

SUPPLEMENT TO PENDING ZBA APPLICATION OF DECEMBER 26th 2023

The estate combines two century-old Marlboro legacies: the La Valle Estate and Corrado Farms. The heart of the property is the original family home of Dominick La Valle, a Mediterranean fashion icon whose influential roaring twenties designs can still be seen in the MET today. When La Valle first set his eyes on Marlboro, he decided to bring a piece of his old home with him, leading him to dismantle his family home and rebuild it on a hill overlooking the Hudson River in 1929, where it still stands today. La Valle regularly hosted the fashion world and its storied characters at the Villa and the attached amenities, including the luxurious oversized pool. A selection of photos of the estate in its original state (~1930s), kindly provided by neighbors, are attached to this application.

The estate later came into the hands of Ray Muscarella, a Genovese family captain who was also known for his patronage of the arts. Muscarella reportedly represented celebrities such as Frank Sinatra, Aretha Franklin, and Tony Bennett. The latter confirmed Muscarella's pivotal role in his career, as well as the grandiose parties the resort regularly held for public icons and politicians, in his biography. Before coming into the ownership of the Applicants, the estate was owned by the Lordi family, founders of Ulster Scientific, who added to its storied history as a luxurious and private retreat for New York's most celebrated icons by constructing an expansive world-class equestrian facility. In addition to launching what would become Ulster Stables and later the Mount Rose Equestrian, the Lordi family were also decorated equestrians in their own right and competed on the US Equestrian team.

The Applicants seek to restore the estate to its best and highest uses, revitalizing the private Hudson valley to its historical status as a secluded retreat that invites guests from around the world to step back into the Marlboro of a century ago and immerse themselves in the uniquely gilded and agricultural experience that was once reserved exclusively for the landed class. The estate would continue its tradition as a family-owned resort, meticulously curated by the Applicants who occupy the property as they raise their own family.

This Application respectfully requests a variance from s.155-18(B)(1)(d), which provides that "*(d) No structure in such use shall be within 50 feet of any property line [...]*". No new buildings are proposed with this Application. This Application is non-conforming in its current state because certain structures deviate from s.155-18(B)(1)(d). In particular, the following structures fall within the 50' radius by the following corresponding distances: F (27.7'), H (36.2'), I (44.3') (*see Application site plan attached for reference*). This Application involves the following tax lot: 109.1-4-57, 109.1-4-58, 109.1-4-56.100; the 109.1-4-71 tax lot is not part of the resort application as Applicants work to restore it to its original status as an iconic Marlboro farm.

Historically, these structures all pre-date current code and have deeply informed the character of the neighborhood for decades. These pre-existing structures are being folded into the resort special use which Applicants are seeking from the Planning Board. Notably, structure F is built into its grade and has been a tenant-occupied structure as long as a historical record has been kept; while structures H and I stand along a Town-maintained dead-end road located entirely between Applicants' properties.

The estate is located in the R-1 district, which provides for a 1-acre minimum lot size with corresponding minimum front, rear, and side yards of 35', 50', and 35'/70', respectively. Pursuant to s.155-18(B)(1)(d), the resort special use provision mandates a minimum 10-acre site, which requirement this 14-acre site exceeds by 40%. All of our existing structures comply with the R-1 district rules for front yardage (located along Front Street), side yardage (James/Mt Rose), and rear (falling along our own property), with the exception of Structure F which falls short of the requirement by providing 27.7' where a 35' side yard is required.

As a result of the foregoing, Applicants respectfully submit that there is therefore no detriment to the health, safety and welfare of the neighborhood or community by such grant. We kindly request that the ZBA consider this Application in their June 13th 2024 meeting if possible.

Signed,

Adam Broza
May 29, 2024