

May 24, 2024

Chairman Chris Brand
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Re: Marlborough Resort
Site Plan and Special Use Permit Applications
626 Lattintown Road & 255 Ridge Road, Marlboro, NY
Tax Parcels 102.4-3-8.8.320; 102.4-2-12; 102.4-2-13; 102.4-2-29

Dear Chairman Brand:

We are pleased to submit the enclosed Site Plan and Special Use Permit applications on behalf of Marlborough Resort LLC for the proposed Marlborough Resort development. These plans and documents have been thoughtfully developed to commence the State Environmental Quality Review (SEQR) process and to collect feedback from your board and consultants.

The project, as detailed in the briefing document, seeks to rejuvenate and enhance the property's current usage while maintaining a harmonious balance between hospitality, agriculture, and nature. The design incorporates green infrastructure practices, utilizing already cleared areas, existing roadways, and current developments. This approach preserves the land's natural characteristics and minimizes disturbances.

The applicant intends to form a public-private partnership, leveraging the Town's water district for both domestic needs and fire protection. As part of this collaboration, and at their sole cost and expense, the Applicant will construct a 300,000-gallon standpipe water storage tank as further depicted on the proposed site plans. The tank will supply 50,000 gallons for the proposed project. The remaining 250,000 gallons will be available to benefit the Town of Marlborough Water District. If it is determined by the Town of Marlborough that such a capital project is not in the best interest of the Town of Marlborough, the Applicant will alternatively make a payment in the amount of \$200,000, which monies shall be used by the Town of Marlborough under its sole discretion. Such payment shall be due and payable prior to the issuance of a temporary certificate of occupancy or a permanent certificate of occupancy for the proposed first phase of the project.

We anticipate dedicating the summer of 2024 to responding to comments, resubmitting supplemented materials, and participating in public hearings. We are hopeful of obtaining a resolution for conditional approval in fall 2024, which allows site preparation work under an approved Stormwater Pollution Prevention Plan (SWPPP). These activities include mobilization,

clearing and grubbing, installation of construction entrances, implementation of erosion control measures, grading, and establishing stormwater basins. Concurrently, we will continue to pursue necessary permits from outside agencies throughout the winter, with the aim of securing final approvals and building permits in the first quarter of 2025.

We look forward to presenting the Site Plan and Special Use Permit Applications to the Planning Board at your meeting on June 3rd.

In support of our application attached please find enclosed:

In this booklet:

- Briefing Document
- Zoning Determination Correspondence
- Site Plan and Special Use Permit Application
- Water System Improvements Technical Memorandum
- FEA and Exhibits

Packaged Separately:

- Survey Drawings (5 sets full size, 7 sets 11x17)
- Site Plan Drawings (5 sets full size, 7 sets 11x17)
- Architectural Drawings (5 sets full size, 7 sets 11x17)
- Check for payment of Application Fee and Escrow

If you have any questions or require additional information, I may be reached at 585-455-0157 or CLaporta@passero.com

Sincerely,



Christopher J. LaPorta, P.E.

Regional Director | Sr. Engineer