



Environmental Findings

- The SWPPP is completed and we are able to meet all water quality and peak flow requirements. Green infrastructure practices such as porous pavement will be implemented to provide infiltration and reduce runoff.
- Our habitat assessment shows that impacts to bats can be mitigated by clearing between November and March.
- Pesticides in agricultural soils can be managed on-site with capping beneath landscaped berms and the solar area.
- No significant adverse traffic impacts to the existing roadway network.
- No viewshed impacts.
- HECRAS update is provided, requires bridge selection to complete but will mitigate flooding with increased span and additional drainage.
- Accoustical impacts can be mitigated and ownership has committed to an approach outlined in the report.

Other Submission Contents

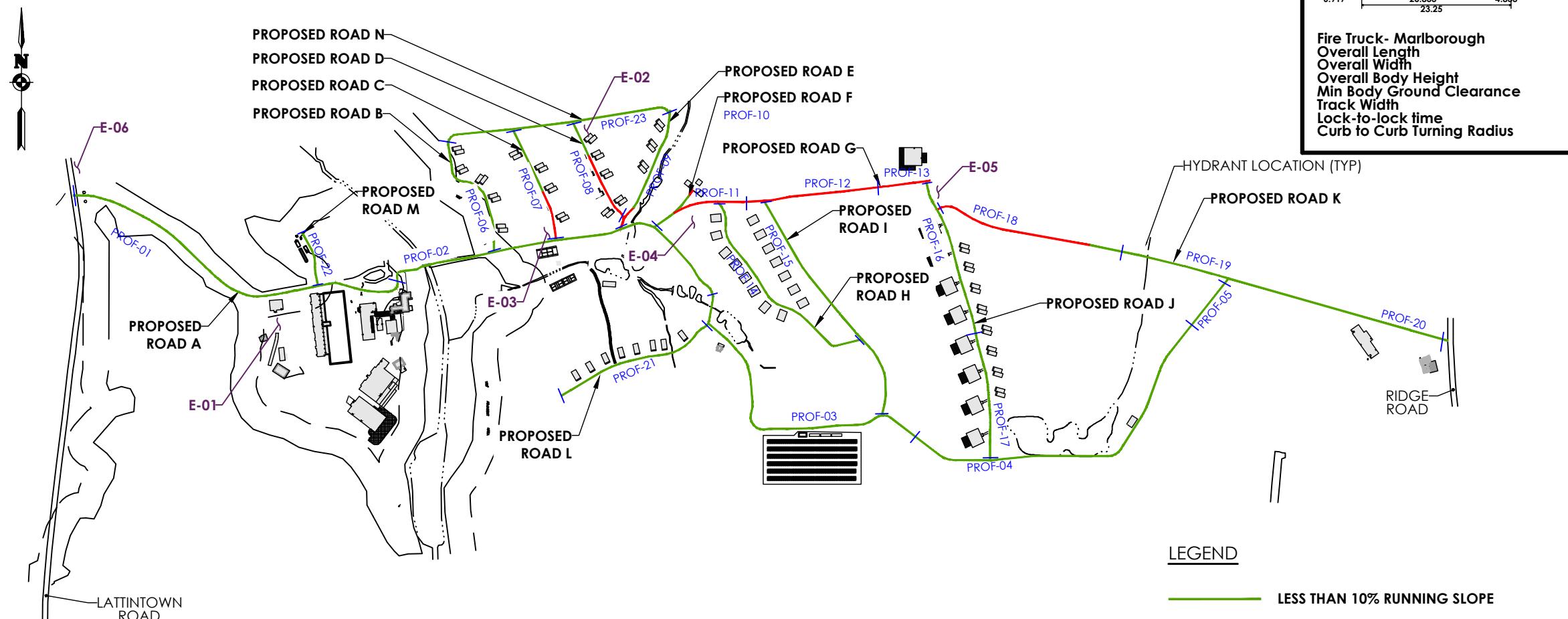
- A cover letter which includes response to engineering comments as well as response to comments received verbally at the June Planning Board Meeting.
- A water & sewer engineering report has been provided and we continue to work with the Town Water District.
- A packet with our Zoning Board correspondence is included. We will appear for a public hearing on September 12th.
- The FEAF and Checklist have been updated.
- The Civil Plan Supplement has been created to address roadway design and emergency access.

CIVIL PLAN SUPPLEMENT:

FIRE ACCESS & ROADWAY DESIGN

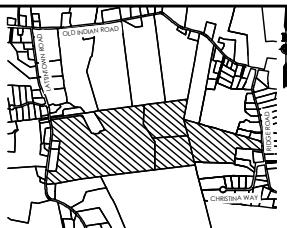
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

P.N. 20233707.0001



SITE ACCESS SLOPE DIAGRAM
SCALE: 1" = 500'

NOTE: ALL ROADWAYS SHALL BE 16' MINIMUM WIDTH



TOWN of MARLBOROUGH
LOCATION SKETCH
N.T.S.

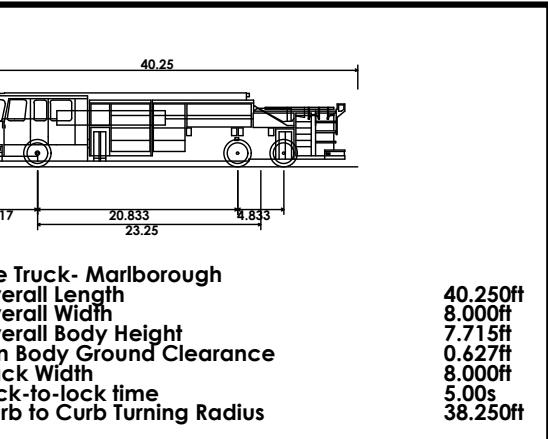
MARLBOROUGH RESORT
COVER SHEET

Drawn By: MP Date: August 2024



PASSERO ASSOCIATES
engineering architecture

6 Front Street, 2nd Floor
Newburgh, NY 12550



Client:	Marlborough Resort LLC 100 Rind Rd West Garden City, NY 11530, Suite 101	
Project Number:	20233707.0001	
Scale:	1"=500'	Sheet No:

G 001

Submission Contents

- Tonight we are handing out the 11x17 copies of our plans.
- Tomorrow we will deliver "Packages 1 and 2".

Package 1 - Planning Board Review Documents

Item	No. Copies
Cover and comment response letter	12
Civil Plan Sets (full size, 1 for Board, 1 for Engineer)	2
Stormwater Pollution Prevention Plan	2
Water & Sewer Engineering Report	2
Updated FEA	11
Updated Checklist	11
Zoning Board Correspondence	11
Traffic Impact Report	11
Threatened/Endangered Species Habitat Assessment	11
Viewshed Study	11
HECRAS Flood Study Update	11
Agricultural Soils Management Plan	11
Acoustical Impact Report	11

Package 2 - for County Planning*

Item	No. Copies
Cover and comment response letter	12
Civil Plan Sets (full size)	1
Civil Plan Supplement - Fire Access and Roadway Design - 11x17	1
Stormwater Pollution Prevention Plan	1
Water & Sewer Engineering Report	1
Updated FEA	1
Updated Checklist	1
Zoning Board Correspondence	1
Traffic Impact Report	1
Threatened/Endangered Species Habitat Assessment	1
Viewshed Study	1
HECRAS Flood Study Update	1
Agricultural Soils Management Plan	1
Acoustical Impact Report	1

Next Steps

Our team is excited to advance this project, with a target opening in early summer 2026. To meet this timeline, it is crucial that we continue the collaborative process to address any further Planning and Engineering comments, questions and feedback, as well as secure all necessary permits. To that end, we respectfully request the Planning Board's assistance in achieving the following milestones:

- Review for County Planning Submission: We kindly request the Planning Board to review our submission package to confirm its completeness and forwarding it to County Planning for GML239 review ahead of their early September meeting.
- Public Hearing Request: Pending receipt of County Planning comments, we would like to appear for a Public Hearing at the Planning Board meeting on September 16th, 2024.
- Site Preparation under and approved SWPPP.