

August 20th, 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:

It was a pleasure presenting an update to the Planning Board last night. We are optimistic that we have adequately addressed the initial comments and questions from the Board and your Engineer. We look forward to continued collaboration with both the Board and the community as we move forward in this process.

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 our collaborative efforts to address any further Planning and Engineering 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. We understand that the Planning Board will need time to adequately review our submission. If an action is needed to set the public hearing, we respectfully request that this action be considered at the first September meeting.
- **Conditional Approval and Site Preparation:** Upon completion of the above steps and with the Board's comfort, we are hopeful that conditional approval can be granted. We would greatly appreciate it if the resolution could include language permitting us to begin site preparation under an approved SWPPP, allowing us to initiate activities such as mobilization, installation of temporary erosion control measures, and site grading. We understand that upon a conditional approval and approved SWPPP, final approvals and permits are not guaranteed. Therefore, if the applicant chooses to commence this site work under an approved SWPPP prior to final approvals, the applicant is willing to post a bond for an agreed-upon amount at that

time, which would enable the Town to perform site restoration if the project were ever abandoned.

The following is a summary of the submission package organized for your review. The intent is to provide two distinct packages, one for Planning Board review, and the other packaged for forwarding to County Planning.

Documents distributed at 8/19/2024 Planning Board Meeting

Item	No. Copies
Site Plan Rendering	12
Civil Plan Sets - 11x17	12
Civil Plan Supplement - Fire Access and Roadway Design - 11x17	12

Additional Documents Included in 8/20/2024 Submission

Package 1 – Planning Board Review Documents

Item	No. Copies
Civil Plan Sets (full size, 1 for Board, 1 for Engineer)	2
Stormwater Pollution Prevention Plan	2
Water & Sewer Engineering Report	2
Updated FEAF	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	2
Acoustical Impact Report	11

Package 2 – For County Planning

Item	No. Copies
Documents from initial May submission (letter, briefing, application, survey, architecture)	1
Site Plan Rendering (11x17)	1
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 FEAF	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

It is our understanding that the Town has additional copies of some documents in their possession such as the briefing report and architectural plans. As per the suggestion of the Planning Board Secretary, rather than duplicating our efforts, we will coordinate to include these pre-existing plans in the package. Passero can also assist in transporting the package to County Planning if needed.

We sincerely thank you for your consideration. If you have any questions or require additional information, please feel free to reach out to me at 585-455-0157 or CLaporta@passero.com.

Sincerely,



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