

August 9th, 2024

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

Re: Marlborough Resort
626 Lattintown Road & 255 Ridge Road, Marlborough, NY
Tax Parcels 102.4-3-8.8.320; 102.4-2-12; 102.4-2-13; 102.4-2-29

Dear Chairman Brand:

On behalf of the Marlborough Resorts, LLC (the “Applicant”), the owner of the above-referenced parcels, we respectfully submit this letter to the Town of Marlborough Planning Board (“Planning Board”) requesting this matter be placed on the Planning Board’s August 19, 2024 agenda. As you are aware, the Applicant submitted an application for Site Plan and Special Use Permit approval on May 24, 2024 for the proposed Resort Hotel use at the above-referenced property. The Applicant and its consultant team appeared before the Planning Board on June 3, 2024 during which the proposal was presented to the Planning Board.

Since that meeting, the Applicant and its consultants have been working diligently to address the comments raised by the Planning Board during the June 3, 2024 meeting and in the Technical Review Comments memorandum prepared by MHE Engineering, D.P.C. dated May 31, 2024. In response, the Applicant anticipates providing a full supplemental submission to the Planning Board on or before August 16, 2024, addressing the various comments. This forthcoming submission is anticipated to include the following:

- Updated Drawings
- Updated FEA
- Traffic Impact Report
- Threatened/Endangered Species Habitat Assessment
- Viewshed Study
- HECRAS Study
- Agricultural Soils Management Plan
- Water & Sewer Engineering Report
- Stormwater Pollution Prevention Plan

In the meantime, this letter is timely submitted by the Applicant respectfully requesting that this matter be placed on the Planning Board's August 19, 2024 agenda for a brief update on the project. We further request that the Planning Board take any necessary action on August 19 to refer this matter to the Ulster County Planning Department and any other necessary agencies pursuant to New York State General Municipal Law § 239-M.

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

Sincerely,

A handwritten signature in black ink that reads "Christopher J. LaPorta". The signature is fluid and cursive, with "Christopher" and "J" being more formal and "LaPorta" being more stylized.

Christopher J. LaPorta, P.E.
Regional Director | Sr. Engineer