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August 8, 2024

VIA COMMERCIAL COURIER DELIVERY

Town of Marlborough Planning Board
Town of Marlborough Town Hall
21 Milton Park Drive, Suite 200
Milton, New York 12547
Attention: Ms. Jen Flynn, Planning Board Secretary

**Re: Site Plan Application for 103-137 Dock Road
Orchards on Hudson**

Dear Chairman Brand and Members of the Town of Marlborough Planning Board:

The ownership team for the property known as 103-137 Dock Road (“Owner”) is pleased to submit the full application package in accordance with the Town of Marlborough (“Town”) Town Code (“Code”). More specifically, the submitted materials are in compliance with Code Chapter 155, Article VI, Section 155-31 (“Application”).

The Owner is pleased to submit the Application to support the proposed new construction of a 103-unit residential project with spectacular Hudson River views (“Project”). The Project will revitalize over twenty-five acres of grossly underused land within the Town. The Project shall further the vision of the current and former planning board members and elected officials by and through its addition of well-planned and sustainable residential development that shall serve as a positive economic development engine while honoring best planning practices and environmental stewardship.

The Owner and the full application team look forward to beginning this review at your regularly scheduled meeting on August 19, 2024. The Owner and development team are committed to working through the full Planning Board approval process collaboratively with all parties and firmly believe that the Project will be a great benefit to the Town.

Very truly yours,

Mark W. Blanchard
Project Attorney

Encls.