

May 8, 2024

# MARLBOROUGH RESORT

MARLBOROUGH, NY

PREPARED FOR:  
Marlborough Resort LLC  
100 Ring Road West, Room 101  
Garden City, NY 11530



May 8, 2024

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## 1.0 INTRODUCTION

Passero Associates (PA) was contracted by Marlborough Resort LLC to complete a comprehensive viewshed analysis within five miles of the project site using Geographic Information Systems (GIS). This ±150-acre project is located at parcel IDs 102.4-2-29, 102.4-2-13, 102.4-3-8.320, and 102.4-2-12. The project site is located at 626 Lattintown Rd in the Town of Marlborough, Ulster County, New York. The site is bordered to the north by farmland and residential properties, the west by Lattintown Rd, the south by farmland and residential properties, and to the east by Ridge Rd.

The viewshed analysis follows the program policy set forth by the New York State Department of Environmental Conservation (NYSDEC). 14 sites are noted as potential aesthetic resources, which are potentially visible from the project site high point. See Table 1

Table 1: Sites Within Viewshed

<i>Info</i>	<i>Latitude</i>	<i>Longitude</i>
<b>CRIS HISTORIC SITES</b>		
<b>601 Lattintown Rd, Marlborough, NY 12542</b>	<b>41.633929</b>	<b>-73.999223</b>
<b>NYS HISTORIC SITES</b>		
<b>Wheeler Hill Historic District</b>	<b>41.5775</b>	<b>-73.94253</b>
<b>Morse, Samuel F. B., House (Locust Grove)</b>	<b>41.6731</b>	<b>-73.93117</b>
<b>Cedarcliff Gatehouse</b>	<b>41.6842</b>	<b>-73.91986</b>
<b>Clark House</b>	<b>41.6737</b>	<b>-73.90485</b>
<b>Ethol House</b>	<b>41.6883</b>	<b>-73.91617</b>
<b>Grey Hook</b>	<b>41.6884</b>	<b>-73.91701</b>
<b>Sague House</b>	<b>41.6884</b>	<b>-73.91647</b>
<b>Thompson House</b>	<b>41.6807</b>	<b>-73.92041</b>

<b>"Maple Grove"</b>	<b>41.6813</b>	<b>-73.92682</b>
<b>Kimlin Cider Mill</b>	41.6674	-73.90388
<b>Lattington Baptist Church</b>	<b>41.6438</b>	<b>-74.00113</b>
<b>Corlies-Ritter-Hart House</b>	41.695	-73.92608
<b>STATE PARK</b>		
<b>Franny Reese Preserve</b>	<b>41.7001</b>	<b>-73.95594</b>

## 2.0 METHODOLOGY

The viewshed analysis was performed by utilizing ESRI GIS software ArcGIS Pro v3.2.2 in the NAD 1983 (2011) State Plane New York East FIPS 3101 (US Feet) coordinate system.

Current available data from state and local agencies were collected to create an inventory of potential aesthetic resources pursuant to NYSDECs 'Assessing and Mitigating Visual and Aesthetic Impacts' Program Policy (Aesthetic Impacts Policy). Using geoprocessing tools available in GIS, a five and three-mile buffer was created around the project site boundary to meet these standards. The five-mile buffer represents the furthest possible distance at which the control-point may be visible, the three-mile buffer represents a realistic potential area from which the control-point may be visible. The inventory of potential aesthetic resources was then clipped by the five-mile buffer extent.

A control point is established based on the Aesthetic Impacts Policy, which defines "worst-case scenario" as the highest elevation at which a facility component may be visible from an aesthetically significant location. The control point for the proposed project site is at an approximate elevation of 590 feet AMSL, identified as the peak of a proposed structure absent adjacent tree coverage.

To achieve an accurate rendering of the topography within a five-mile radius of the project site, a Digital Surface Model (DSM) was created utilizing LiDAR point cloud data. A DSM is the digital representation of the 'first return' of a LiDAR laser, or the first point of contact for a LiDAR laser, therefore providing accurate vegetation, topographic and structural shapes with their elevations. The resulting DSM was created and generalized to a 10-foot resolution for processing speed while still maintaining accuracy.



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Geoprocessing tools were used to provide the visibility of each cell from the DSM within the five-mile radius of the project site control point to create the viewshed. The resulting viewshed was compared against the inventory of potential aesthetic resources. Aesthetic resources were added to the Viewshed Map if they overlapped with the viewshed, or otherwise are deemed potentially visible from the project site control point. See Appendix A.

14 sites were identified within the viewshed of the control point. While oriented towards the project location, pictures were taken from each site. See Appendix B.

### 3.0 CONCLUSION

Passero Associates has completed a viewshed analysis at the Marlborough Resort site located in the Hamlet of Marlborough, Ulster County, New York, following NYSDEC program policy guidance, “Assessing and Mitigating Visual and Aesthetic Impacts”. Based on our review of existing data, GIS analysis, and photographs taken from each of the listed sites within Table 1, it is our professional opinion that no potential aesthetic resources were identified to be able to observe the control point. Therefore, there will be no visual impact to potential aesthetic resources.

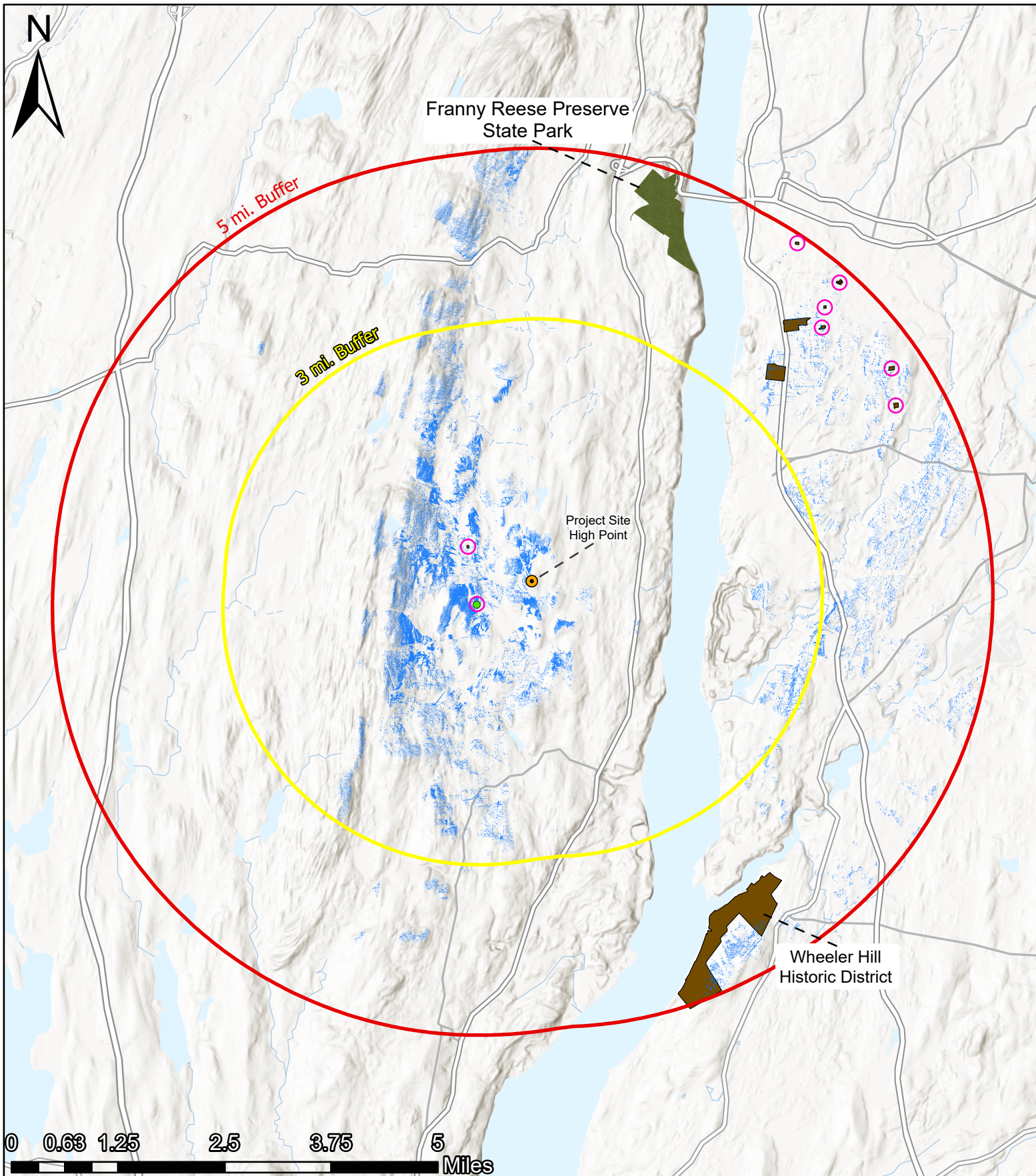
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## 4.0 REFERENCES

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# APPENDICES

## APPENDIX A: DSM POTENTIAL VIEWSHED MAP



## Legend

- 5 mi. Buffer
- NYS Historic Sites
- State Park
- Potential DSM Viewshed
- 3 mi. Buffer
- Project Site High Point
- CRIS Historic Sites
- Eligible

## Digital Surface Model (DSM) Potential Viewshed Map

Maps created by: Passero Associates GIS  
CRS: NAD83 State Plane New York East

**PASSERO**  
architecture engineering

### Service Credits:

Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS

Date: 3/18/2024

## APPENDIX B: PHOTOGRAPHS



601 Lattintown Rd – Pictures from Site to Project Location





**Wheeler Hill Historic District – Pictures from Site to Project Location**





**Morse, Samuel F. B., House (Locust Grove) – Pictures from Site to Project Location**





**Cedarcliff Gatehouse – Pictures from Site to Project Location**





Clark House – Pictures from Site to Project Location





Ethol House – Pictures from Site to Project Location





Grey Hook – Pictures from Site to Project Location





**Sague House – Pictures from Site to Project Location**





Thompson House – Pictures from Site to Project Location





**“Maple Grove” – Pictures from Site to Project Location**



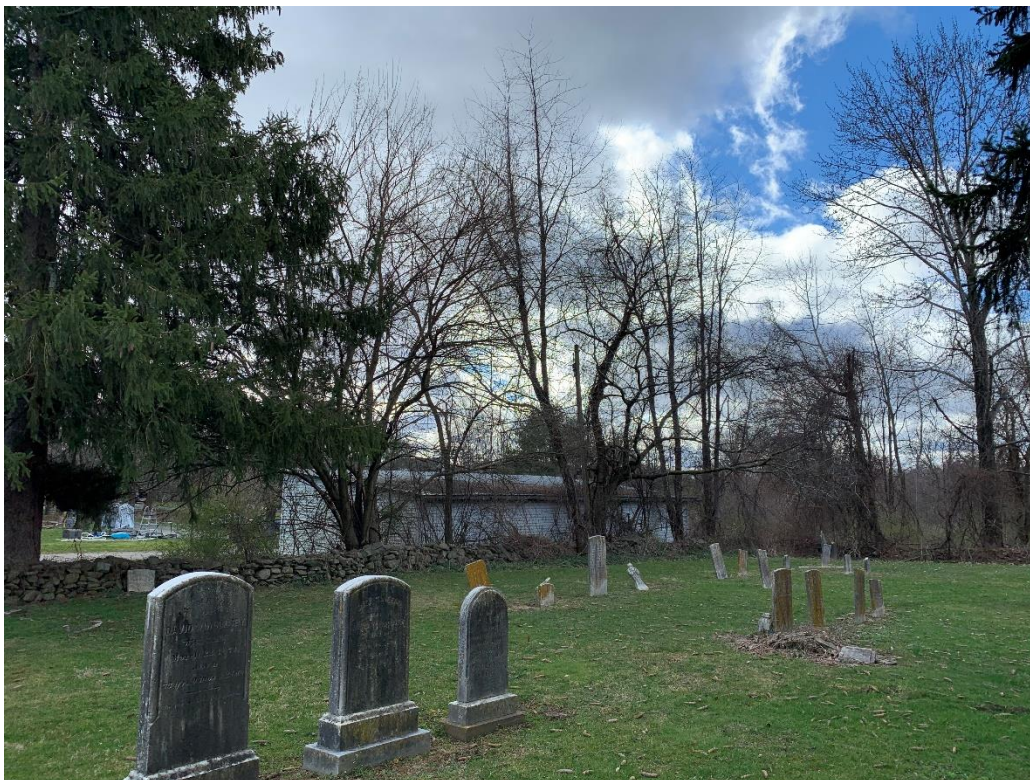


**Kimlin Cider Mill – Pictures from Site to Project Location**



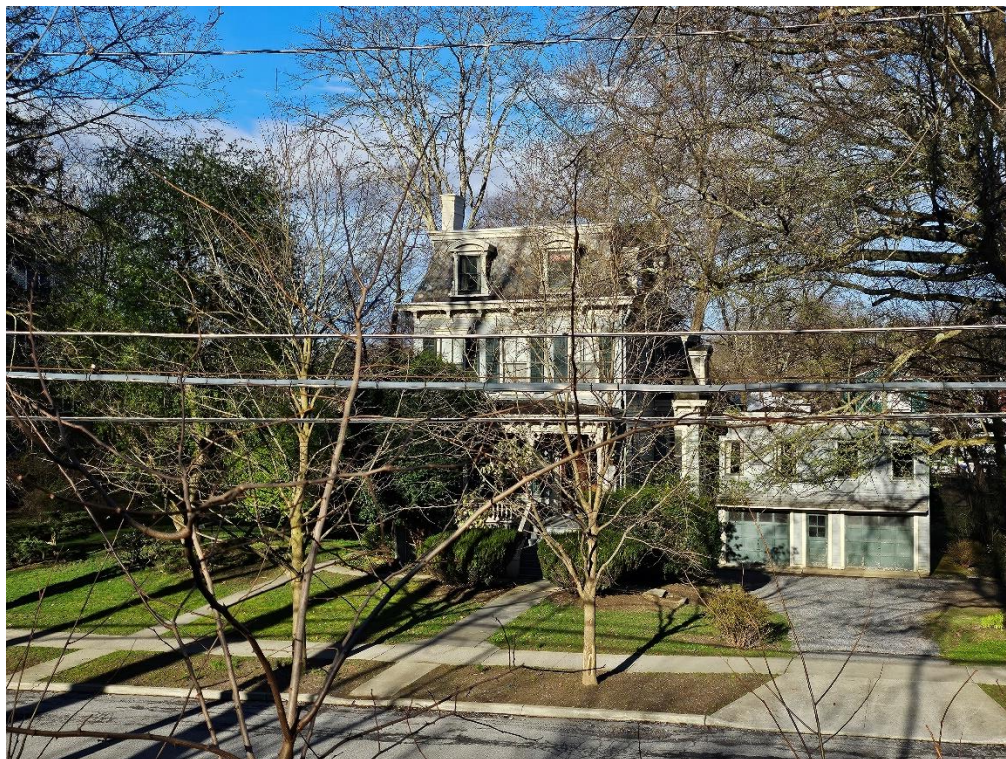


Lattington Baptist Church – Pictures from Site to Project Location





**Corlies-Ritter-Hart House – Pictures from Site to Project Location**





Franny Reese Preserve – Pictures from Site to Project Location

