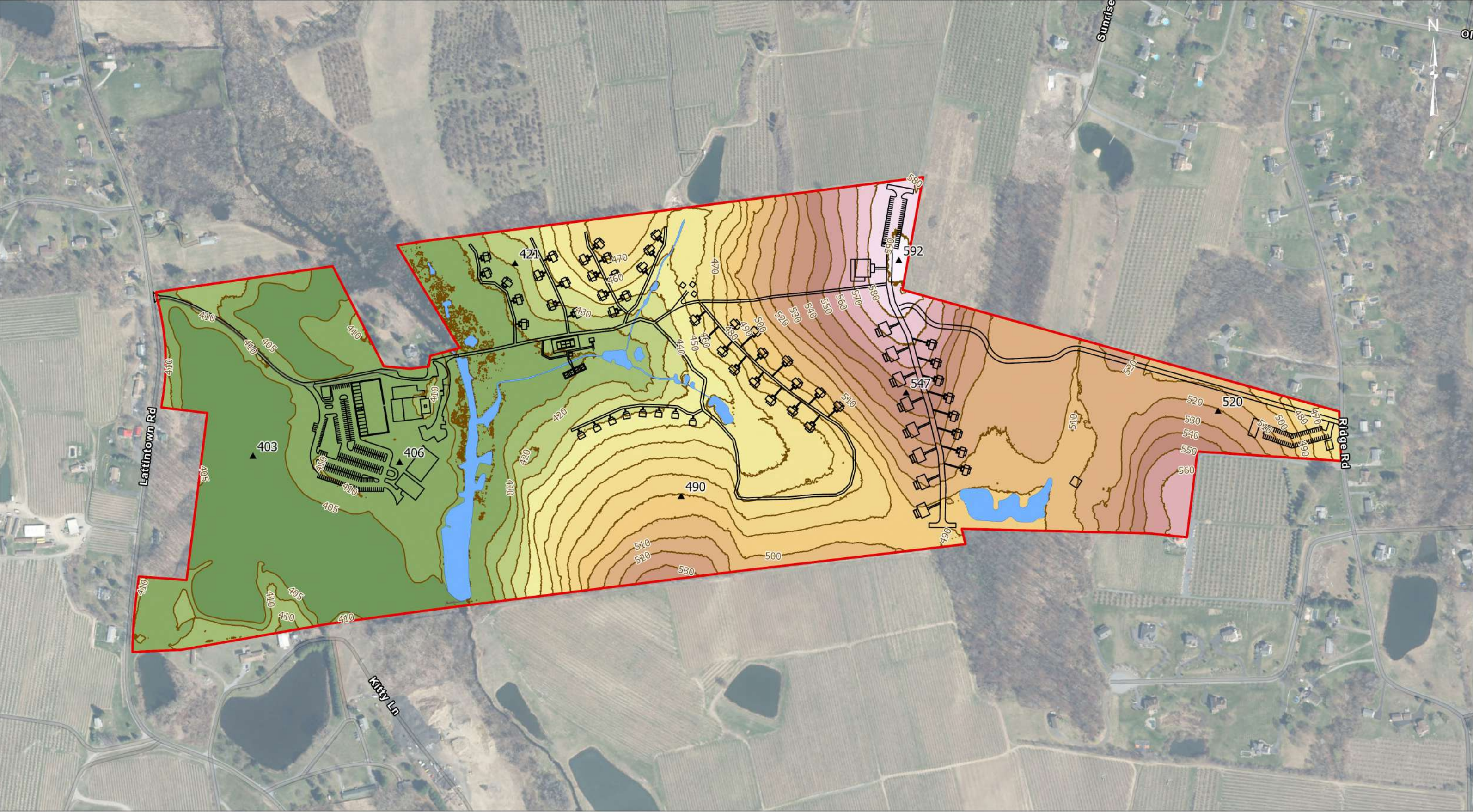
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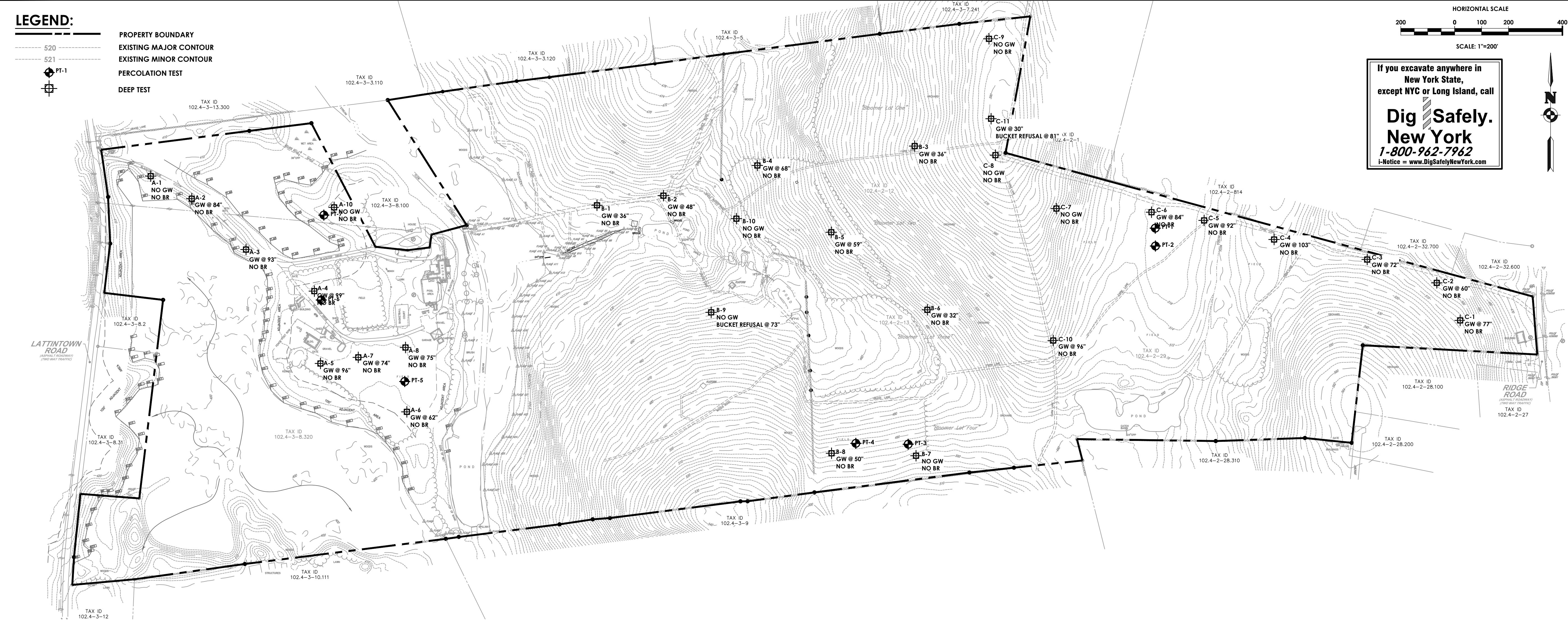
Project number:
C.2360.01

PZ-06

P:\TA Jobs\C2359.00 - Gansevoort Marlboro\Revit\0 - EC\Existing Site\Site.rvt

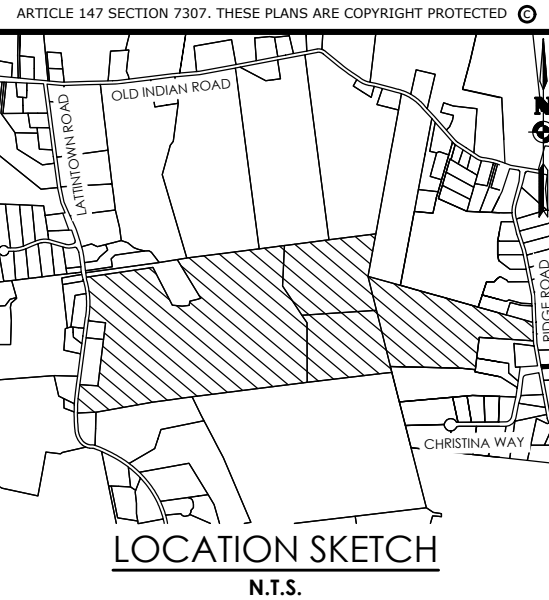
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engineering architecture



Client:

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

DEEP TEST RESULTS

DEEP TEST "A-1 THROUGH A-10" WERE PERFORMED ON DECEMBER 12, 2023 BY PASSERO ASSOCIATES WITH MID HUDSON CONSTRUCTION MANAGEMENT (AS EXCAVATORS)

TEST	RANGE	DESCRIPTION
A-1	0" - 7"	TOPSOIL
	7" - 48"	SANDY LOAM WITH LOTS OF COBBLES
	48" - 101"	SANDY LOAM WITH SOME COBBLES
	101" - 112"	SANDY LOAM WITH LITTLE COBBLES
	COMMENTS: NO GROUNDWATER OR BEDROCK.	
A-2	0" - 12"	TOPSOIL
	12" - 44"	SANDY LOAM WITH LOTS OF COBBLES
	44" - 84"	SANDY LOAM WITH SOME COBBLES
	COMMENTS: NO GROUNDWATER OR BEDROCK. BUT MOTTLING AT 84"	
A-3	0" - 10"	TOPSOIL
	10" - 36"	SANDY LOAM WITH SOME COBBLES
	36" - 93"	SANDY LOAM WITH TRACES OF CLAY & LITTLE COBBLES
	COMMENTS: GROUNDWATER AT 93" BUT NO BEDROCK.	
A-4	0" - 12"	TOPSOIL
	12" - 36"	SANDY LOAM WITH LITTLE COBBLES
	36" - 99"	SANDY LOAM WITH SOME COBBLES
	COMMENTS: GROUNDWATER AT 99" BUT NO BEDROCK.	
A-5	0" - 6"	TOPSOIL
	6" - 48"	SANDY LOAM WITH SOME COBBLES
	48" - 84"	SANDY LOAM
	84" - 101"	CLAYEY SAND
	COMMENTS: GROUNDWATER AT 96" BUT NO BEDROCK.	

TEST	RANGE	DESCRIPTION
A-6	0" - 6"	TOPSOIL
	6" - 36"	SANDY LOAM WITH SOME COBBLES
	36" - 56"	SANDY LOAM WITH TRACES OF CLAY
	56" - 62"	SANDY CLAY
	COMMENTS: GROUNDWATER AT 62" BUT NO BEDROCK.	
A-7	0" - 4"	TOPSOIL
	4" - 37"	SANDY LOAM WITH SOME COBBLES
	37" - 67"	SANDY LOAM WITH LITTLE COBBLES
	67" - 74"	CLAYEY SAND
	COMMENTS: GROUNDWATER AT 74" BUT NO BEDROCK.	
A-8	0" - 9"	TOPSOIL
	9" - 48"	SANDY LOAM WITH SOME COBBLES
	48" - 75"	SANDY LOAM WITH TRACES OF CLAY & LITTLE COBBLES
	COMMENTS: GROUNDWATER AT 75" BUT NO BEDROCK.	
A-9	COMMENTS: NOT PERFORMED DUE TO UNDERGROUND UTILITIES.	
A-10	0" - 9"	TOPSOIL
	9" - 39"	SANDY LOAM WITH SOME COBBLES
	39" - 96"	SANDY LOAM WITH COBBLES
	96" - 100"	CLAYEY SANDY LOAM
	COMMENTS: NO GROUNDWATER OR BEDROCK	

DEEP TEST RESULTS

DEEP TEST "B-1 THROUGH B-10" WERE PERFORMED ON DECEMBER 13, 2023 BY PASSERO ASSOCIATES WITH MID HUDSON CONSTRUCTION MANAGEMENT (AS EXCAVATORS)

TEST	RANGE	DESCRIPTION
B-1	0" - 10"	TOPSOIL
	10" - 36"	SANDY LOAM WITH LITTLE STONE
	36" - 79"	CLAYEY SAND WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 36" BUT NO BEDROCK.	
B-2	0" - 11"	TOPSOIL
	11" - 30"	SANDY LOAM WITH LITTLE STONE
	30" - 91"	CLAYEY SAND WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 48" BUT NO BEDROCK.	
B-3	0" - 6"	TOPSOIL
	6" - 36"	SANDY LOAM WITH LITTLE STONE
	36" - 68"	SAND WITH TRACES OF CLAY AND LITTLE STONE
	68" - 84"	CLAYEY SAND WITH LOTS OF STONE
	COMMENTS: GROUNDWATER AT 36" BUT NO BEDROCK.	
B-4	0" - 11"	TOPSOIL
	11" - 62"	SANDY LOAM WITH LOTS OF STONE
	62" - 98"	CLAYEY SAND WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 68" BUT NO BEDROCK.	
B-5	0" - 7"	TOPSOIL
	7" - 38"	SANDY LOAM WITH LITTLE STONE
	38" - 59"	SANDY CLAY WITH LITTLE STONE
	59" - 96"	CLAYEY SAND WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 59" BUT NO BEDROCK.	
B-6	0" - 9"	TOPSOIL
	9" - 16"	SANDY LOAM WITH LITTLE STONE
	16" - 32"	SANDY CLAY WITH LITTLE STONE
	32" - 81"	CLAYEY SAND WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 32" BUT NO BEDROCK.	

TEST	RANGE	DESCRIPTION
B-7	0" - 11"	TOPSOIL
	11" - 32"	SAND WITH SOME STONE
	32" - 95"	SANDY CLAY WITH LITTLE STONE
	COMMENTS: NO GROUNDWATER OR BEDROCK.	
B-8	0" - 11"	TOPSOIL
	11" - 33"	SAND WITH SOME STONE
	33" - 98"	SANDY CLAY WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 50" BUT NO BEDROCK.	
B-9	0" - 10"	TOPSOIL
	10" - 27"	SANDY LOAM WITH SOME COBBLES
	27" - 73"	SANDY LOAM CLAY WITH LITTLE COBBLES
	COMMENTS: NO GROUNDWATER OR BEDROCK. BUCKET REFUSAL AT 73"	
B-10	0" - 14"	TOPSOIL
	14" - 44"	SANDY LOAM WITH LITTLE COBBLES
	44" - 100"	SANDY CLAY WITH LITTLE STONE
	COMMENTS: NO GROUNDWATER OR BEDROCK.	

DEEP TEST RESULTS

DEEP TEST "C-1 THROUGH C-11" WERE PERFORMED ON DECEMBER 13 & 14, 2023 BY PASSERO ASSOCIATES WITH MID HUDSON CONSTRUCTION MANAGEMENT (AS EXCAVATORS)

TEST	RANGE	DESCRIPTION
C-1	0" - 11"	TOPSOIL
	11" - 36"	SANDY LOAM WITH SOME STONE
	36" - 77"	SANDY LOAM WITH LITTLE COBBLES
	COMMENTS: GROUNDWATER AT 77" BUT NOT BEDROCK	
C-2	0" - 8"	TOPSOIL
	8" - 60"	SANDY LOAM WITH SOME STONE
	COMMENTS: GROUNDWATER AT 60" BUT NOT BEDROCK	
C-3	0" - 12"	TOPSOIL
	12" - 48"	SANDY LOAM WITH LITTLE STONE
	48" - 96"	SANDY CLAY WITH SOME STONE
	COMMENTS: GROUNDWATER AT 72" BUT NO BEDROCK.	
C-4	0" - 7"	TOPSOIL
	7" - 46"	SANDY LOAM WITH LITTLE STONE
	46" - 103"	SANDY CLAY WITH SOME STONE
	COMMENTS: GROUNDWATER AT 103" BUT NO BEDROCK.	
C-5	0" - 10"	TOPSOIL
	10" - 32"	SANDY LOAM WITH LITTLE STONE
	32" - 92"	SANDY CLAY WITH SOME STONE
	COMMENTS: GROUNDWATER AT 92" BUT NO BEDROCK.	

TEST	RANGE	DESCRIPTION
C-6	0" - 16"	TOPSOIL
	16" - 36"	SANDY LOAM WITH LITTLE STONE
	36" - 84"	SANDY CLAY WITH LITTLE STONE
	84" - 96"	CLAYEY SAND WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 84" BUT NO BEDROCK.	
C-7	0" - 10"	TOPSOIL
	10" - 84"	SANDY LOAM WITH SOME COBBLES
	COMMENTS: NO GROUNDWATER OR BEDROCK.	
C-8	0" - 14"	TOPSOIL
	14" - 94"	CLAYEY SAND WITH SOME STONE
	COMMENTS: NO GROUNDWATER OR BEDROCK.	
C-9	0" - 9"	TOPSOIL
	9 - 24"	SANDY CLAY
	24" - 84"	CLAYEY SAND
	COMMENTS: NO GROUNDWATER OR BEDROCK.	
C-10	0" - 9"	TOPSOIL
	9" - 60"	SANDY LOAM WITH LITTLE COBBLES
	COMMENTS: GROUNDWATER AT 96" BUT NO BEDROCK.	
C-11	0" - 14"	TOPSOIL
	14" - 30"	SAND WITH STONE
	30 - 81"	SANDY CLAY WITH LITTLE STONE
	COMMENTS: GROUNDWATER AT 30" BUT NO BEDROCK. BUCKET REFUSAL AT 81"	

PERCOLATION TEST RESULTS

Lot No.	Test Hole No.	Test Hole Depth	Soil Type	Test Runs					
				*	1	2	3	4	5
1	P1	24"	VoB (D)	Finish	N/A	-	-	-	-
				Start	10:19	-	-	-	-
				Time	N/A	-	-	-	-
1	P2	24"	VoB (D)	Finish	N/A	-	-	-	-
				Start	10:20	-	-	-	-
				Time	N/A	-	-	-	-
1	P3	24"	BgC (C)	Finish	N/A	-	-	-	-
				Start	11:30	-	-	-	-
				Time	N/A	-	-	-	-
1	P4	24"	BgC (C)	Finish	N/A	-	-	-	-
				Start	11:27	-	-	-	-
				Time	N/A	-	-	-	-
1	P5	24"	CnB (A)	Finish	1:00	1:04	1:07	1:10	1:13
				Start	12:59	1:03	1:05	1:08	1:11
				Time	1 min	1 min	2 min	2 min	2 min
1	P6	24"	CnB (A)	Finish	1:49	2:06	2:18	2:33	2:50
				Start	1:36	1:50	2:07	2:21	2:34
				Time	13 min	15 min	11 min	12 min	16 min
1	P7	24"	CnB (A)	Finish	2:30	2:40	2:51	3:02	3:18
				Start	2:24	2:31	2:41	2:52	3:03
				Time	6 min	9 min	10 min	10 min	15 min

Revisions			
No.	Date	By	Description
1			

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TEST PIT
LOCATION PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH

County: ULSTER State: NY

Project No.

20233707.0001

Drawing No.

C 101

Scale:

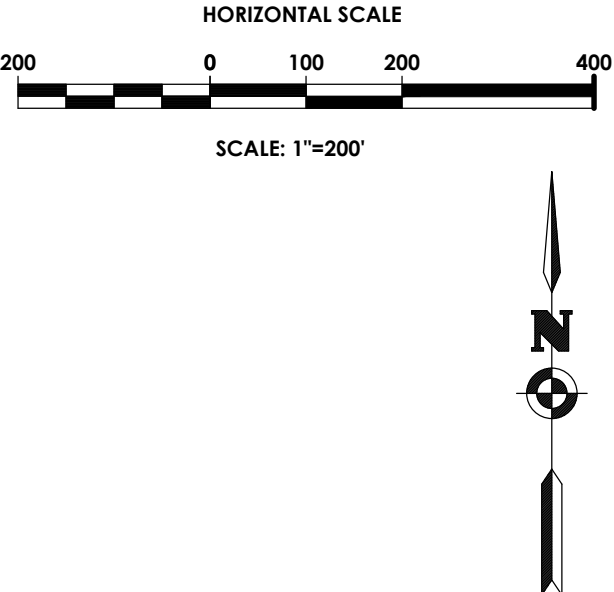
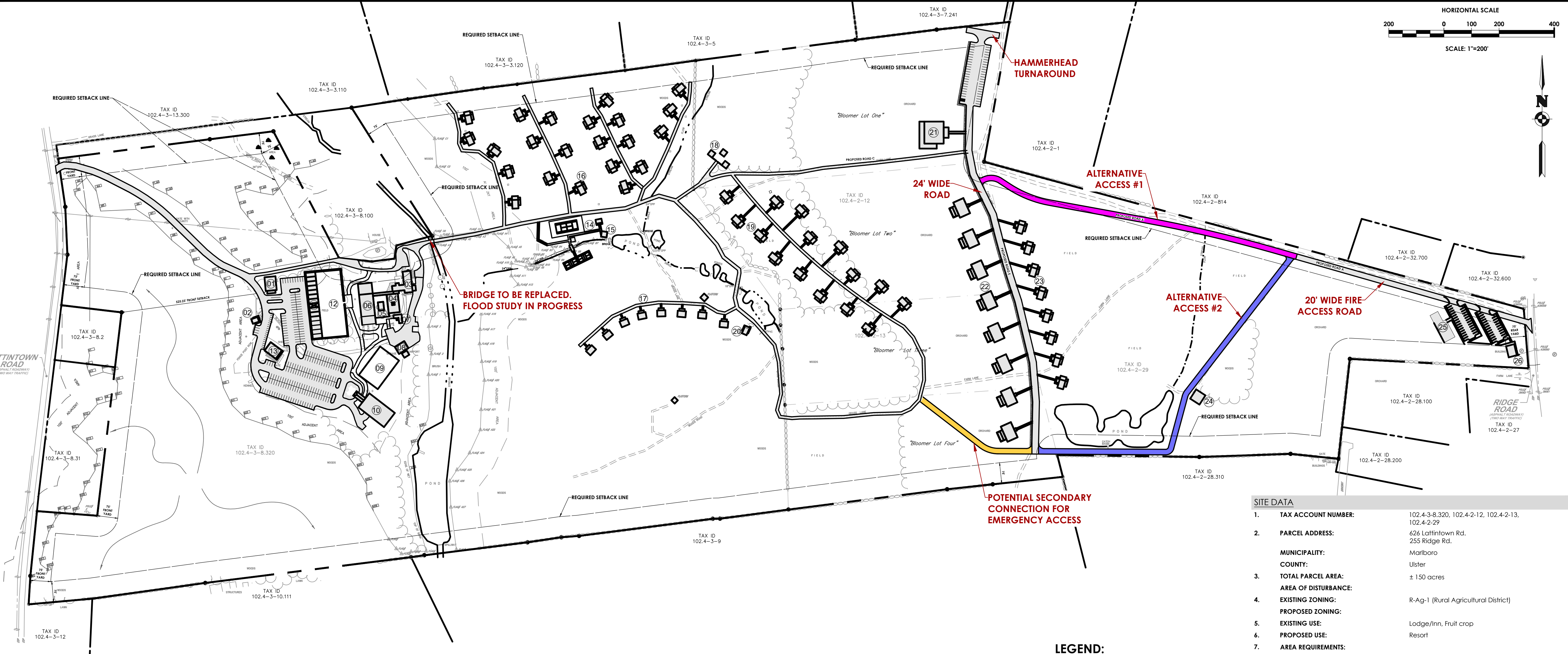
1" = 200'

Date

NOVEMBER 2023

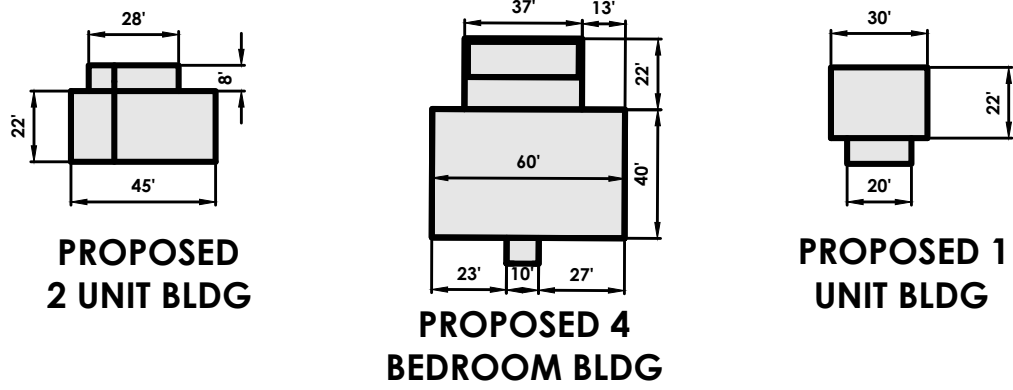
NOT FOR CONSTRUCTION

SITE DATA - PHASE 01		
BUILDING NAME	BUILDING NUMBER	BUILDING AREA (S.F.)
WELCOME CENTER	1	2300
ENTRY COTTAGE	2	648
ORIGINAL LODGE	3	8844.70
ORANGERIE	4	2768
COURTYARD	5	600
PRIMARY RESTAURANT	6	7500
BARBEQUE BUILDING	7	995.60
GROCERY/ FARMER'S MARKET	8	1200
SPA	9	27683
EVENTS CENTER	10	8400
GARDEN WALL HOTEL	11	16800
WALLED GARDEN	12	19700
BACK-OF-HOUSE OPERATION	13	2735
TENNIS COURT	14	10119
POND PAVILION	15	410
TREE HOUSE -2 BEDROOMS	16	1200
TREE HOUSE -1 BEDROOM	17	821
POND CABIN	20	695
SITE DATA - PHASE 02		
BUILDING NAME	BUILDING NUMBER	BUILDING AREA (S.F.)
ANIMAL PLANET	18	400
HILLSIDE -2 BEDROOMS	19	1200
SITE DATA - PHASE 03		
RESTAURANT 360	21	8830
ESTATE HOMES	22	3284
ORCHARD - 2 BEDROOMS	23	1200
ORCHARD POND PAVILION	24	1600
STAFF DORM & LOCKER ROOM	25	8277
RIDGE DISTILLERY	26	1260



LEGEND:

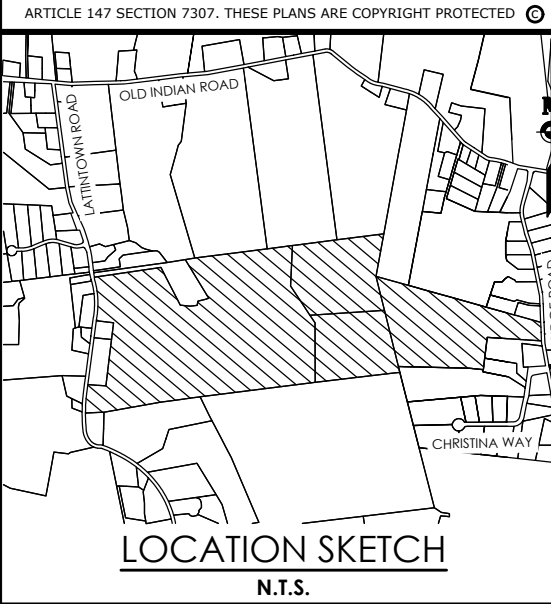
- PROPERTY BOUNDARY
- SETBACK
- PROPOSED BUILDING
- FIRE ACCESS ROAD
- ALTERNATIVE FIRE ACCESS ROAD
- EMERGENCY ACCESS ROAD
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB



SITE DATA	
1. TAX ACCOUNT NUMBER:	102.4-3-8.320, 102.4-2-12, 102.4-2-13, 102.4-2-29
2. PARCEL ADDRESS:	626 Lattintown Rd. 255 Ridge Rd.
MUNICIPALITY:	Marlboro
COUNTY:	Ulster
3. TOTAL PARCEL AREA:	± 150 acres
AREA OF DISTURBANCE:	
4. EXISTING ZONING:	R-Ag-1 (Rural Agricultural District)
PROPOSED ZONING:	
5. EXISTING USE:	Lodge/Inn, Fruit crop
6. PROPOSED USE:	Resort
7. AREA REQUIREMENTS:	

ZONING DISTRICT: R-Ag-1 (Rural Agricultural District)		
	REQUIRED	PROPOSED
LOT		
WIDTH	150 FT	1,594 FT
DEPTH	200 FT	3,168 FT
AREA 1	1 acre	± 150 acres
COVERAGE		
SETBACK 2		
FRONT	75 FT	525.23 FT
SIDE (ONE/BOTH)	75 FT/150 FT	75 FT/150 FT
REAR	75 FT	22.69 FT (*)
BUILDING		
HEIGHT	35 FT	TBD
DENSITY		
UNIT QTY		
PARKING		
STALLS QTY		TBD
STALL SIZE - PERPENDICULAR		TBD
DRIVE AISLE WIDTH - PARALLEL		TBD
NOTES:	1 Minimum lot sizes in R-1 and R-Ag-1 are subject to percolation tests required under § 155-42, but in no event are less than one (1) acre. 2 Minimum setbacks are subject to § 155-52 in R-Ag-1, R-1, and HD Zones that are next to active agricultural lands in efforts to preserve and protect agricultural practices. This minimum setback of 75 feet from the property line will supersede other minimum setbacks identified in Schedule I.	

8. STATE REGULATED WETLANDS (NYSDEC ERM):	NO	YES
9. FEDERALLY REGULATED WETLANDS (USFWS NWI):		X
10. FLOOD PLAIN (FEMA NFHI): FIRM PANEL: 36111C0790E DATED: 09/26/2009	X	
11. PUBLIC WATER PROVIDED BY:	TBD	
12. ELECTRIC SERVICE PROVIDED BY:		
13. GAS SERVICE SUPPLIED BY:		
14. SANITARY SEWER PROVIDED BY:	PRIVATE	
15. STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE	
16. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		
(*) - PRE-EXISTING NONCONFORMITY		



Client:

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah

Revisions			
No.	Date	By	Description
1			

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PRELIMINARY
SITE PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

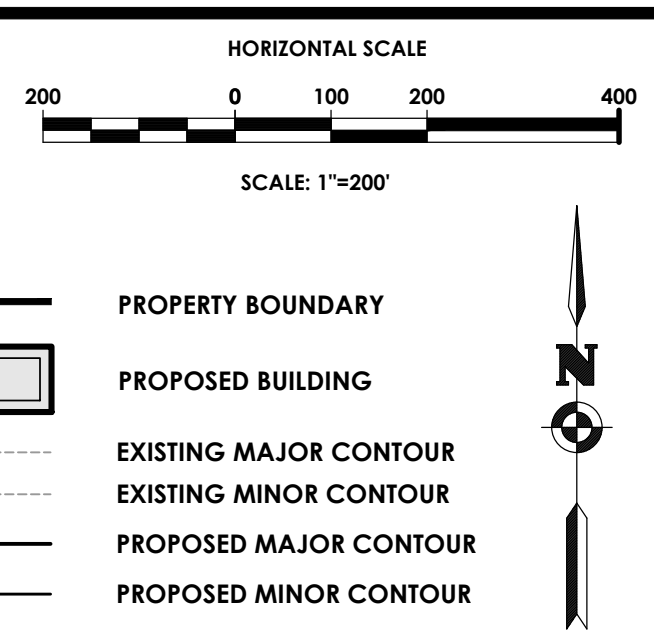
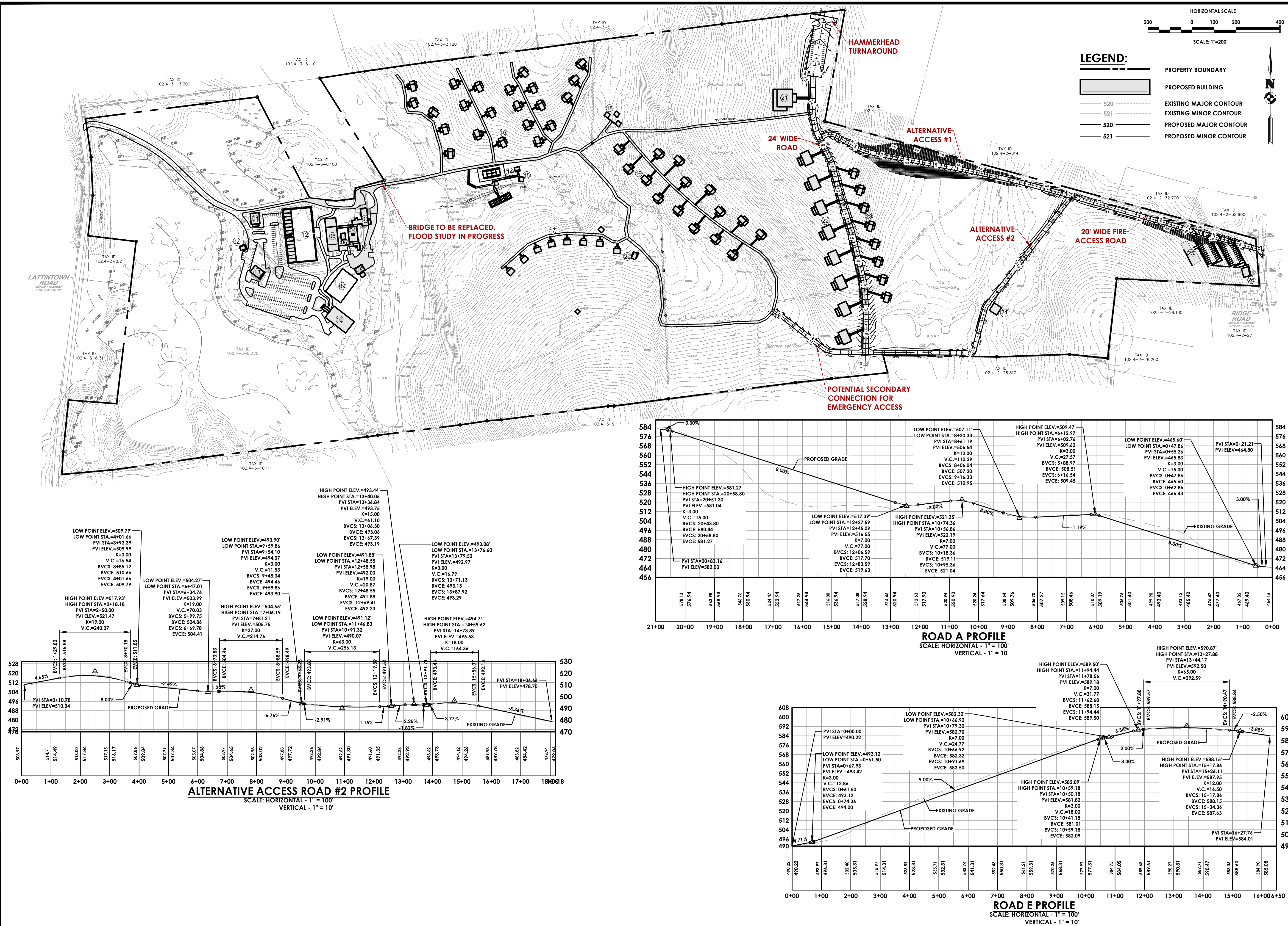
Project No.
20233707.0001

Drawing No.
C 130

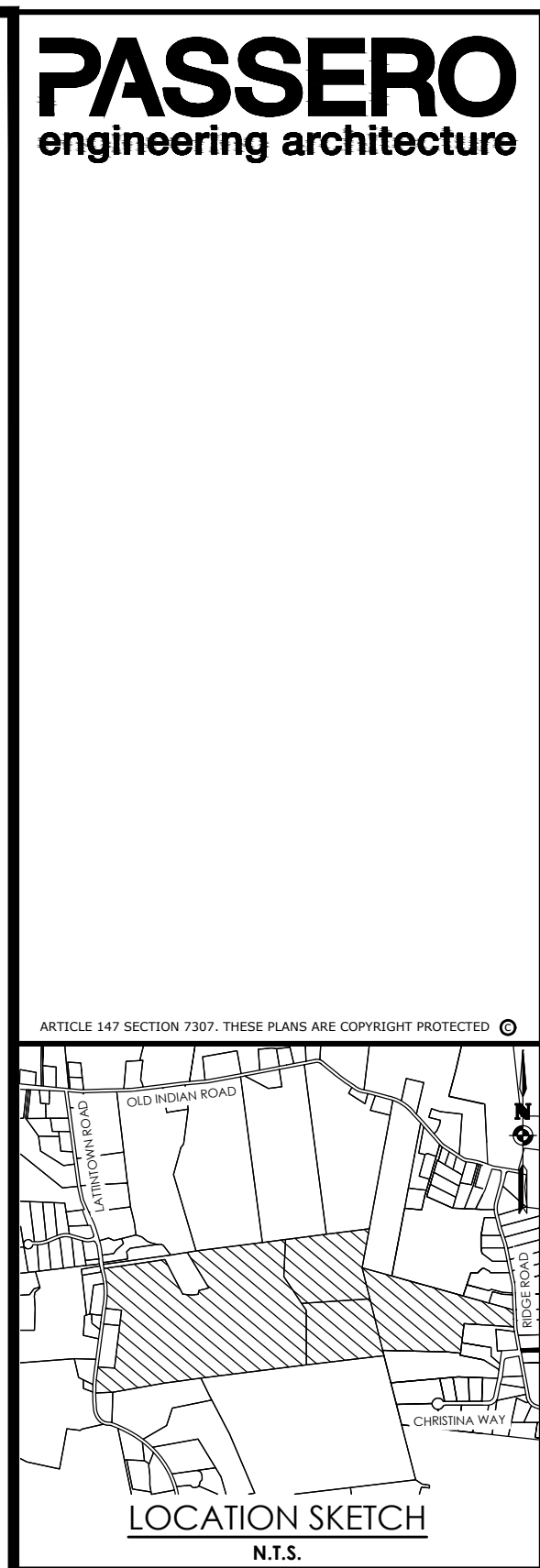
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Date
NOVEMBER 2023

Y:\PROJECTS-NEW\2023\20233707.0001 - GANSEVOORT\01 - CAD-BIM-MODELS\CIVIL\SKETCHES\STRAIGHT WITH ALT RD, C140-GRADING (8%).DWG 1/4/2024 4:32 PM Marvin Pinkrah



- LEGEND:**
- PROPERTY BOUNDARY
 - PROPOSED BUILDING
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR



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Revisions			
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PRELIMINARY GRADING PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No. 20233707.0001

Drawing No. C 140

Scale: 1" = 200'

Date: NOVEMBER 2023

NOT FOR CONSTRUCTION

LEGEND:

- PHASE LINE
- PROPOSED PHASE 1 SANITARY SEWER
- PROPOSED PHASE 2 SANITARY SEWER
- PROPOSED PHASE 3 SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED CONVENTIONAL SYSTEM
- PROPOSED FILL SYSTEM

SANITARY SUMMARY TABLE

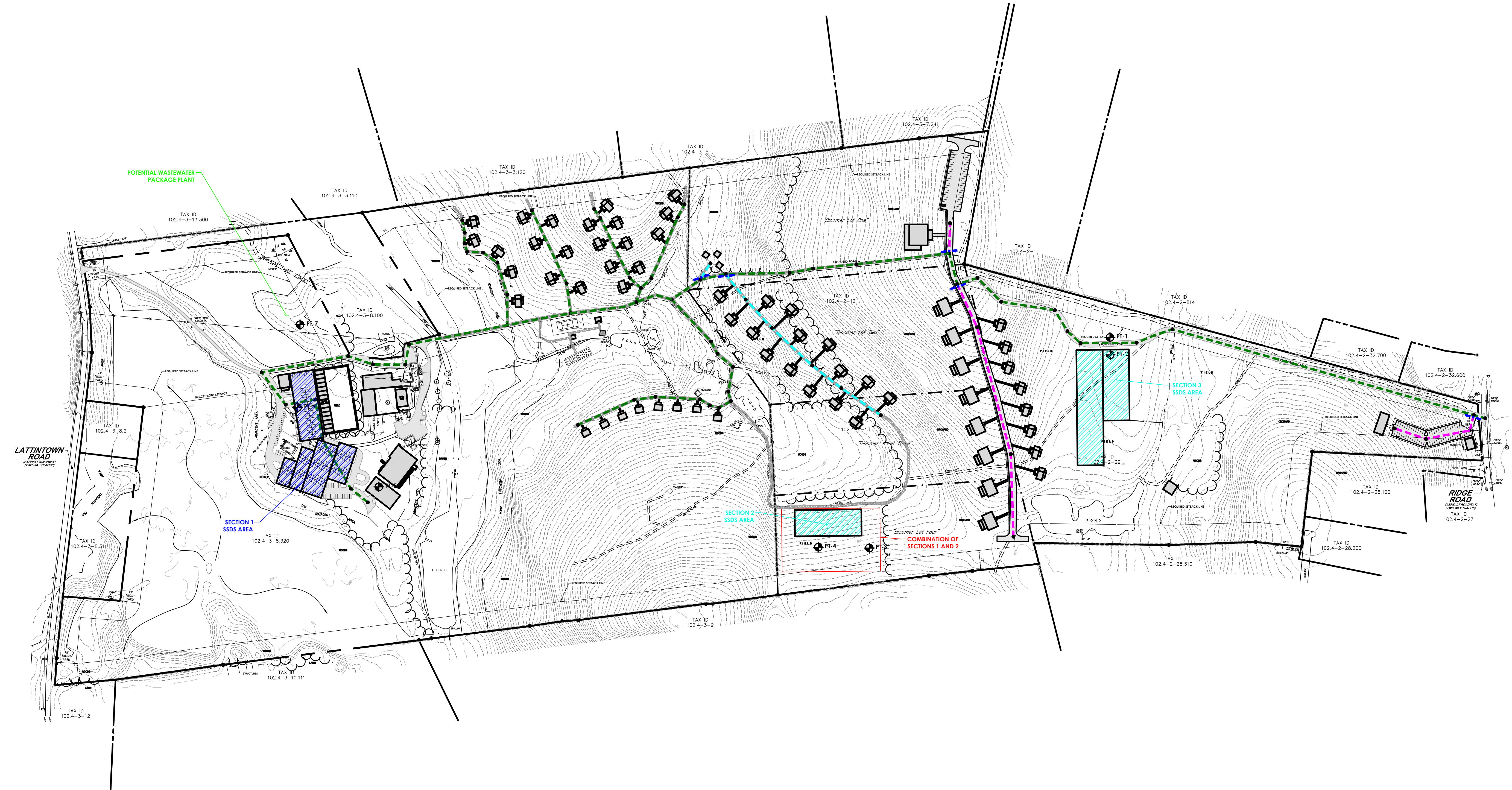
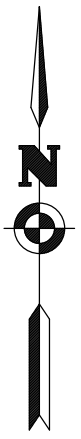
	PHASE 1	PHASE 2	PHASE 3
PIPE LENGTH (LF)	8,558	878	1,405
MANHOLES	57	6	7

SANITARY AREA TABLE

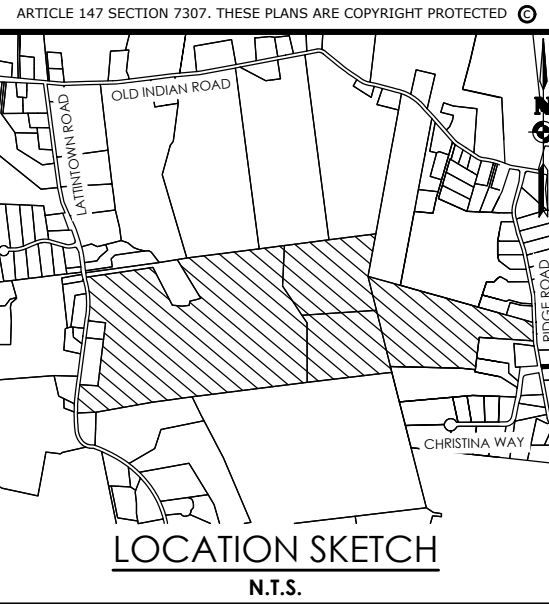
	SECTION 1	SECTION 2	SECTION 3
SANITARY AREA (SF)	63,446	25,400	71,000
SYSTEM TYPE	CONVENTIONAL SYSTEM*	FILL SYSTEM	FILL SYSTEM

* CONVENTIONAL SYSTEM UNDER PARKING LOT IS SUBJECT TO APPROVAL

HORIZONTAL SCALE
200 0 100 200 400
SCALE: 1"=200'



PASSERO
engineering architecture



Client:

PASSERO ASSOCIATES

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Revisions

No.	Date	By	Description
1			

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PRELIMINARY SEWER PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 160

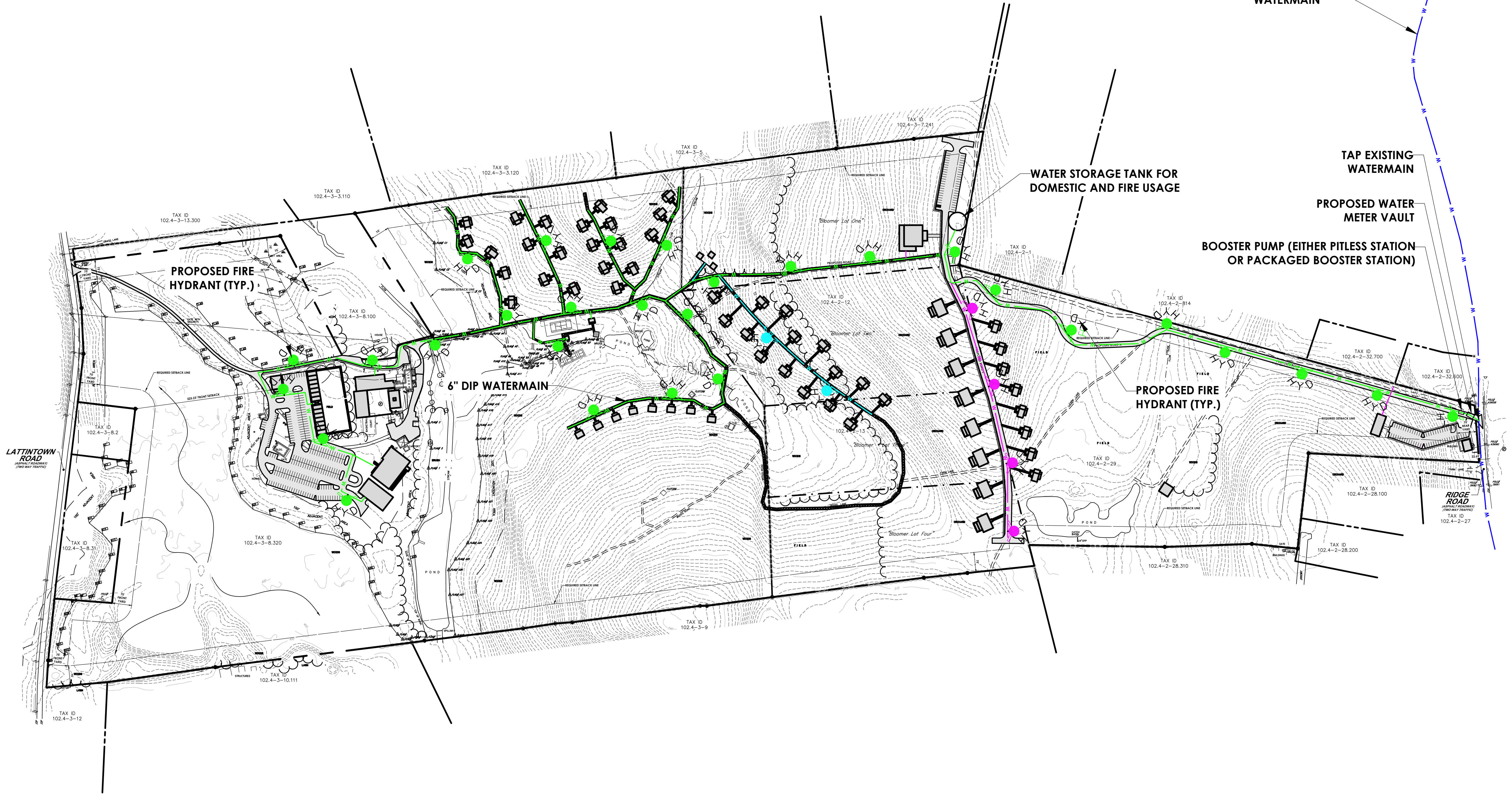
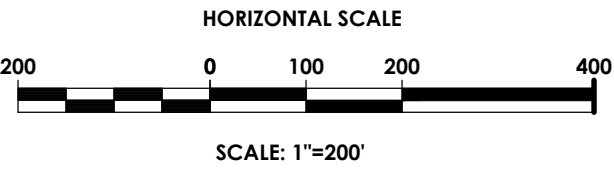
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Date
NOVEMBER 2023

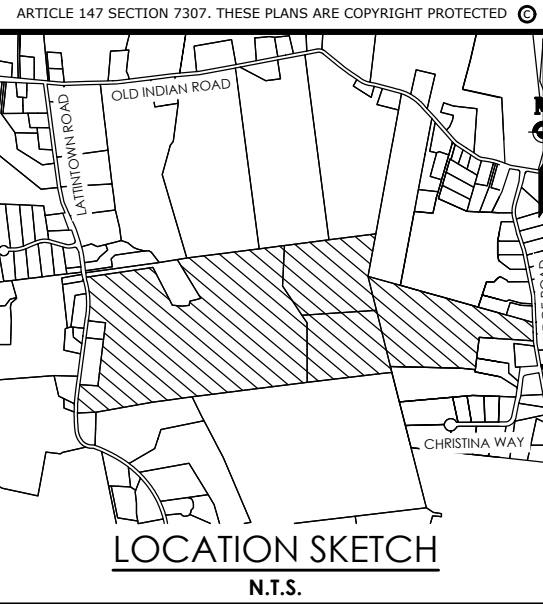
NOT FOR CONSTRUCTION

- LEGEND:
- W EXISTING WATERMAIN
 - W PROPOSED PHASE 1 WATERMAIN
 - W PROPOSED PHASE 2 WATERMAIN
 - W PROPOSED PHASE 3 WATERMAIN

	PHASE 1	PHASE 2	PHASE 3
PIPE LENGTH (LF)	9,141	873	1,144
HYDRANTS	29	2	4
VALVES	64	3	6



PASSERO
engineering architecture



Client:

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Revisions			
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1			

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PRELIMINARY WATER
PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 161

Scale:
1" = 200'

Date
NOVEMBER 2023

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