

Project Narrative
"Marlboro on Hudson"
Tax lot 108.12-8-23
Town of Marlborough, NY
May 24,2024
CED Project Number 24005017A

The project applicant has prepared a new site plan application for the project known as Marlboro on Hudson. The project previous received a Neg. Dec, Site Plan and Special Use permit in October and November of 2018. Since this time, the approvals have expired. This latest application maintains the same scope of work as the prior project and will therefore have similar SEQRA impacts. Below is a summary of the existing site conditions and proposed improvements.

The site is approximately 6.29 acres in size and has frontage on South Street to the south and Highland Avenue to the west. Currently, the parcel is partially developed with twelve residential units in two buildings. The site is in the Town of Marlborough R (Residential District) zoning district. The parcel previously had site plan approval for the development of 36 residential units of which only 12 units were built. In addition to the 12 units, utilities, stormwater management facilities and part of Hudson Circle were also constructed. An As-Built Survey was performed by Maser Consulting (now known as Colliers Engineering & Design) in 2018 to confirm the extent of the installed improvement. Additionally, CED conducted a site visit of the property on 5/23/2024 and observed soil stockpile areas and land grading around the proposed building pads.

The applicant, HAM, LLC proposes to develop the remaining 24 residential units, clubhouse and pool that were proposed under the previously approved site plan, along with the remaining utilities, drainage improvements and the extension of Hudson Circle that have yet to be constructed. The proposed development is largely unchanged from the previously approved site plan. Minor changes were made to reference the latest stormwater regulations, but the mitigation proposed is unchanged. The site plan has also been updated to conform to the latest Town of Marlborough Code and Zoning.

The proposed improvements will require Site Plan approval and a Special Use Permit for multiple dwellings use. No zoning variances are required as part of this application. We respectfully request that our application be placed on the June 6th Planning Board agenda.