

**TOWN OF MARLBOROUGH
PLANNING BOARD
NOTICE OF INTENT FOR DESIGNATION OF LEAD AGENCY**

Please take notice that, according to the provisions of 6NYCRR Part 617, the Town of Marlborough Planning Board has declared its intent to be lead agency for the purposes of review of and action on the project named below. If within 30 calendar days from the date of mailing this notification no involved agency submits a written objection to the Town of Marlborough Planning Board, the Town of Marlborough Planning Board shall act as lead agency and shall follow the provisions of 6NYCRR Part 617.7 governing determination of significance of the proposed action.

Contact Person/Address: Chris Brand, Chairman
Town of Marlborough Planning Board
21 Milton Turnpike, Suite 200
P.O. Box 305
Milton, New York 12547
(845) 795-5100 x8

Name of Project: – Marlborough Resort

Location: 626 Lattintown Road & 255 Ridge Road, Marlborough, 12542

Tax Map Parcel: Section 102.4, Block 3, Lot 8.320, Section 102.4 Block 2, Lot 12, Section 102.4, Block 2, Lot 13, Section 102.4, Block 2, Lot 29,

Town of Marlborough, County of Ulster

Project Number: 24-1

SEQRA Status: Tye I Action; Greater than 10 acres disturbance, greater than 2.5 acres disturbance in an Agricultural District

Project Description:

The project proposes a recreational resort that includes a bed and breakfast, a resort use, outdoor commercial recreation facilities, a distillery and staff housing. The project will include a hotel and spa, guest cabins, restaurant/dining room, bar, distillery and tasting room, small event center, farm market pavilions, recreational space staff dormitories, a welcome center, solar farm facility and various accessory storage buildings. The project proposes an extension to the Towns water district to serve site. A fire flow/potable water tank is proposed. Sanitary sewer will be treated via a proposed packaged waste water plant. Site includes 453 parking spaces throughout the property. A new access road bridge is proposed. Site contains NYSDEC and federal regulated wetland areas

Date of Action: 3 June 2024

Date of Mailing: 19 September 2024

Involved Agencies:

Town of Marlborough Planning Board
21 Milton Turnpike, Suite 200
P.O. Box 305
Milton, New York 12547

Involved Agencies: Continued

Town of Marlborough Town Board
21 Milton Turnpike, Suite 200
P.O. Box 305
Milton, New York 12547

Town of Marlborough Highway Department
P.O. Box 305
Milton, New York 12547
ATTN: John Alonge, Highway Superintendent

NYS Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561
ATTN: Environmental Permits/SEQRA Unit

Ulster County Health Department
Golden Hill Office Bldg.,
239 Golden Hill Drive
Kingston, NY 12401

NYS Department of Transportation
SEQRA Unit
Traffic, Engineering & Safety Division
4 Burnett Boulevard
Poughkeepsie, NY 12603

NYS Department of State
Coastal Resources
41 State Street
Albany, NY 12231

NYS Office of Parks, Recreation and Historic Preservation
Peebles Island Resource Center
Waterford, NY 12188-0189

NYS Department of Agriculture and Markets
244 Faire Street
P.O. Box 1800
Kingston, NY 12402

Ulster County Department of Public Works
315 Shamrock Lane
Kingston, NY 12477

Town of Marlborough Zoning Board of Appeals
21 Milton Turnpike, Suite 200
P.O. Box 305
Milton, New York 12547

Interested Agencies/Parties:

Ulster County Planning Board
County Office Building
244 Fair Street, 6th Floor
Kingston, NY 12401

Milton Fire District
21 Main Street
Milton, NY 12547

Marlboro Fire District
41 Grand Street
Marlboro, NY 12542

May 24, 2024

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

**Re: Marlborough Resort
Site Plan and Special Use Permit Applications
626 Lattintown Road & 255 Ridge Road, Marlboro, NY
Tax Parcels 102.4-3-8.8.320; 102.4-2-12; 102.4-2-13; 102.4-2-29**

Dear Chairman Brand:

We are pleased to submit the enclosed Site Plan and Special Use Permit applications on behalf of Marlborough Resort LLC for the proposed Marlborough Resort development. These plans and documents have been thoughtfully developed to commence the State Environmental Quality Review (SEQR) process and to collect feedback from your board and consultants.

The project, as detailed in the briefing document, seeks to rejuvenate and enhance the property's current usage while maintaining a harmonious balance between hospitality, agriculture, and nature. The design incorporates green infrastructure practices, utilizing already cleared areas, existing roadways, and current developments. This approach preserves the land's natural characteristics and minimizes disturbances.

The applicant intends to form a public-private partnership, leveraging the Town's water district for both domestic needs and fire protection. As part of this collaboration, and at their sole cost and expense, the Applicant will construct a 300,000-gallon standpipe water storage tank as further depicted on the proposed site plans. The tank will supply 50,000 gallons for the proposed project. The remaining 250,000 gallons will be available to benefit the Town of Marlborough Water District. If it is determined by the Town of Marlborough that such a capital project is not in the best interest of the Town of Marlborough, the Applicant will alternatively make a payment in the amount of \$200,000, which monies shall be used by the Town of Marlborough under its sole discretion. Such payment shall be due and payable prior to the issuance of a temporary certificate of occupancy or a permanent certificate of occupancy for the proposed first phase of the project.

We anticipate dedicating the summer of 2024 to responding to comments, resubmitting supplemented materials, and participating in public hearings. We are hopeful of obtaining a resolution for conditional approval in fall 2024, which allows site preparation work under an approved Stormwater Pollution Prevention Plan (SWPPP). These activities include mobilization,

clearing and grubbing, installation of construction entrances, implementation of erosion control measures, grading, and establishing stormwater basins. Concurrently, we will continue to pursue necessary permits from outside agencies throughout the winter, with the aim of securing final approvals and building permits in the first quarter of 2025.

We look forward to presenting the Site Plan and Special Use Permit Applications to the Planning Board at your meeting on June 3rd.

In support of our application attached please find enclosed:

In this booklet:

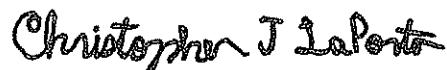
- Briefing Document
- Zoning Determination Correspondence
- Site Plan and Special Use Permit Application
- Water System Improvements Technical Memorandum
- FEAF and Exhibits

Packaged Separately:

- Survey Drawings (5 sets full size, 7 sets 11x17)
- Site Plan Drawings (5 sets full size, 7 sets 11x17)
- Architectural Drawings (5 sets full size, 7 sets 11x17)
- Check for payment of Application Fee and Escrow

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

Sincerely,



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