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January 26, 2024

Town of Marlborough Building Department (Planning Board)
Town Hall
21 Milton Turnpike, Suite 200
Milton, NY 12547

ATTN: Chris Brand (Planning Board Chairman) & PB Members

RE: W.O. # 1799.01 (FILE NO. 15654-67178)
WILL-O RESORT HOTEL
300-304 WILLOW TREE ROAD, MARLBOROUGH/MILTON, NY
COMMENT-RESPONSE LETTER

Dear Chairman Brand & Board Members;

Please find enclosed twelve (12) copies of the Planning Board Submission & associated documentation in response to the comment memo from the Town Engineer's technical review on July 14th, 2023, the Milton Engine Company No.1 Fire Department comment memo on July 11th, 2023, and any the comments mentioned during the last Planning Board (PB) meeting.

The submission consists of:

- A. Sketch Plan Sk-6
- B. Long EAF
- C. Agricultural Data Sheet packet (& map)
- D. Tax Map
- E. Comment-Response Letter

Please find below a comment-by-comment response to each of the comments/memos:

Technical Review (Town Engineer comments from July 14th, 2023):

1. No response required.
2. An emergency access has been provided on the eastern side of the site, providing an additional access point.
3. No response required.

4. After sketch plan approval, the project will address NYSDEC and Town of Marlborough Stormwater management regulations.
5. Note #9 restricts permanent residents.
6. No response needed – cabin loop roads are 12'-wide and comply with the NYS residential Fire Code.
7. No response required – Architectural plans will be submitted upon revision.
8. Sight Distance has been added to the plan (35 MPH along Willow Tree Road).
9. A security/privacy fence has been added between the site and residential neighbors.
10. The parking spaces have been revised to be 9' x 18'. There are a total of 66 spaces.
11. Note #11 explains that the building setbacks are specified per structure: the cabins have a 25-foot setback (section 155-18.B.f), which does not overlap with any of the neighboring cabins. The main resort hotel building would be where any entertainment or event venues occur and therefore would have a bigger setback of 50-foot (section 155-18.B.g) from any other buildings.
12. Note #12 states that per section 155-52 C, a 75-foot setback to neighboring farms and/or any habitable structures, as well as per section 155-52 D, a 75-foot buffer to active farm land is required. This buffer is provided along the land of N/F Mela Farms LLC to the north.
13. Water supply and treatment (& associated structures) will be addressed in future design plans, along with any other utilities.
14. A Dry hydrant has been added to the site plan, per the Fire Department comments (see below).
15. A Traffic Study will be addressed in future submissions.
16. Any items submitted to other agencies will also be provided to the Planning Board.
17. Upon sketch plan approval, the grading will be provided.

18. The ACOE Wetlands are specified on the site plan and have been further labeled.
19. The water use on-site shall be private wells.
20. See response 13.
21. No response required.

Fire Department Review (Milton Engine No.1 FD comments from July 11th, 2023):

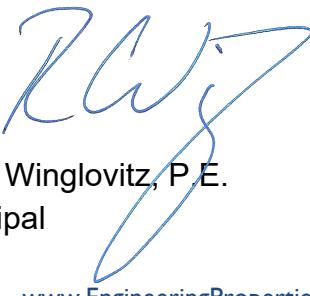
1. The road widths have been adjusted to accommodate the fire apparatus & ambulance response vehicles - Loop Road is a 20' wide road and the cabin trails are 12' wide, which should provide proper access per the NYS Residential Fire Code and NYS Residential Building Code.
2. A Dry hydrant has been added near the "Pond C" (largest volume of water) which can be accessed from Willow Tree Road.

Planning Board comments from the last meeting (from July 17th, 2023):

1. The cabins & loop road have been moved away from the residential neighbors, providing approximately 200' forested light & noise buffer.
2. Signage & "wayfinding" items will be addressed in future submissions.
3. Additional information on water usage will be provided in future submissions – the current proposed plantings will vary from season to season and will be based on soils & other data.

If you have any additional questions and/or comments, please do not hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC


Ross Winglovitz, P.E.
Principal


Andrei Lukianoff
Project Engineer