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September 6, 2024

**VIA E-MAIL (cbrand@marlboroughny.us)
& HAND DELIVERY**

Town of Marlborough Planning Board
Town Hall
21 Milton Turnpike, Suite 200
Milton, New York 12547

Attn: Chris Brand, Planning Board Chairman

RE: Willow Tree Eco Resort Hotel in Town of Marlborough
300-304 Willow Tree Road (SBL 102.2-5-12) (the "Property")
Our File No.: 15654-67178

Dear Chairman Brand and Members of the Planning Board:

We represent WTR 11, LLC (the "WTR") in its effort to obtain local land use approvals for its proposed eco resort hotel at the Property (the "Eco Resort Hotel"). As you may recall we submitted a formal application back in the beginning of the summer of 2023; and also appeared before the Planning Board during that same time. We then made a supplemental submission back in February of 2024. Since then, WTR has been examining different layout options.

Attached is a revised sketch of a new layout for the proposed Eco Resort Hotel. The new layout still includes the thirty (30) tiny cabins scattered throughout the Property as well as all the recreational amenities (swimming pond, beach volleyball court, walking paths, gardens, growing

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fields and natural landscapes). The only proposed change involves the expansion of the main building. The new main building will be larger and house thirty (30) additional hotel units, in addition to the lobby, dining areas and kitchen facilities. The proposed floor plan for the newly designed main building is attached. The main building will be less than 20 feet in height and approximately 16,800 square feet.

Even with the larger main building, the Eco Resort Hotel will be an attractive addition to the Town that fits in with the existing surroundings. The Eco Resort Hotel continues to be thoughtfully designed and unlike traditional hotels. As shown on the sketch, the design elements include a meandering layout, significant open space, multiple ponds and screening vegetation.

We look forward to hearing the Planning Board's preliminary thoughts and seek the Planning Board's initial feedback on the revised proposal. Kindly place the matter on the Planning Board's next meeting agenda. If the Town requires anything else, please advise me at your earliest convenience. Your anticipated cooperation is greatly appreciated. We look forward to reviewing the revised sketch plan with the Planning Board. Thank you.

Very truly yours,
JOHN W. FURST

JWF/jwf/2529715

Cc: Jen Flynn, Planning Board Secretary (via e-mail at
marlboroughplanning@marlboroughny.us)
Engineering and Surveying Properties, PC
WTR 11, LLC

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