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 Steet
Marlboro, NY 12542

Town of Marlborough Planning Board Site Plan Application

Application #

Please refer to the Town of Marlborough Town Code Section 155-31 https://www.ecode360.com/8667578#8667578 to review all relevant local legislation with regards to Site Plan Review.

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.
[https://www.townofmarlboroughny.org/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines]
Failure to accurately complete this application in its entirety may result in delays and additional review costs.

Date of Initial Submission and Latest Revision	05/24/2024
Name of Project	Marlborough Resort
Address of Project	626 Lattintown Road (CR-11) & 255 Ridge Rd, Marlboro, NY 12542
Tax Section, Block, and Lot Number	102.4-3-8.320, 102.4-2-12, 102.4-2-13, 102.4-2-29
Zoning District	Agricultural Residence (RAG-1)
Number of Acres	152.55
Square Footage of Each Building	See Attached Site Plan Total=

Reason For Application:
Site plan and Special Use Permit Application for Marlborough Resort.

Description of Proposal 155-31 E (3) (a):
The property located at 626 Lattintown Rd the project proposes to develop and expand on the current hospitality use of the property by re-purposing several of the existing structures and renovating the existing lodge. In addition, several new buildings will be constructed to provide sleeping accommodations, recreational amenities, and other hospitality services. The project will include a hotel and spa, guest cabins, dining rooms, a bar, a distillery and tasting room, small event center, farm market and barbecue, pavilions, recreation space, restroom buildings, staff dorms, a welcome center, and various accessory storage buildings. The project will also include water and sewer extensions, a water storage tank, package wastewater treatment plant, solar arrays, and green infrastructure throughout. Together, these buildings and improvements make up the proposed Resort Hotel use. The plan includes 453 surface parking spaces throughout the property in support of the Resort Hotel use. A small accessory structure on the rear of building 7 will be removed and replaced in the same footprint by an addition. Small accessory structures that are no longer needed will be removed.

CONTACT INFORMATION	Chris LaPorta, P.E.
Name of Property Owner	Marlborough Resort, LLC
Address of Property Owner	100 Ring Road West, Suite 101, Garden City, NY 11530
Telephone Number of Property Owner:	516-248-4920 x108 (Iris Schwartz)
Email of Property Owner	iris@theghg.com
Name of Applicant	Marlborough Resort, LLC
Address of Applicant	100 Ring Road West, Suite 101, Garden City, NY 11530
Telephone Number of Applicant	516-248-4920 x108 (Iris Schwartz)
Email Address of Applicant	iris@theghg.com
Name of Surveyor	Patricia Brooks, L.S./Control Point Associates, Inc.
Address of Surveyor	11 Main St., Highland, NY 12528
Telephone Number of Surveyor	845-691-7339 x2267
Email Address of Surveyor	pbrooks@cpasurvey.com
Name of Engineer	Chris LaPorta, P.E./Passero Associates
Address of Engineer	6 Front St., Newburgh, NY 12550
Telephone Number of Engineer	845-328-1808
Email Address of Engineer	claporta@passero.com
Name of Attorney	Anthony B. Gioffre III/Cuddy & Feder LLP
Address of Attorney	445 Hamilton Avenue, 14th Floor, White Plains, NY 10601
Telephone Number of Attorney	914-761-1300
Email Address of Attorney	agioffre@cuddyfeder.com
Name & Profession of Other Involved Personnel	Tinkelman Architecture PLLC
Address of Other Involved Personnel	33 Arlington Avenue, Poughkeepsie, NY 12603
Telephone Number of Other Involved Personnel	845-473-0200
Email of Other Involved Personnel	steve@tinkarch.com

Town of Marlborough Planning Board
Checklist For Site Plan Application

The following items shall be submitted for a Planning Board Site Plan Application to be considered complete.
Site plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all site plans.
Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.** After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

Y/N/RW	Required Items To Be Submitted
1 Y	Complete application with below information and 12 copies of plans. Site plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources.
2 Y	Completed Site Plan Application form (Pages 1 and 2) 155-31 E (1).
3 Y	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4 Y	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5 Y	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7 N	Disclaimer Forms Provided See Page 12.
8 Y	Letter of Agent Statement Page 13.
9 Y	A location map, at a scale of 2,000 feet to the inch or larger, showing the applicant's entire property and all easements and streets and existing structures within 500 feet of the applicant's property as well as the Tax Map and section on of USGS (United States Geological Survey) mapping. 155-31 E (2).
10 Y	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Site Plan Application) (b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible. (c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included. (d) Any waivers or variances needed have been identified. 155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant.
11 Y	Title of the drawing, including the name and address of the owner of record, applicant, and licensed professional(s) responsible for the preparation of such drawing, including seal and signature. 155-31 E(4)(a).

12 Y	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13 Y	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14 Y	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
15 Y	Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).
16 Y	Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).
17 Y	Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).
18 Y	Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h).
19 Y	Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).
20 Y	Map of the site depicts location, proposed use, height, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).
21 Y	Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).
22 Y	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).

23 Y	The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c) Off-street parking spaces are a minimum of 162 square feet each. See 155-27 A (1) (a).
24 Y	The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).
25 Y	A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).
26 Y	Map of the site depicts the location, design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
27 Y	Map of the site depicts the location, design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
28 Y	Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].
29 Y	Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.
30 Y	The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).
31 Y	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
32 Y	The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)
33 Y	The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.
34 Y	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
35 N	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
36 Y	Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).
37 N	A park or open space is being provided see 155-31 E (4) (x).
38 Y	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)

39	Y	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
40	Y	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].
41	Y	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].
42	Y	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
43	Y	Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].
44	Y	Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. https://www.dec.ny.gov/permits/6191.html Make sure to unblock popups.
45	Y	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
46	Y	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.

The plat for the proposed Site Plan has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: Christopher J LaPorta _____

Licensed Professional

_____ 5/24/24 _____

Stamp Date

Town of Marlborough Planning Board
Legal Notices for Public Hearing

Procedure for Legal Notices:

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.

2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See https://ulstercountyny.gov/maps/parcel-viewer/.

3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail to property owners no less than 10 days prior to Public Hearing.

4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.

5. All Certified Mail receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.
Phone: 845-795-6167
Email: marlboroughplanning@marlboroughny.us

PLANNING BOARD FEES

(ALL APPLICATIONS Subject To Escrow Fees)

Please make checks payable to: Town of Marlborough

Application Fees:

Residential Subdivision – Single Family or Town House	$750.00, plus $150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	$750.00, plus $100.00 per Unit
Commercial Subdivision	$600.00, plus $200.00 per Lot or Unit
Commercial Site Plan	$1,000.00, plus $10.00 per 1,000 Sf of Bldg.
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	$350.00
All other Site Plans Reviews	$550.00
Simple 2 Lot Line Revision	$600.00
Recreation Fees (Residential Subdivision & Site Plans-Excludes parent parcel)	$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	$ 500.00 per Unit

Escrow Deposit: **(To be replenished to 75% of the original escrow when level drops to 25% remaining in account.)**

Residential Subdivision – Single Family or Town House	$1,500.00, plus $150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	$1,500.00, plus $100.00 per Unit
Commercial Subdivision	$1,000.00 per lot (up to 4 lots) $200.00 Per Lot Thereafter
Commercial Site Plan	$2,000.00 Minimum
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	$750.00 Minimum
All other Site Plans Reviews	$1,500.00 Minimum
Simple 2 Lot Line Revision	$1,000.00 Minimum
Preliminary Conceptual Site Plan	$300.00

Engineer Inspection Fees (All Town Roads Installation Inspections)

Improvements as approved by Town Engineer	5% of the Estimated cost to construct

Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name (Print): Christopher LaPorta

Applicant's Signature: Christopher J LaPorta

Date: May 24, 2024

Application will not be accepted if not signed and filled out completely*

Town of Marlborough Planning Board

Letter of Agent

I (We), Sean A Largotta am (are) the owner(s) of a parcel of land located on 255 Ridge Road in the Town of Marlborough,

Tax Map Designation: Section 102.4 Block 2 Lot 29.

I (We) hereby authorize Chris LaPorta to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 29 Lot Subdivision, (Site Plan,) Minor Site Plan, or Lot Line Revision Application. (circle one)

Signature _____ Date 5/20/24

Signature _____ Date _____

State Of New York
County of NEW YORK

On the 20th day of MAY in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sean A Largotta, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NYS DL # 514022920
EXP 07/24/27

Notary Public _____ 05/20/24

SHAMEER SADLOO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6270258
Qualified in Queens County
My Commission Expires October 15, 2024

Town of Marlborough Planning Board

Letter of Agent

I (We), Sean A Largotta am (are) the owner(s) of a parcel of land located on 626 Lattintown Road in the Town of Marlborough, Tax Map Designation: Section 102.4 Block 3 Lot 8.320.

I (We) hereby authorize Chris LaPorta to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 8.320 Lot Subdivision, (Site Plan), Minor Site Plan, or Lot Line Revision Application. (circle one)

Signature _____ Date 5/20/24

Signature _____ Date _____

State Of New York
County of NEW YORK

On the 20th day of May in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sean A. Largotta, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NYS DL# 514022920
EXP 07/24/27

Notary Public _____ 05/20/24.

SHAMEER SADLOO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6270258
Qualified in Queens County
My Commission Expires October 15, 2024

Town of Marlborough Planning Board

Letter of Agent

I (We), Sean A Largotta am (are) the owner(s) of a parcel of land located on 626 Lattintown Road in the Town of Marlborough,

Tax Map Designation: Section 102.4 Block 3 Lot 13.

I (We) hereby authorize Chris LaPorta to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 13 Lot Subdivision, (Site Plan,) Minor Site Plan, or Lot Line Revision Application. (circle one)

Sean Lott — Signature

5/20/24 — Date

Signature

Date

State Of New York
County of NEW YORK

On the 20th day of MAY in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sean A Largotta, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NYS DL # 514022920
EXP 07/24/27

Notary Public — 5/20/24

SHAMEER SADLOO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6270258
Qualified in Queens County
My Commission Expires October 15, 2024

Town of Marlborough Planning Board

Letter of Agent

I (We), Sean A Largotta am (are) the owner(s) of a parcel of land located on 626 Lattintown Road in the Town of Marlborough, Tax Map Designation: Section 102.4 Block 3 Lot 12.

I (We) hereby authorize Chris LaPorta to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 12 Lot Subdivision, (Site Plan), Minor Site Plan, or Lot Line Revision Application. (circle one)

Sa Yo — Signature

5/20/24 — Date

Signature

Date

State Of New York
County of NEW YORK

On the 20th day of MAY in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sean A Largotta, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NYS DL # 514022920
Exp 07/24/27

Notary Public 5/20/24

SHAMEER SADLOO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6270258
Qualified in Queens County
My Commission Expires October 15, 2024

PASSERO
engineering architecture

6 Front Street, 2nd Floor
Newburgh, NY 12550
845.219.5271 | passero.com

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

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

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Marlborough Resort		
Project Location (describe, and attach a general location map): 626 Lattintown Road & 255 Ridge Road, Town of Marlborough, Ulster County NY (Parcel IDs: R-Ag; 102.4-3-8.320; 102.4-2-12; 102.4-2-13; 102.4-2-29)		
Brief Description of Proposed Action (include purpose or need): The property located at 626 Lattintown Rd is currently the site of St. Hubert's Lodge & Club, a recreational resort that includes a Bed & Breakfast, lodge, outdoor commercial recreation facility, and kennel. This project proposes to develop and expand on the current hospitality use of the property by re-purposing several of the existing structures and renovating the existing lodge. In addition, several new buildings will be constructed to provide sleeping accommodations, recreational amenities, and other hospitality services. The project will include a hotel and spa, guest cabins, dining rooms, a bar, a distillery and tasting room, small event center, farm market and barbecue, pavilions, recreation space, restroom buildings, staff dorms, a welcome center, and various accessory storage buildings. The project will also include water and sewer extensions, a water storage tank, package wastewater treatment plant, solar arrays, and green infrastructure throughout. Together, these buildings and improvements make up the proposed Resort Hotel use. The plan includes 453 surface parking spaces throughout the property in support of the Resort Hotel use. A small accessory structure on the rear of building 7 will be removed and replaced in the same footprint by an addition. Small accessory structures that are no longer needed will be removed. Refer to Exhibit A for a Location Map		
Name of Applicant/Sponsor: Marlborough Resort, LLC	Telephone: 516-248-4920 ext. 108 (Iris) E-Mail: Iris@theghg.com	
Address: 100 Ring Road West, Suite 101		
City/PO: Garden City	State: NY	Zip Code: 11530
Project Contact (if not same as sponsor; give name and title/role): Christopher LaPorta, P.E., Passero Associates	Telephone: 845-328-1808 E-Mail: claporta@passero.com	
Address: 6 Front Street		
City/PO: Newburgh	State: NY	Zip Code: 12550
Property Owner (if not same as sponsor): Marlborough Resort, LLC	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - easement/agreements/water district extension	May 2024
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Review, Special Permit, Subdivision (lot line adjustment)	May 2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No	Zoning Board of Appeals - Area Variance (if determined to be necessary)	May 2024
d. Other local agencies ☑Yes ☐No	Town - water/sewer connections; SWPPP; building permit/C of O	May 2024
e. County agencies ☑Yes ☐No	UC Planning - GML 239-m, -n and -l; UCDOH - water/sewer extensions/supply/treatment	May 2024
f. Regional agencies ☐Yes ☑No	NYCDEP (if determined necessary for water district expansion)	
g. State agencies NYSDEP ☑Yes ☐No	NYSDOT-Work Permit; NYSDEC-SWPPP/SPD; NYSDEC-wetlands;	May 2024
h. Federal agencies ☑Yes ☐No	USACE - wetlands	May 2024

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district? **Exhibit B**
R-Ag-1 Rural Agricultural District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Marlborough Central School District

b. What police or other public protection forces serve the project site?
Marlborough Police Department

c. Which fire protection and emergency medical services serve the project site?
Milton Fire District; Marlboro Fire District; Ambulanz

d. What parks serve the project site?
Schair Memorial Park; Cluett Schantz Memorial Park; Milton Landing Dog Park;

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-used/Resort

b. a. Total acreage of the site of the proposed action? 152.5 acres
b. Total acreage to be physically disturbed? 41.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 152.5 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 618% Units: =133,646 s.f.

d. Is the proposed action a subdivision, or does it include a subdivision? Lot Combination ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) 1 month 25 year
- Anticipated completion date of final phase 11 month 28 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

First phase will include the hotel and amenities in the main resort campus, dorms, utility infrastructure and some cabin units. Second phase will include additional cabin units. Third phase will be the orchard cabin units, clubhouse dining #2, and distillery.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				30 unit staff housing
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 83

ii. Dimensions (in feet) of largest proposed structure: 33 height; 104 width; and 123 length

iii. Approximate extent of building space to be heated or cooled: 214,239 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Public Water Storage

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Water will draw from the Town of Marlborough Water Supply

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: 0.3 million gallons; surface area: 0.1 acres

v. Dimensions of the proposed dam or impounding structure: 20 height; 70 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

glass fused steel

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☑ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No
If yes, describe. possible dewatering for bridge foundations

v. What is the total area to be dredged or excavated? .01 acres

vi. What is the maximum area to be worked at any one time? .01 acres

vii. What would be the maximum depth of excavation or dredging? 4 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

Exhibit C

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): P06, PSS1E, PSS1E/PEM1E, PUBHh, and Pss1/FO1E.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
There are existing buildings in the wetland buffer that will be rehabbed, and a new bridge is proposed. NYSDEC/USACE permitting is required. Storm water management is proposed within the wetland buffer.
Wetland Disturbance: Roadway Approach Grading 7,250 SF; Bridge 250 SF
Wetland Buffer Disturbance: Flood Mitigation: 36,609 SF; Bldg: 6,500; Impervious: 42,244 SF; Stormwater Management: 6,000 SF

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No
If Yes, describe: bridge replacement

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☑ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: less than 0.05 ac
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): bridge construction
- proposed method of plant removal: by hand or small excavator
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:
bridge approach will have rip-rap for soil stabilization

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 46,300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Town of Marlborough Water Department
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? One lot is in the District, the other is not ☐ Yes ☑ No
- Is expansion of the district needed? ☑ Yes ☐ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Intermunicipal Agreement w/ Newburgh needs to be executed to obtain additional volume. Water District Extension is required.
- Source(s) of supply for the district: Town of Marlborough Water Supply

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 46,300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary waste water

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

Proposed package WWTP

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 13.9 acres (impervious surface)

_____ Square feet or 152.5 acres (parcel size)

ii. Describe types of new point sources. catch basins, pipes and swales will collect runoff and direct it to stormwater management practices.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on-site stormwater management facility/structures

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☑No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

Exhibit D

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☑Weekend ☑ Randomly between hours of 4 PM to 7 PM.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 30 Proposed 453 Net increase/decrease 323

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 3,500,000 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Central Hudson Gas & Electric, on-site solar and battery storage

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Not anticipated ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 7 AM - 5 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:
- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Earthmoving equipment, deliveries will cause operation noise from engines and safety beepers

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Dark sky compliant parking lot and path lighting. Exterior lighting on all buildings for safety and ambiance of the resort experience.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☑ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

normal restaurant smells. nearest occupied structure is 149'.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored propane

ii. Volume(s) 2k gallons per unit time month (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

underground propane tanks for pool heating and cooking at restaurants.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

The existing agricultural use will continue. Where trees are in close proximity to guest rooms, they will not be sprayed.

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per month (unit of time)
- Operation : 12.2 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Potentially seeking LEED status which would track waste and maximize recycling
- Operation: Recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Some LEED designation may be sought
- Operation: Recycling, seeking opportunity to partner for food service waste to go to digester plant to make natural gas

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site. **Exhibit E**

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☐ Forest ☑ Agriculture ☐ Aquatic ☑ Other (specify): recreation/resort

ii. If mix of uses, generally describe:

Property will consist of resort hotel, cabins, housing for workers, and farmland.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.4	13.9	+9.5
• Forested	49.4	42.9	-6.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	33.5	30.4	-3.1
• Agricultural (includes active orchards, field, greenhouse etc.)	31.0	21.1	-9.9
• Surface water features (lakes, ponds, streams, rivers, etc.)	3.1	3.1	0.0
• Wetlands (freshwater or tidal)	30.1	29.9	-0.2
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: Lawn	1.1	11.3	+10.2

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 20 feet **Exhibit F**

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:
BgC - Bath Gravelly Silt loam 27.4 %
BgD - Bath Gravelly Silt loam 10.4 %
Pa - Palms Muck 10.4 %

d. What is the average depth to the water table on the project site? Average: 2-3 feet

e. Drainage status of project site soils:
☑ Well Drained: 54.2 % of site
☑ Moderately Well Drained: 2.9 % of site
☑ Poorly Drained 42.9 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 50.7 % of site
☑ 10-15%: 25.9 % of site
☑ 15% or greater: 23.4 % of site
Exhibit G

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? **Exhibit C** ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-377, 862-367 Classification C, C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) PO-6

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? **Exhibit C** ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Squirrels	Common frogs and toads	Rabbits
Deer	Common Snake species	Common salamander species
Various Bird Species	Chipmunks	Foxes

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

Exhibit C

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

Exhibit H

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No

Exhibit I

If Yes, provide county plus district name/number: ULST001

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

i. If Yes: acreage(s) on project site? 11.7

ii. Source(s) of soil rating(s): CnB Soils - obtained from Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District **Exhibit J**

ii. Name: 601 Lattintown Rd

iii. Brief description of attributes on which listing is based:

Property located at 601 Lattintown Rd listed as eligible

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No **Exhibit K**

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Christopher LaPorta, P.E., Passero Associates on behalf of Marlborough Resorts, LLC Date 05/22/24

Signature Christopher J LaPorta Title Regional Director | Senior Engineer

PRINT FORM

Threatened and Endangered Species
Habitat Suitability Assessment Report

Marlborough Resort
626 Lattintown Road & 255 Ridge Road
Town of Marlborough
Ulster County, NY

July 16, 2024

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
121 Leon Stocker Drive
Stratton, VT 05360
(203) 910-4716

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1.0 INTRODUCTION

The 155 acres property located at 626 Lattintown Rd is currently the site of St. Hubert's Lodge & Club, a recreational resort that includes a Bed & Breakfast, lodge, outdoor commercial recreation facility, and kennel. This project proposes to develop and expand on the current hospitality use of the property by re-purposing several of the existing structures and renovating the existing lodge. In addition, several new buildings will be constructed to provide sleeping accommodations, recreational amenities, and other hospitality services. The project will include a hotel and spa, guest cabins, dining rooms, a bar, a distillery and tasting room, small event center, farm market and barbecue, pavilions, recreation space, restroom buildings, staff dorms, a welcome center, and various accessory storage buildings. The project will also include water and sewer extensions, a water storage tank, package wastewater treatment plant, solar arrays, and green infrastructure throughout. Together, these buildings and improvements make up the proposed Resort Hotel use. The plan includes 453 surface parking spaces throughout the property in support of the Resort Hotel use. A small accessory structure on the rear of building 7 will be removed and replaced in the same footprint by an addition. Small accessory structures that are no longer needed will be removed.

The US Fish and Wildlife Service (USFWS) lists the Indiana bat (*Myotis sodalis*), Northern long-eared bat (*Myotis septentrionalis*), Monarch butterfly (*Danaus plexippus*), small whorled pogonia (*Isotria medeoloides*) and the bog turtle (*Glyptemys muhlenbergii*) as federally listed species that may be on the site. The tricolored bat (*Perimyotis subflavus*) is listed as proposed endangered but according to the USFWS this species only needs to be considered if the project includes wind turbine operations.

A field assessment was conducted on July 15, 2024 to review habitats. Habitat cover types are listed in Table 1.

TABLE 1
COVER TYPES IDENTIFIED ON THE SITE

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.4	13.9	+9.5
• Forested	49.4	42.9	-6.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	33.5	30.4	-3.1
• Agricultural (includes active orchards, field, greenhouse etc.)	31.0	21.1	-9.9
• Surface water features (lakes, ponds, streams, rivers, etc.)	3.1	3.1	0.0
• Wetlands (freshwater or tidal)	30.1	29.9	-0.2
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: Lawn	1.1	11.3	+10.2

2.0 HABITAT SUITABILITY ASSESSMENT/CONCLUSION

2.1 Indiana bats

There are several hibernacula currently known in Albany, Essex, Warren, Jefferson, Onondaga and Ulster Counties. To date there are three known hibernacula located in the immediate vicinity of Kingston, New York. The hibernacula are critical to the survival of this species because so few are known to exist. With the coming of spring, Indiana bats disperse from their winter homes, known as hibernacula, some going hundreds of miles. They feed solely on flying insects and presumably males spend the summer preparing for the breeding season and winter that follows. Females congregate in nursery colonies, only a handful of which have ever been discovered. These recently found in the lower Hudson Valley vicinity were located along the banks of streams or lakes in forested habitat, or near existing wetlands that also contain some open water, under the loose bark of shagbark hickories and dead trees, and contained from 50-100 females. A single young is born to each female, probably late in June, and is capable of flight within a month.

Outside the hibernation period, Indiana bats are very mobile and use live and dead trees that contain dead wood in a variety of habitats for roosts during the summer months. Although roosts have been documented in a wide array of hardwood and pine species, trees and snags that have exfoliating bark or crevices, such as shagbark hickory and black locust, appear to be most important to this species because females and their young rest under the bark. Trees, equal to or greater than 9 inches dbh with exfoliating bark/crevices, southern or western exposure, and solar exposure appear to be the most important habitat for maternal colonies during the summer months.

Conclusion - The proposed project requires the removal of 6.5 acres of the total of 49.4 acres of forest on the site. Trees are generally 8-12 inches dbh of varying species with no trees observed to posses exfoliating or peeling bark, or holes, or crevices.

The project sponsor proposes to avoid, minimize, and mitigate impacts by:

- Seasonally restricting construction including tree clearing and grubbing to avoid direct mortality of roosting Indiana bats from October 1 to March 31 and utilizing orange snowfencing to demarcate wooded area to remain so these areas are not inadvertently cleared;
- Implementing soil conservation and dust control best management practices, such as watering dry disturbed soil areas to keep dust down, and using staked, recessed silt fence and anti tracking pads to prevent erosion and sedimentation in surface waters on the site, and;
- Minimizing site lighting by having light fixtures only on the buildings that have tops to direct light downward.

These measures will result in avoiding and minimizing impacts that may affect Indiana bats.

2.2 Northern long-eared bat

Winter Habitat: Same as the Indiana bat northern long-eared bats spend winter hibernating in caves and mines, called hibernacula. They typically use large caves or mines with large passages and entrances; constant temperatures; and high humidity with no air currents. Specific areas where they hibernate have very high humidity, so much so that droplets of water are often seen on their fur. Within hibernacula, surveyors find them in small crevices or cracks, often with only the nose and ears visible.

Summer Habitat: During summer, northern long-eared bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. Males and non-reproductive females may also roost in cooler places, like caves and mines. This bat seems opportunistic in selecting roosts, using tree species based on suitability to retain bark or provide cavities or crevices. It has also been found, rarely, roosting in structures like barns and sheds.

Feeding Habits: Northern long-eared bats emerge at dusk to fly through the understory of forested hillsides and ridges feeding on moths, flies, leafhoppers, caddisflies, and beetles, which they catch while in flight using echolocation. This bat also feeds by gleaning motionless insects from vegetation and water surfaces.

Conclusion - The northern long eared bat requires/occupies practically the same habitat niche as the Indiana bat. Impacts to habitat and mitigation measures proposed are similar to that required for the Indiana bat.

2.3 Bog turtle

According to the U.S. Fish and Wildlife Service, in the 2001 Bog Turtle (*Clemmys muhlenbergii*), Northern Population Recovery Plan. Hadley, Massachusetts. 103 pp. last revised on April 13, 2006 bog turtle habitat is recognized by three criteria:

1. **Suitable hydrology**. Bog turtle wetlands are typically spring-fed with shallow surface water or saturated soils present year-round, although in summer the wet area(s) may be restricted to near spring head(s). Typically these wetlands are interspersed with dry and wet pockets. There is often subsurface flow. In addition, shallow rivulets (less than 4 inches deep) or pseudo-rivulets are often present.

2. **Suitable soils**. Usually a bottom substrate of permanently saturated organic or mineral soils. These are often soft, mucky-like soils (this does not refer to a technical soil type); you will usually sink to your ankles (3-5 inches) or deeper in muck, although in degraded wetlands or summers of dry years this may be limited to areas near spring heads or drainage ditches. In some portions of the species' range, the soft substrate consists of scattered pockets of peat instead of muck.

3. **Suitable vegetation**. Dominant vegetation of low grasses and sedges (in emergent wetlands), often with a scrub-shrub wetland component. Common emergent vegetation includes, but is not limited to: tussock sedge (*Carex stricta*), soft rush (*Juncus effusus*), rice cut grass (*Leersia oryzoides*), sensitive fern (*Onoclea sensibilis*), tearthumbs (*Polygonum spp.*), jewelweeds

(*Impatiens spp.*), arrowheads (*Saggitaria spp.*), skunk cabbage (*Symplocarpus foetidus*), panic grasses (*Panicum spp.*), other sedges (*Carex spp.*), spike rushes (*Eleocharis spp.*), grass-of-Parnassus (*Parnassia glauca*), shrubby cinquefoil (*Dasiphora fruticosa*), sweet-flag (*Acorus calamus*), and in disturbed sites, reed canary grass (*Phalaris arundinacea*) or purple loosestrife (*Lythrum salicaria*). Common scrub-shrub species include alder (*Alnus spp.*), red maple (*Acer rubrum*), willow (*Salix spp.*), tamarack (*Larix laricina*), and in disturbed sites, multiflora rose (*Rosa multiflora*). Some forested wetland habitats are suitable given hydrology, soils and/or historic land use. These forested wetlands include red maple, tamarack, and cedar swamps.

Conclusion - The wetland on the site is a complex of forested wetland and a pond area and is not considered bog turtle habitat. There is no habitat on the site consistent with the bog turtle federal recovery plan (U.S. Fish and Wildlife Service, 2001): 1) soft, saturated organic and/or mineral soil; 2) hydrologic regime derived from perennial groundwater discharge; 3) plant community represented by a predominance of low-growing, native flora including sedges, rushes, grasses, forbs, mosses, and sometimes low shrubs; 4) tree canopy cover less than 50% allowing adequate sunlight to reach the ground, and 5)Fen indicator plants (calcicoles) including, shrubby cinquefoil (*Pentaphylloides floribunda*), grass-of-parnassus (*Parnassia glauca*), and tamarack (*Larix larcina*).

Soils in the wetland at the western section of the site are sufficiently mucky and are probably groundwater fed although no seeps, springs, or rivulets were observed to meet some of the criteria to be potential bog turtle habitat. However this wetland is heavily forested with only small openings and is not considered bog turtle habitat.

2.4 Small whorled pogonia

The small whorled pogonia is a member of the orchid family. It usually has a single grayish-green stem that grows about 10 inches tall when in flower and about 14 inches when bearing fruit. The plant is named for the whorl of five or six leaves near the top of the stem and beneath the flower. The leaves are grayish-green, somewhat oblong and 1 to 3.5 inches long. The single or paired greenish-yellow flowers are about 0.5 to 1 inch long and appear in May or June. The fruit, an upright ellipsoid capsule, appears later in the year. This orchid grows in older hardwood stands of beech, birch, maple, oak, and hickory that have an open understory. Sometimes it grows in stands of softwoods such as hemlock. It prefers acidic soils with a thick layer of dead leaves, often on slopes near small streams.

Conclusion - There is no potential habitat for this species since there is no older growth forest on the site.

2.5 Monarch butterfly

Monarchs, like all other butterflies and moths, go through egg, larval (caterpillar), chrysalis (pupa), and adult stages. Monarch caterpillars ingest milkweed that contains a toxic compound. The presence of this toxin is used by the monarch butterfly as a defense against predators.

In late August, masses of monarch butterflies begin an epic migration stretching thousands of miles from areas across the United States and as far north as Canada (east of the Rocky Mountains) to overwinter in mountaintops of Central Mexico.

Conclusion – There is field habitat and potential habitat for the monarch butterfly on the site. Open field areas will remain and will continue to serve as habitat.

3.0 PHOTOGRAPHS

Forested wetland on the site

Wetland on the site

Figure 1 Location Map

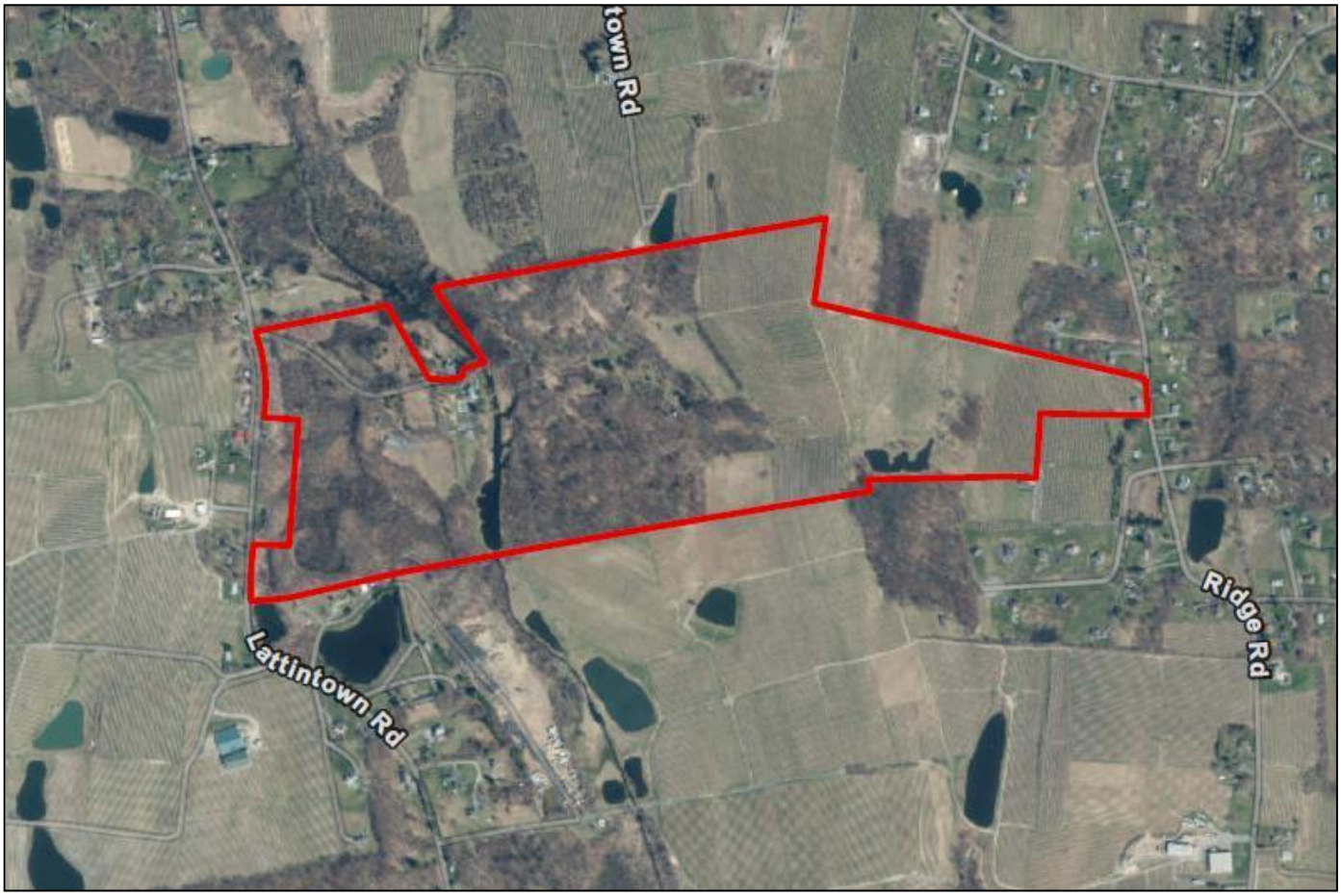
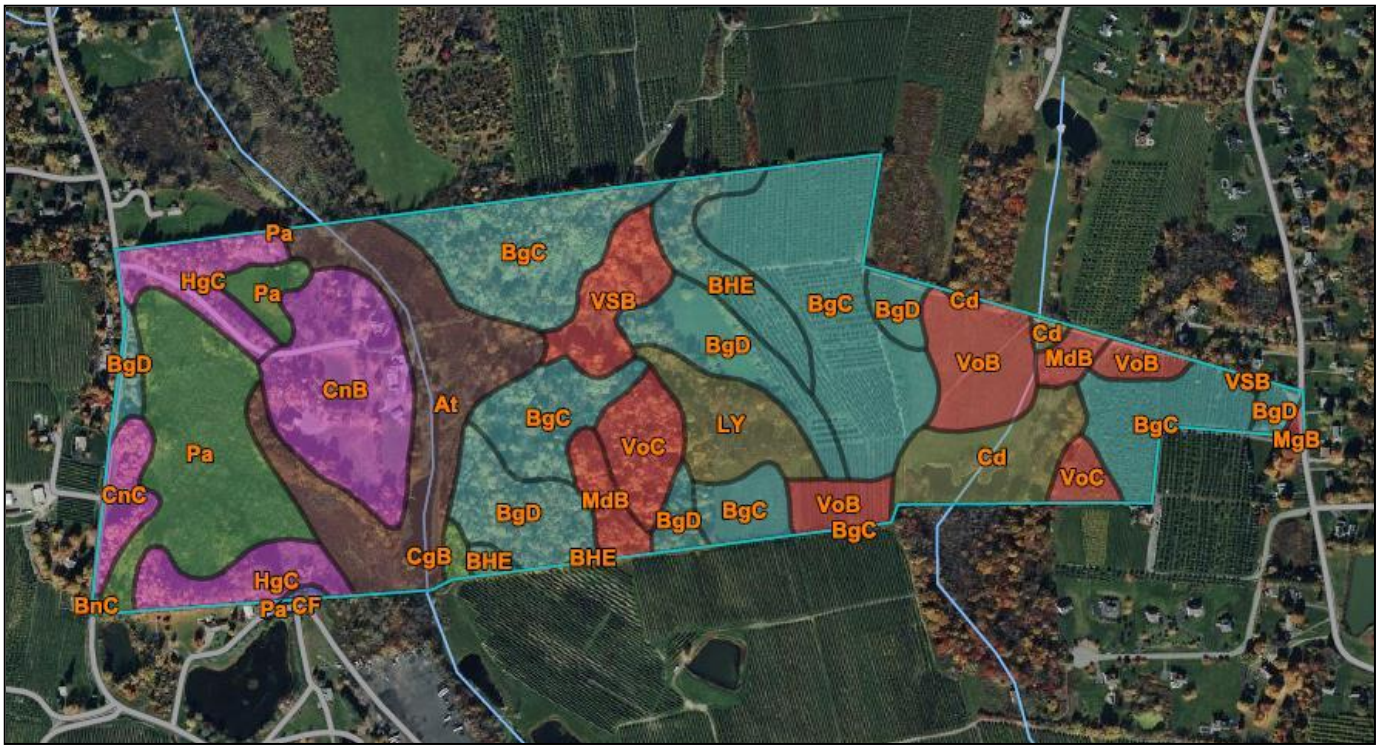


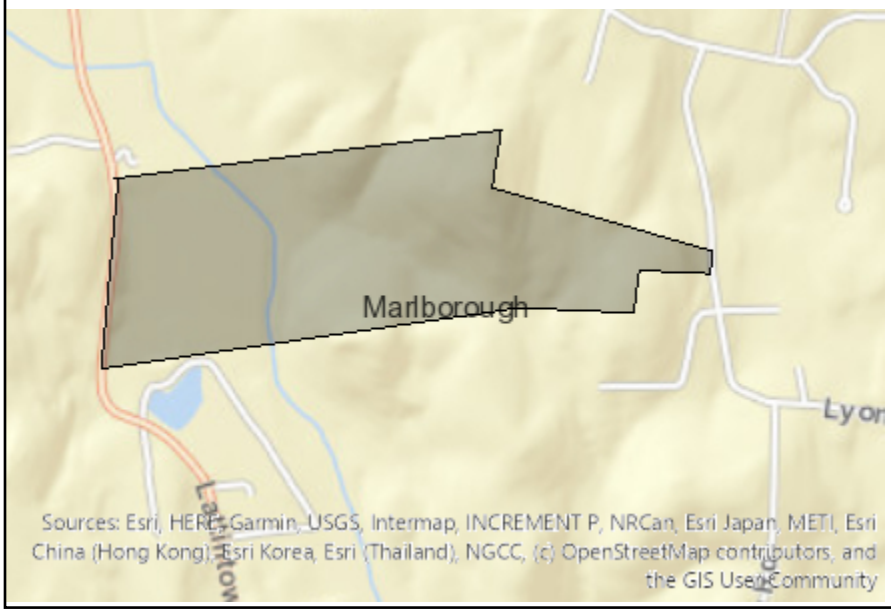
Figure 2 - Soils Map



Map unit symbol	Map unit name
At	Atherton silt loam
BgC	Bath gravelly silt loam, 8 to 15 percent slopes
BgD	Bath gravelly silt loam, 15 to 25 percent slopes
BHE	Bath very stony soils, steep
BnC	Bath-Nassau complex, 8 to 25 percent slopes
Cd	Canandaigua silt loam, till substratum
CF	Cut and fill land
CgB	Castile gravelly silt loam, 3 to 8 percent slopes
CnB	Chenango gravelly silt loam, 3 to 8 percent slopes
CnC	Chenango gravelly silt loam, 8 to 15 percent slopes
HgC	Hoosic gravelly loam, rolling
LY	Lyons-Atherton complex, very stony
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes
MgB	Mardin-Nassau complex, 3 to 8 percent slopes
Pa	Palms muck
VoB	Volusia gravelly silt loam, 3 to 8 percent slopes
VoC	Volusia gravelly silt loam, 8 to 15 percent slopes
VSB	Volusia channery silt loam, 0 to 8 percent slopes, very stony

EAF Mapper Summary Report

Friday, April 26, 2024 12:43 PM

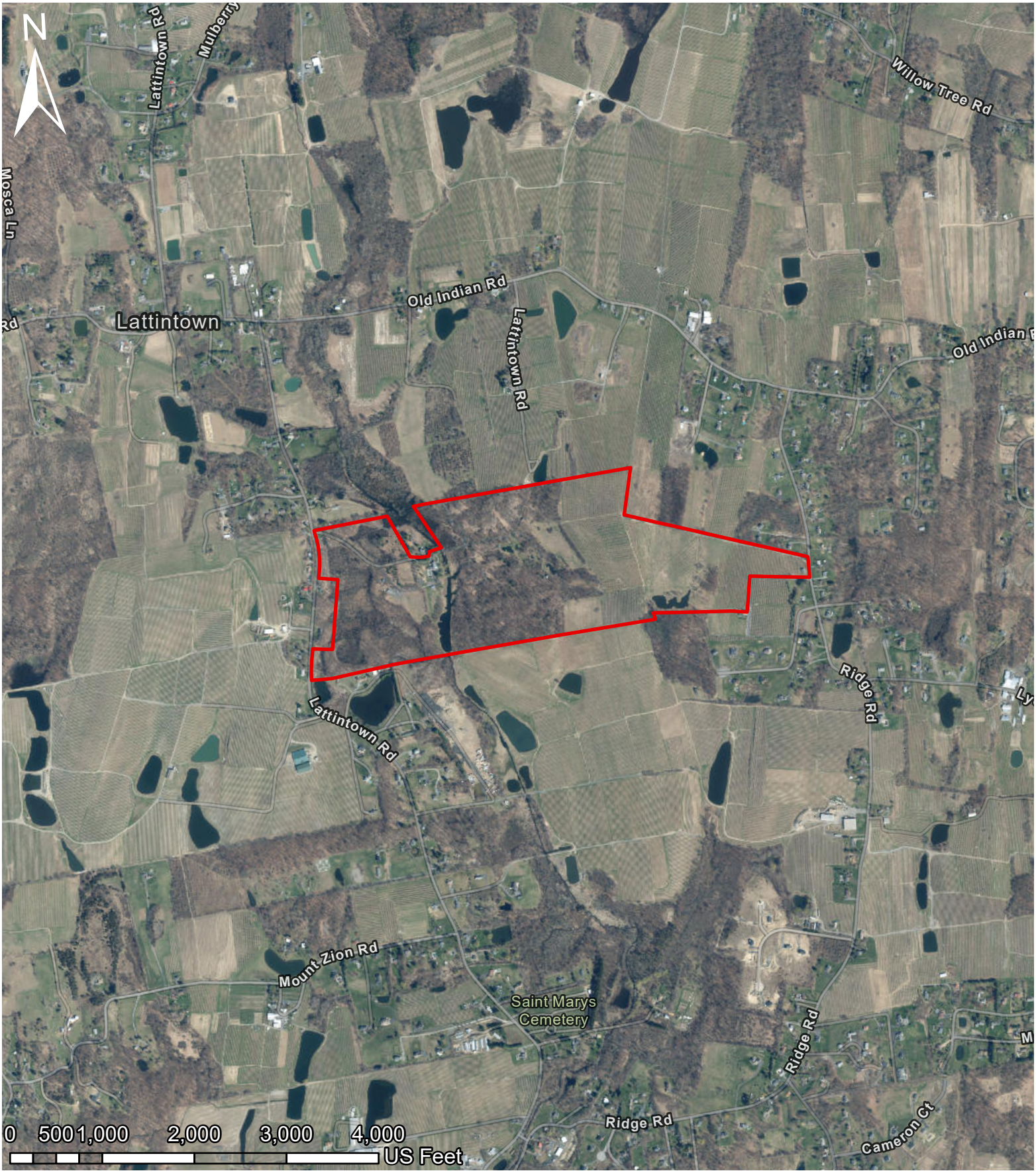


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-377, 862-367
E.2.h.iv [Surface Water Features - Stream Classification]	C, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):100.1
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	PO-6
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ULST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Exhibit A



Legend

Project Area

Marlborough Resort Location Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Hamlet of Marlborough
Source: Ulster County GIS

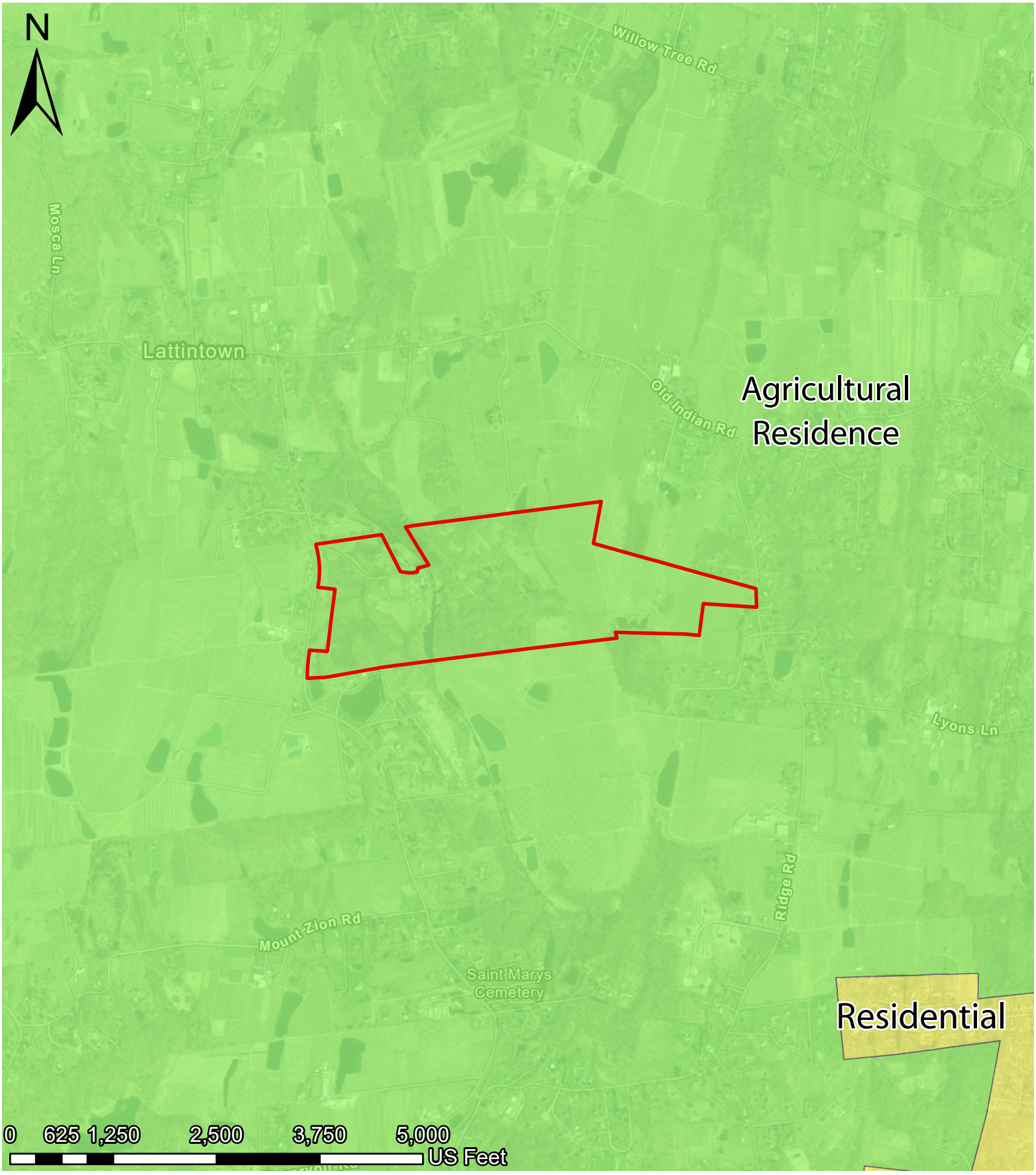
PASSERO
architecture engineering

Service Credits:

New York State, Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 4/25/2024

Exhibit B



Legend

Land Use

- Agricultural Residence
- Commercial
- Highway Development District
- Industrial
- Residential

Land Use Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Town of Marlborough
Source: Ulster County GIS

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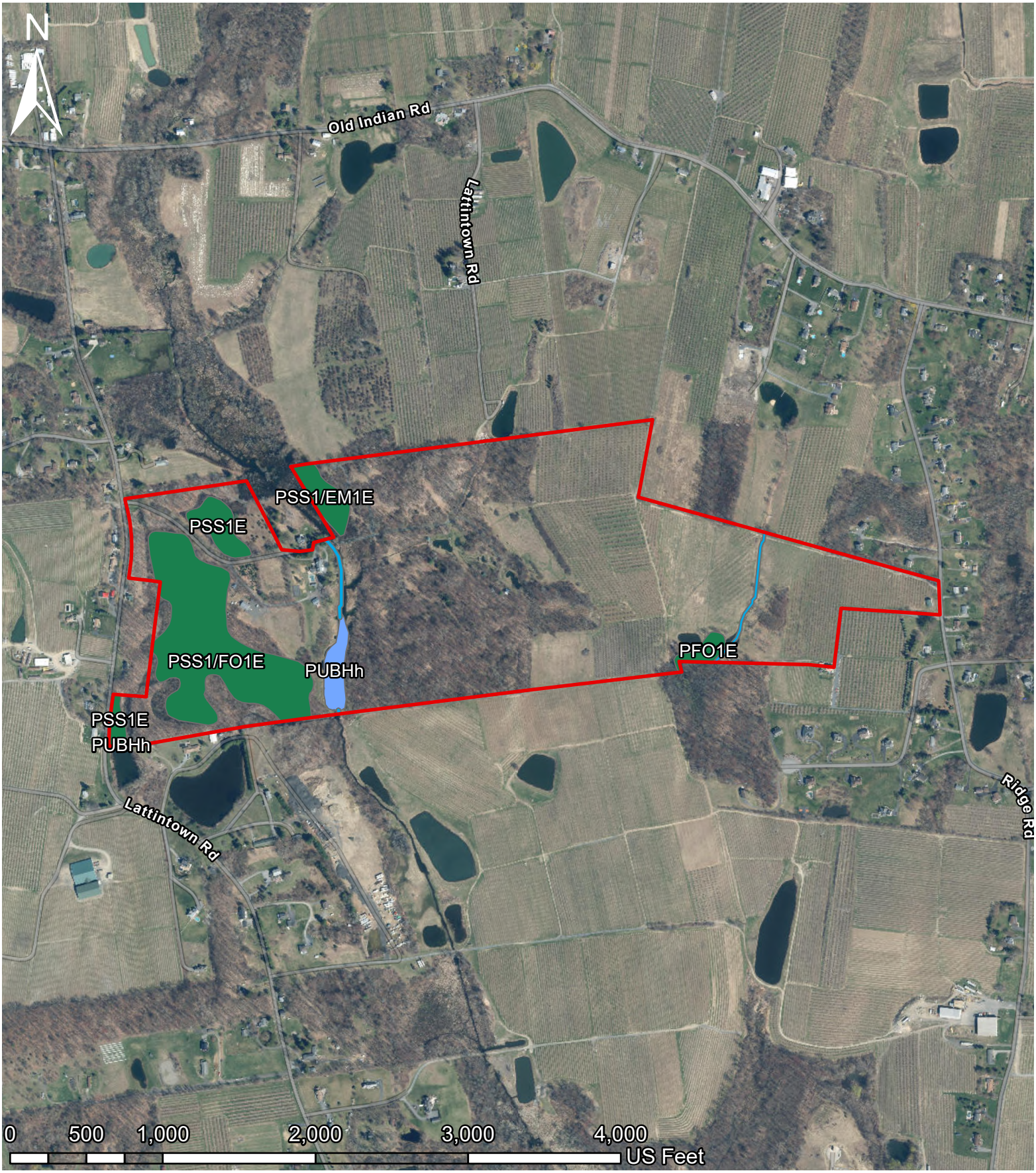
Service Credits:

New York State, Maxar, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 5/9/2024

Exhibit C



Legend

Wetlands

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

USFWS National Wetlands Inventory

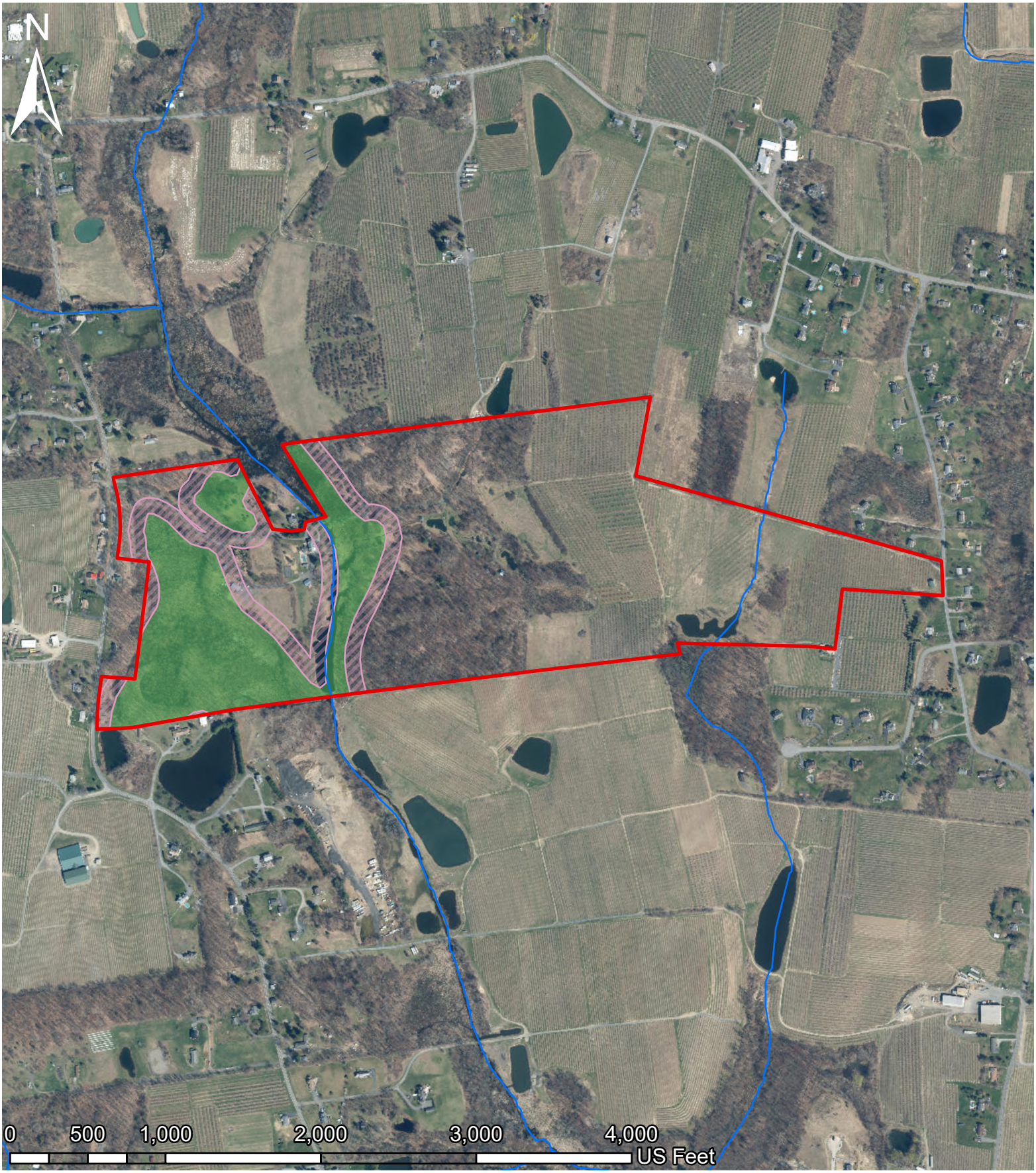
Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Hamlet of Marlborough
Source: U.S. Fish and Wildlife Service

PASSERO
architecture engineering

Service Credits:

New York State, Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 4/25/2024



Legend

- Significant Natural Communities
- Rare Plants & Animals
- NYSDEC Wetlands
- 100ft Buffer
- Water Classifications for Rivers & Streams

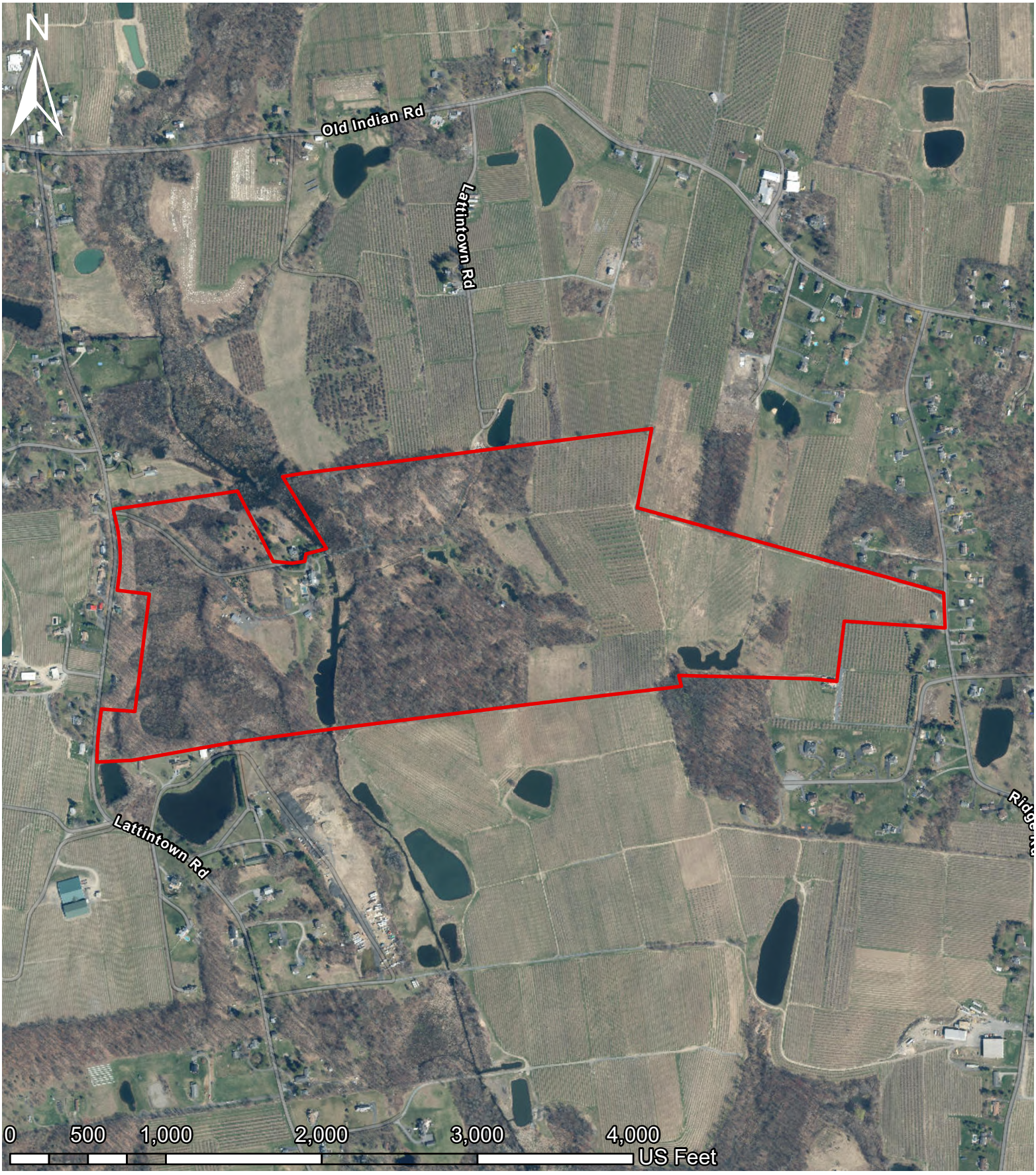
Environmental Resource Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Hamlet of Marlborough
Source: Environmental Resource Mapper

PASSERO
architecture engineering

Service Credits:
New York State, Maxar

Date: 4/25/2024



Legend

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

FEMA Flood Areas Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Hamlet of Marlborough
Source: FEMA

PASSERO
architecture engineering

Service Credits:

New York State, Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 4/25/2024

Exhibit D

PASSERO
engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614
585.325.1000 | passero.com

May 22, 2024

Attn: **Michael Achenbaum // Managing Member**
Marlborough Resort, LLC

Re: **Marlborough Resort, Town of Marlborough, NY**
Due Diligence Review
Passero Project No: 20233707.0001

Dear Mr. Achenbaum:

The purpose of this technical letter is to provide an assessment of traffic generation concerning the proposed project for informational purposes and to understand the possible resulting impacts. This letter also provides a summary of our field review of the existing transportation system and traffic control features adjacent to the project site and at the study intersections for preliminary evaluation of potential existing deficiencies and/or future needs. This letter details the projected trip generation estimates and discusses the thresholds for completing a Traffic Impact Report (TIR). All supporting materials are included in the attachments. The following tasks were undertaken:

- Obtained field data on the existing transportation system adjacent to the site. Data collection included information on roadway geometrics, annual average daily traffic (AADT) from the New York State Department of Transportation (NYSDOT), and multimodal features.
- Observed the study intersections during peak operating hours. Potential deficiencies are documented and future needs, if needed, are identified.
- Measured available sight distance at the proposed Lattintown Road driveway location.
- Estimated peak hour trip generation.
- Compared projected site generated traffic to accepted thresholds for requiring a full TIR.

Based on our preliminary due diligence assessment of the proposed project, it is our professional opinion that the proposed project is unlikely to result in any potentially significant adverse impacts on traffic operations within the study area.

A comprehensive TIR will be prepared as part of project approvals. Project scoping was undertaken with Ulster County to determine study area, peak periods of analysis, and other requirements for completion of the full study. Traffic data collection will be conducted Thursday, May 23 (4:00 PM to 7:00 PM), Friday, May 24 (4:00 to 7:00 PM), and Saturday, May 25, 2024 (11:00 AM to 2:00 PM) at the following intersections:

- NY-9W at Old Indian Road
- Old Indian Road at Ridge Road
- Old Indian Road at Lattintown Road (CR-11)
- Lattintown Road at St. Hubert's Lodge Driveway
- US-9W at Lyons Lane and Rivercrest Lane
- Lattintown Road at Plattekill Road (CR-14)

1. SITE LOCATION AND PROJECT DESCRIPTION

The project site is located at 626 Lattintown Road (CR-11) comprised of four separate tax lots (102.4-3-8.8.320; 102.4-2-12; 102.4-2-13; 102.4-2-29) in the Town of Marlborough, Ulster County, NY. The project comprises the following aspects:

- **Site Status:** The site is currently used as the St. Hubert's Lodge and Club.
- **Site Boundary:**
    - **North:** Agricultural lands.
    - **East:** The site has access to Ridge Road.
    - **South:** Agricultural lands and residential uses.
    - **West:** Lattintown Road.
- **Vicinity Land Uses:** Residential, agriculture, agri-business, and hospitality.

Full development of the project seeks to construct a multi-use Resort Hotel and Accessory Uses over several phases consisting of the following:

- **Proposed Land Uses:**
    - **Living and Sleeping Accommodations**
        - Guestrooms (cabins, hotel, cottage, lodge): **93 units (170 total bedrooms)**
        - Staff Housing: **35 units**
    - **Dining Accommodations**
        - Dining 1: **8,897 SF**
        - Dining 2 (Restaurant 360): **8,830 SF**
        - Distillery: **1,250 SF**
        - Farm market shop: **2,000 SF**
    - **Recreational Facilities**
        - Events Center: **15,870 SF** (up to 220 seats during special events)
        - Orangery: **2,200 SF** (up to 100 seats during special events)
    - **Resort Spa and Gym**
        - Spa and gym will include a gym, wellness center, and medi-spa with small pools for spa therapy): **22,471 SF**
        - Ancillary petting zoo: **400 SF**
- **Access:** Access will be provided via the existing driveway along Lattintown Road and a driveway along Ridge Road. The proposed distillery and staff dorms are proposed adjacent to the Ridge Road access. All other uses are generally found in the western and central portion of the property.
- **Parking:** The Resort Hotel grounds include several at-grade parking areas throughout the site providing a total of 331 surface parking spaces.

2. TRANSPORTATION SYSTEM

A. Vehicular Facilities

Table 1 provides a description of the existing roadway network within the general study area. The Annual Average Daily Traffic (AADT), in vehicles per day (vpd), reflects the most recently collected data obtained from the New York State Department of Transportation (NYSDOT).

Functional classification of roadways is determined by the NYSDOT and the Federal Highway Administration (FHWA). Both the NYSDOT and FHWA groups roads, streets, and highways into different classes based on how they are used. This is called functional classification. Roads and streets do not work alone to move traffic. Instead, they form a network. Functional classification defines how each road or street fits into this network, how it provides access to nearby properties, and whether it is in an urban or rural area. The primary functional classifications within the study area:

- Rural Minor Collector (Class 8)
- Rural Local (Class 9)
- Urban Principal Arterial – Other (Class 14)
- Urban Major Collector (Class 17)
- Urban Local (Class 19)

Table 1: *Existing Highway System*

Roadway	Classs[1]	Agency[2]	Speed	Typical Cross Section[3]	AADT
Lattintown Road (CR-11)	8	County	40 mph	2-lane undivided	1,638 (NYSDOT 2011)
Old Indian Road	9	Town	35 mph	2-lane undivided	Not available
US-9W	14	State	55 mph	4-lane undivided	16,052 (NYSDOT 2018)
Ridge Road	19	Town	35 mph	2-lane undivided	Not available
Lyons Lane	19	Town	35 mph	2-lane undivided	Not available
Rivercrest Lane	19	Private	Not posted	2-lane undivided	Not available
Plattekill Road (CR-14)	9, 17	County	30-35 mph	2-lane undivided	Not available

1. Functional Classification.
2. Roadway ownership.
3. Excludes turning lanes at intersections.

Class 8: Minor Collector

To efficiently gather traffic from smaller roads and keep every developed area within easy reach of a collector, these arteries are spaced according to population density. They provide crucial connections where higher classification roads lack service. Additionally, they act as vital links between locally important hubs and their surrounding rural areas.

Class 9: Local

Local roads prioritize land access, serving as the immediate connective roadways to abutting properties and developments. Their primary function is short-distance, localized movement within urban or rural settings, contrasting with higher-class roads designed for longer-distance, higher-speed travel. Comprising the remaining mileage after classifying Arterial and Collector networks, local roads represent the granular capillaries of the overall transportation system.

Class 14: Principal Arterial According to the FHWA, "These roadways serve major centers of metropolitan areas, provide a high degree of mobility, and can also provide mobility through rural areas. Unlike their access-controlled counterparts, abutting land uses can be served directly. [They] Serve major activity centers, highest traffic volume corridors and longest trip demands."

Class 17: Major Collector According to the FHWA, "Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts."

Class 19: Local The local street system includes all facilities not in one of the higher systems. It primarily permits direct access to abutting lands and connections to the higher order systems and is not intended for use in long distance travel. It usually contains no bus routes. As public roads, they should be accessible for public use throughout the year.

B. Pedestrian and Bicycle Facilities

Sidewalks are not found within the study area and at the study intersections. Additionally, there are no dedicated bicycle facilities; however, bicyclists are permitted to use all roadways.

C. Transit Facilities

The project site is not serviced by mass transit.

3. TRIP GENERATION

The volume of traffic generated by a site is dependent on the intended land use and size of the development. Trip generation is an estimate of the number of vehicle trips generated by a specific building or land use. These trips represent the volume of traffic entering and exiting the development.

A. Baseline Traffic Generation

The *Trip Generation Manual (11th Edition)* published by the Institute of Transportation Engineers (ITE) is used as a reference for this information. The trip rate for the peak hour of the generator may or may not coincide in time or volume with the trip rate for the peak hour of adjacent street traffic. Volumes generated during the peak hour of the adjacent street traffic, adjacent existing land uses, and the proposed project—in this case the weekday late afternoon/evening PM (4:00 to 7:00 PM) and Saturday midday (11:00 AM to 2:00 PM) peak hours—represent a more critical volume when analyzing the capacity of the system; those intervals will provide the basis of this analysis.

According to the ITE, the following steps are recommended when determining trip generation for proposed land uses:

1. Utilize ITE data.
2. Utilize consultant or developer data for use in specific development applications.
3. If existing data is very limited, check for the availability of local trip generation rates for comparable uses.

4. If local trip data for similar developments are not available, and time and funding permit, conduct trip generation studies at sites with characteristics similar to those of the proposed development.

Given the unique use proposed for this site and the lack of available ITE trip generation data for spa resorts, this assessment obtained entering and exiting traffic at the existing Mirbeau Spa in Skaneateles, NY as a point of reference. Traffic data at Mirbeau Spa was collected on Thursday, February 14, February 15, and February 16, 2013. These trips represent Valentine's Day traffic which is indicative of high trip generation time periods. Mirbeau Spa provides similar uses to those proposed on this site (14,000 SF spa, 2,500 SF indoor meeting/conference space, a restaurant open to guests and the public, and a 34-room hotel). A trip generation rate was developed for Mirbeau for entering and exiting traffic during each peak hour based on the size of the spa. The existing Mirbeau Spa generated 18 entering and 22 exiting vehicle trips during the PM peak hour and 20 entering and 31 exiting vehicle trips during the Saturday peak hour.

The ITE does not have Saturday data for Resort Hotel (ITE 330); therefore, weekday PM Peak of Generator rates were applied for the site's Saturday trip generation estimates.

The ITE does not have data for special events and conferences. Therefore, data obtained from a study performed at two sites in the Vancouver, BC (Canada) area in 2003 was used to estimate site generated traffic volumes. The sites ranged in attendance from 190 to 600 guests. Each site was in a suburban location, not well served by transit with no patrons arriving by walking or bicycling. Vehicle generation rates of 0.26 trips per person to 0.29 trips per person were calculated. This assessment used a 0.29 rate with an average directional distribution of 97% entering and 3% exiting. Attendees are expected to arrive during the beginning of the analysis period.

The proposed events center can host up to 220 attendees while the Orangery can host up to 100 attendees. It is important to note that the event space will not be utilized daily like the other land uses. Further, not all events will take place with peak generation occurring during the peak periods of the site's other uses.

B. Trip Generation Reductions

In mixed-use developments, it is common for individuals to engage in multiple activities on a single visit. Traffic engineering principles, such as the ITE *Trip Generation Handbook*, acknowledge that this behavior allows for a decrease in the overall number of trips calculated for such projects. This is because trips made to one part of the development often include visits to other parts, eliminating the need for separate trips through the main access points. For instance, in a development that houses both retail and dining establishments, many visitors will patronize both without necessitating additional trips. Similarly, guests at a restaurant might also stay at the hotel or use other amenities on the premises. The extent to which visitors to a mixed-use site will frequent multiple facilities depends on the variety of services offered, the scale of each service, and their proximity to one another.

Data is limited for sites like the proposed Resort Hotel. Research of hotel spas indicates that the industry uses a metric called guest capture rate. As a general guideline, resort spas tend to achieve higher hotel guest capture rates compared to urban facilities. In resort destinations, guests primarily travel for leisure purposes, and they are more inclined to utilize the spa to unwind and disconnect. While the capture rate in city hotels typically falls within the range of 5% to 8%, it can significantly increase to 10% to 18% for urban resorts and even reach 20% to 35% for beach destinations. In wellness retreats, where guests primarily book to participate in wellness programs, the capture rates may be upwards of 75% to 95% (*Spa Profitability Handbook*, Horwath HTL, 2020). This assessment assumed a 30% reduction in spa trips.

Further, internal capture is highly likely to occur between the dining offerings and the remaining resort visitors. The description for ITE Resort Hotel states:

> *"A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business."*

Given that the site will be marketed to both resort guests and the public, a 30% reduction in traffic was assumed for both primary dining facilities.

The site will provide living and sleeping accommodation for 35 staff members. These individuals will already be on-site during typical peak traffic generation hours; thus, no traffic is assigned to these employees.

Table 2 shows the total baseline traffic generation, traffic reductions, and total new vehicle trips added to the transportation system for the peak hours of study for all phases of development.

Table 2: *Site Generated Trips*

Description	Size	PM Peak Hour		SAT Peak Hour	
		Enter	Exit	Enter	Exit
Guestrooms (ITE 330)	93 units	16	22	27	26
Staff Housing	35 units	-	-	-	-
Dining (ITE 931)	8,896 SF	46	23	56	39
Dining/Restaurant 360 (ITE 931)	8,830 SF	46	23	56	38
Spa and Gym (ITE 492)	22,471 SF	44	34	35	37
Distillery (ITE 971)	1,250 SF	7	5	16	13
Baseline Traffic Generation		**159**	**107**	**190**	**153**
Internal Capture (dining)		*-28*	*-14*	*-34*	*-23*
Internal Capture (spa)		*-13*	*-10*	*-11*	*-11*
Total New Vehicle Trips		**118**	**83**	**145**	**119**
Events center	220 seats	62	2	62	2
Orangery	100 seats	28	1	28	1

The proposed project is anticipated to generate 159 entering and 107 exiting vehicle trips during the PM peak hour with 190 entering and 153 exiting vehicle trips during the SAT peak hour. Internal trips between site uses are likely to occur, notably between the guestrooms, spa, and dining accommodations.

Though no ITE data is available for this condition, this assessment assumed a portion of site traffic will be classified as internal capture. Thus, the site is projected to generate approximately 118 entering and 84 exiting vehicle trips during the PM peak hour with 145 entering and 119 exiting vehicle trips during the SAT peak hour.

4. TRIP DISTRIBUTION

The cumulative effect of site generated traffic on the transportation network is dependent on the origins and destinations of that traffic and the location of the driveways serving the site. The proposed arrival/departure distribution of traffic generated by the proposed project is considered a function of several parameters, including:

- Residential density within 90 miles of the project site using the U.S. Census OnTheMap application. Notable centers include the New York Metro/tri-state area and the greater Albany area.
- Proximity and greater access to major highways, such as I-84, I-87, NY-9W, and Taconic State Parkway.
- Existing traffic patterns within the localized study area.
- Site access locations along both Lattintown Road and Ridge Road.
- Existing traffic controls.

The anticipated trip distribution associated with the project is 20% north, 20% east (via Lattintown Road north and south of the site), 50% south, and 10% west (via Lattintown Road north and south of the site).

5. THRESHOLDS FOR THE REQUIREMENT OF A TRAFFIC IMPACT REPORT

Many reviewing agencies, including the NYSDOT, use guidelines in determining whether a project warrants the preparation of a TIR. The applicable guideline is that if a proposed project is projected to generate 100 or more peak hour vehicle trips during a peak study period, then a full study should be prepared to evaluate the potential traffic impacts. Additionally, if a project is projected to add 100 or more peak hour vehicle trips to an adjacent intersection, then that intersection should be studied.

Based upon the resulting trip generation estimates, the proposed project does warrant preparation of a full TIR. Furthermore, the anticipated distribution of vehicle trips indicated the following intersections should be included for study:

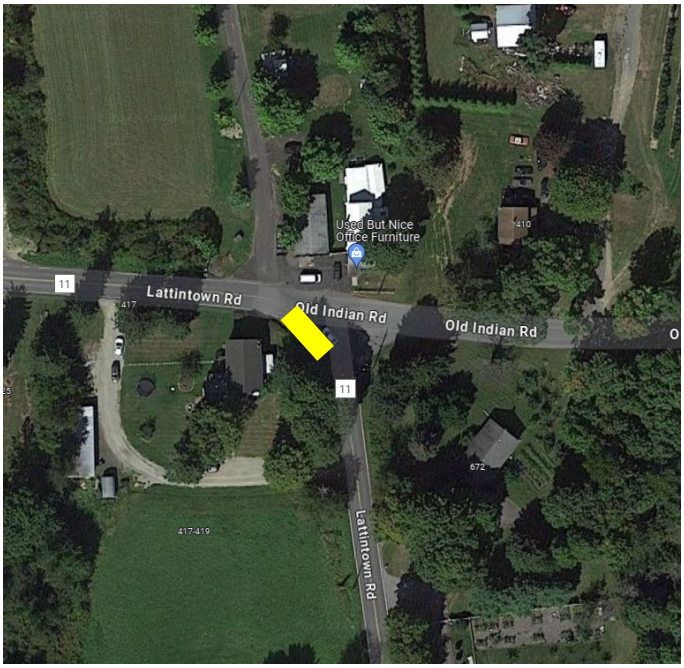
- NY-9W at Old Indian Road
- Old Indian Road at Ridge Road
- Old Indian Road at Lattintown Road (CR-11)
- Lattintown Road at St. Hubert's Lodge Driveway
- US-9W at Lyons Lane and Rivercrest Lane
- Lattintown Road at Plattekill Road (CR-14)

6. FIELD OBSERVATIONS SUMMARY

Field observations were performed during the weekday PM peak hour on Thursday, December 21, 2023. All local schools were in session and there were no adverse weather conditions. Field observations were not performed during the Saturday midday peak hours at this time. The comprehensive traffic report will document all PM peak period and Saturday peak period conditions. Several of the study intersections were observed and detailed discussions are provided hereafter.

1. Lattintown Road at Old Indian Road

The unsignalized intersection is stop-controlled on the northbound and westbound approaches. The eastbound approach operates as a free-flow movement. There is one approaching lane in each direction. Site users from the northerly direction will primarily use this intersection. A school bus stopped on the southwest corner of the intersection, as indicated on the aerial to the right in yellow.



Preliminary Findings: No capacity improvements are anticipated. However, based on peak hour intersection operation analyses, potential improvements for further evaluation are:

- All-way traffic control.
- Signage enhancements (i.e., bus stop, curve warning, etc.).
- Pavement markings.

2. Lattintown Road at Plattekill Road

The unsignalized intersection is stop-controlled on all approaches. There is one approaching lane in each direction. Site users from the westerly, southerly, and easterly directions will primarily use this intersection.

Preliminary Findings: No capacity improvements are anticipated. However, based on peak hour intersection operation analyses, potential improvements for further evaluation are:

- Traffic signal warrant investigation.
- Signage enhancements (e.g., stop sign enhancements).
- Conversion to roundabout.

3. US-9W at Old Indian Road

The unsignalized intersection is stop-controlled on the eastbound and westbound approaches. The northbound and southbound approaches operate as free-flow movements. There are two approaching lanes in each direction along US-9W and one approaching lane on the side approaches. There were short to moderate delays for drivers turning left out of the side approaches. Site users from the northerly direction will primarily use this intersection.

Findings: No capacity improvements are anticipated.

4. Lattintown Road at Saint Hubert's Lodge Driveway (Proposed Driveway)

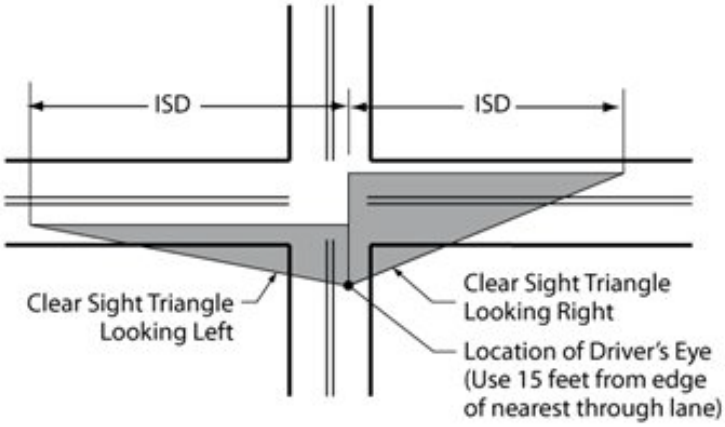
The northbound and southbound approaches operate as free-flow movements. Drivers are expected to stop exiting the existing driveway. There is one approaching lane in each direction. Site users are anticipated to primarily use this intersection.

Findings: No capacity improvements are anticipated.

7. SIGHT DISTANCE EVALUATION

This study investigated available sight distances at the existing Saint Hubert's Lodge driveway. Sight distance is provided at intersections to allow drivers to perceive the presence of potentially conflicting vehicles. This should occur in sufficient time for a motorist to stop or adjust their speed, as appropriate, to avoid a collision at the intersection. Sight distance is also provided at intersections to allow the drivers of stopped vehicles a sufficient view of the intersecting highway to anticipate and avoid potential incidents.

If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate Stopping Sight Distance (SSD) for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. To enhance traffic operations, Intersection Sight Distances (ISD) that exceed that exceed SSD are desirable along the major road.



Sight distance is evaluated using guidance contained within *A Policy on Geometric Design of Highways and Streets (7th Edition)* published by the American Association of State Highway and Transportation Officials (AASHTO) and the NYSDOT Highway Design Manual to establish the required SSD and desirable ISD. The recommended sight distances are based on a road's design speed. **Table 3** describes the sight distance measurements.

Sight Distance Measurements

Intersection	Category	AASHTO Recommendation	Measurements	
Lattintown Road at Saint Hubert's Lodge	Stopping Sight Distance	360 feet	*From Left*	*From Right*
			>400 feet	>400 feet
	Intersection Sight Distance	500 feet	*To Left*	*To Right*
			>600 feet	>600 feet
Ridge Road at Proposed Driveway	Stopping Sight Distance	305 feet	*From Left*	*From Right*
			>400 feet	>400 feet
	Intersection Sight Distance	445 feet	*To Left*	*To Right*
			<445 feet	>600 feet

Lattintown Road is 40 mph (45 mph design speed). Ridge Road is 35 mph (40 mph design speed).

The Lattintown Road intersection has adequate sight distance conditions. Sight distances at the proposed Ridge Road driveway are generally adequate, except for the ISD to the left. Consideration may be given to installing an intersection warning sign. Per the *Manual on Uniform Traffic Control Devices (MUTCD) 11th Edition*, the appropriate sign is the W2-2R assembly. This sign should be placed between 400 to 500 feet in advance of the driveway and not impact existing signage. Vegetation or other obstructions, where applicable, should be minimized to ensure sight distance is not impacted.

8. CONCLUSIONS AND RECOMMENDATIONS

It is our professional opinion for purposes of the environmental review pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed project is unlikely to result in any potentially significant adverse impacts on traffic operations within the study area. However, given the field observations, trip generation projections during the peak hours, and the thresholds for completing a TIR, a comprehensive traffic impact report is warranted to determine existing and future operations.

Please feel free to contact me directly with any questions.

Sincerely,

David Kruse, AICP, PTP
Senior Transportation Planner
dkruse@passero.com • 585-505-6012

Attachments

Land Use: 330
Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

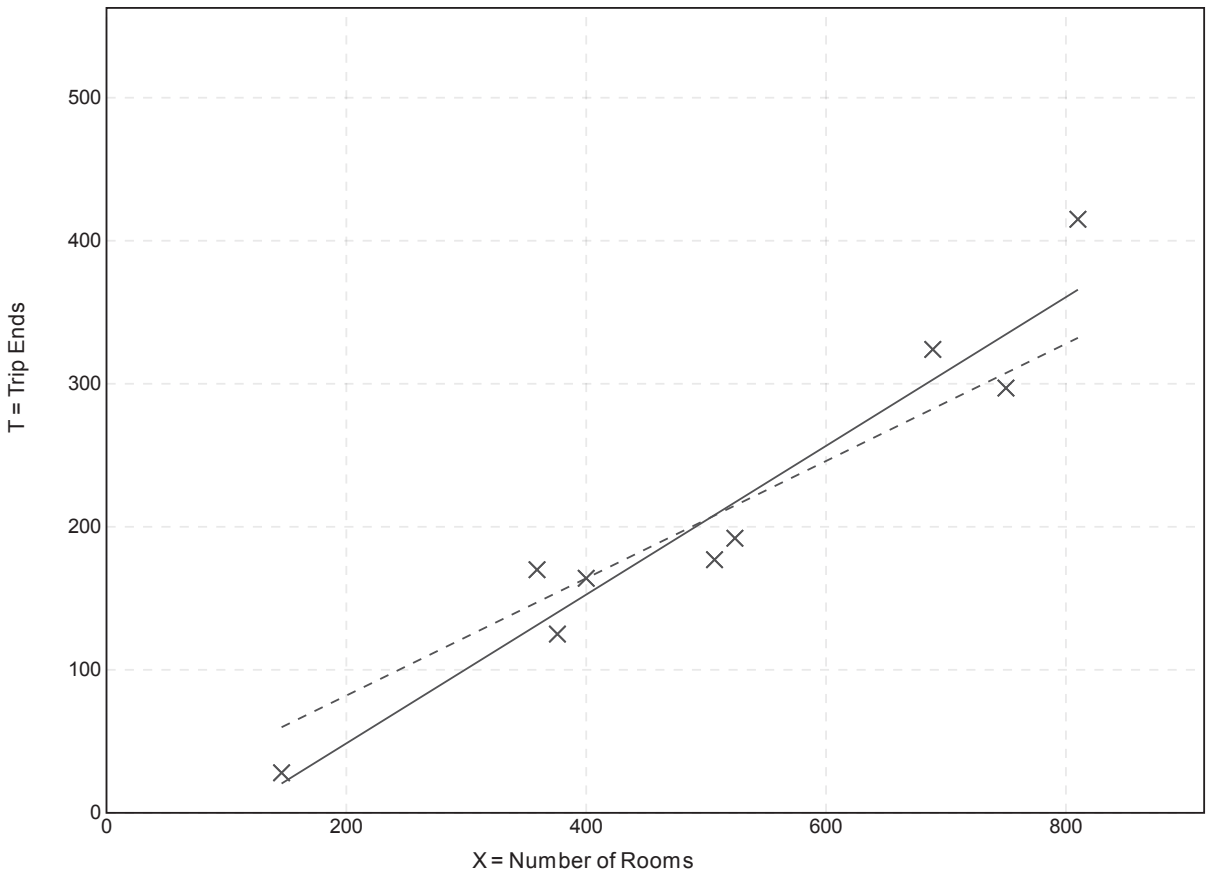
Resort Hotel
(330)

Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Rooms: 507
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.19 - 0.51	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.52(X) - 55.42

R^2= 0.93

Resort Hotel
(330)

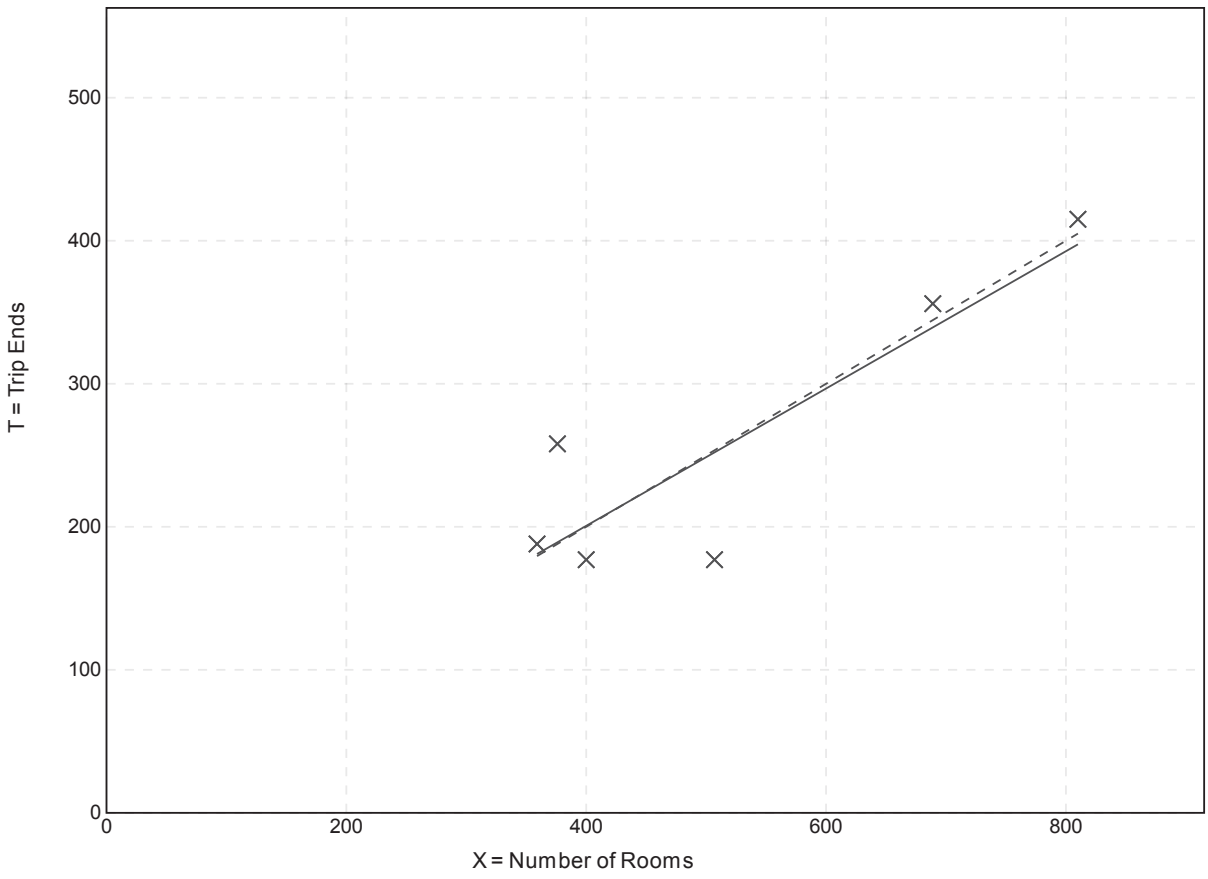
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 524
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.50	0.35 - 0.69	0.10

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 8.67

R^2= 0.78

Land Use: 931
Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

Additional Data

If the fine dining restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, New Jersey, and Utah.

Source Numbers

126, 260, 291, 301, 338, 339, 368, 437, 440, 976, 1053

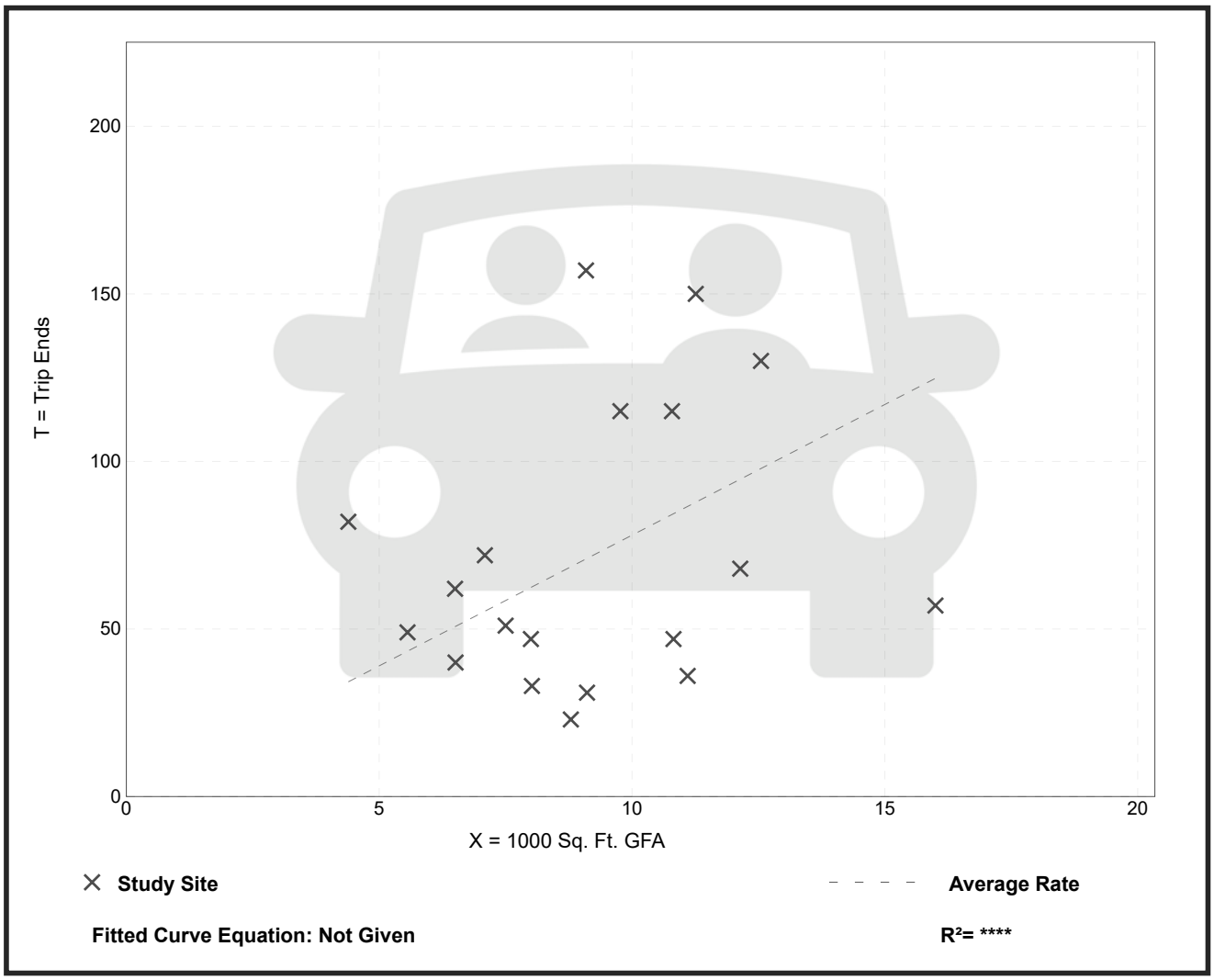
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	19
Avg. 1000 Sq. Ft. GFA:	9
Directional Distribution:	67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



Fine Dining Restaurant
(931)

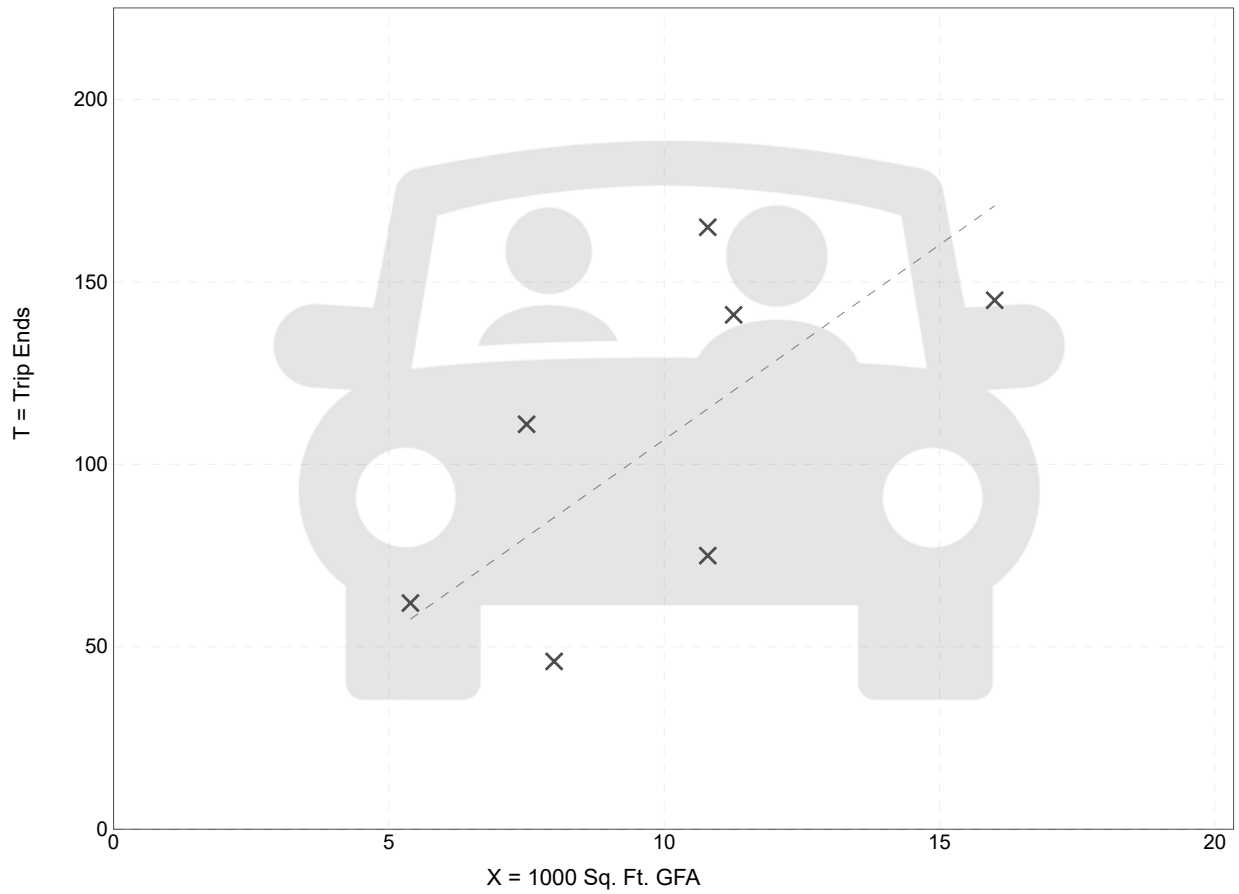
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.68	5.75 - 15.29	3.62

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Land Use: 971
Brewery Tap Room

Description

A brewery tap room is a designated area found in conjunction with a brewery in which customers can try samples of a brewery's products. These rooms are typically located on-site and can be used as a way to sell beer or related products directly to the customer. Depending on its size, a tap room can also be used to house social gatherings. A brewery tap room may also be used to facilitate complimentary tours of the brewery.

Additional Data

For the purposes of this land use, the independent variable "1,000 sq. foot gross floor area" refers to the square footage of the building that houses the tap room.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2010s in Florida and Minnesota.

Source Numbers

1047, 1053

Brewery Tap Room
(971)

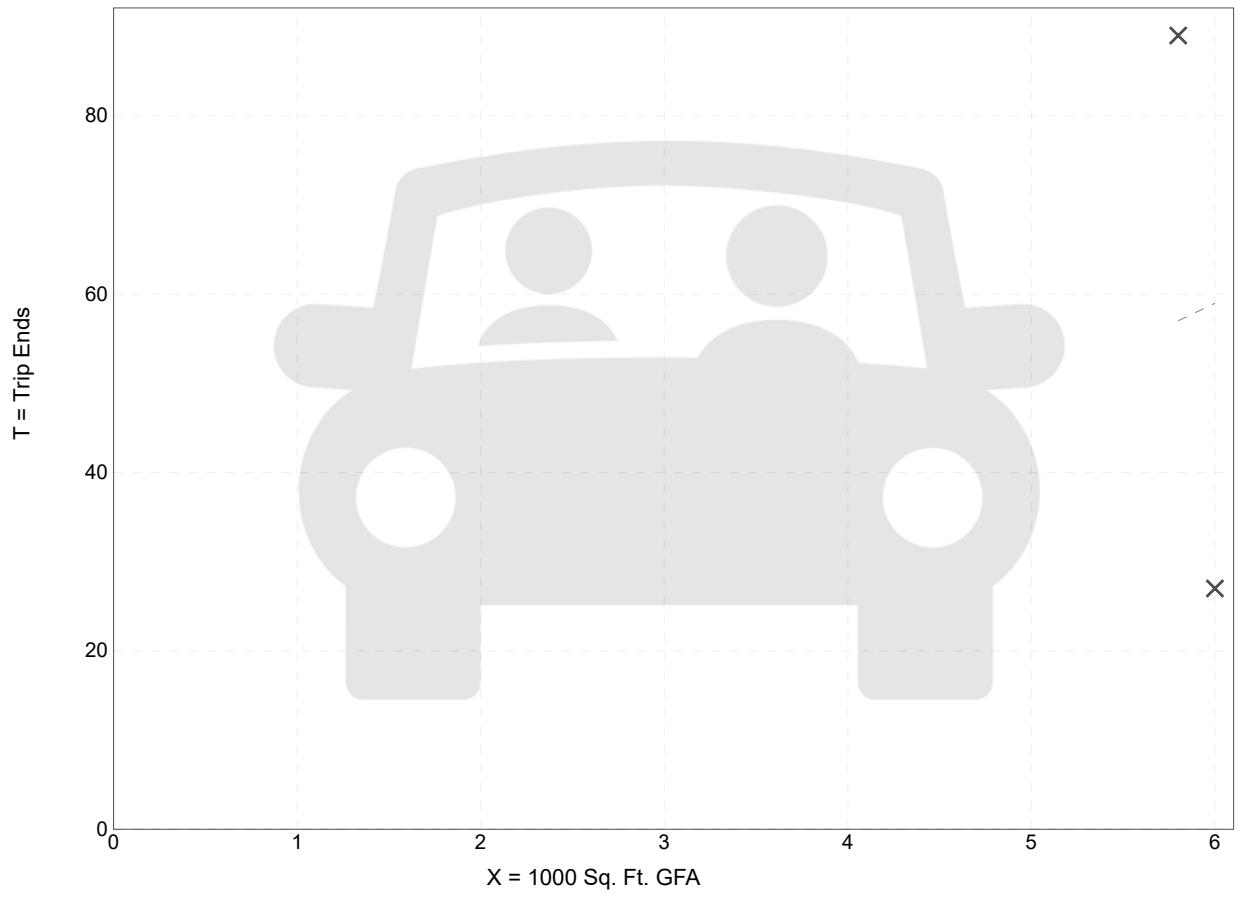
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.83	4.50 - 15.34	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Brewery Tap Room
(971)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

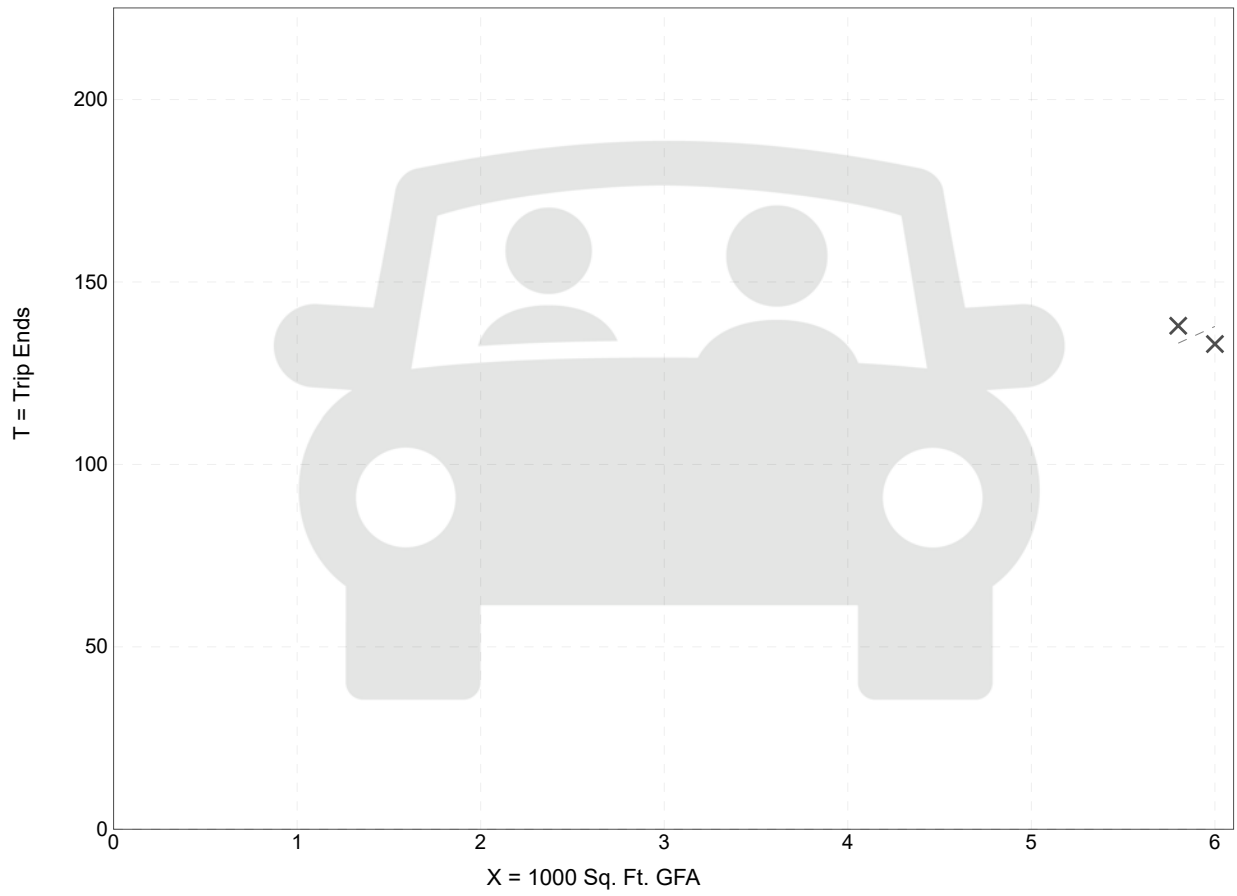
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
22.97	22.17 - 23.79	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Land Use: 492
Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickle ball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493), and recreational community center (Land Use 495) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Connecticut, New Jersey, Pennsylvania, Vermont, and Wisconsin.

Source Numbers

253, 571, 588, 598, 728, 926, 959, 971

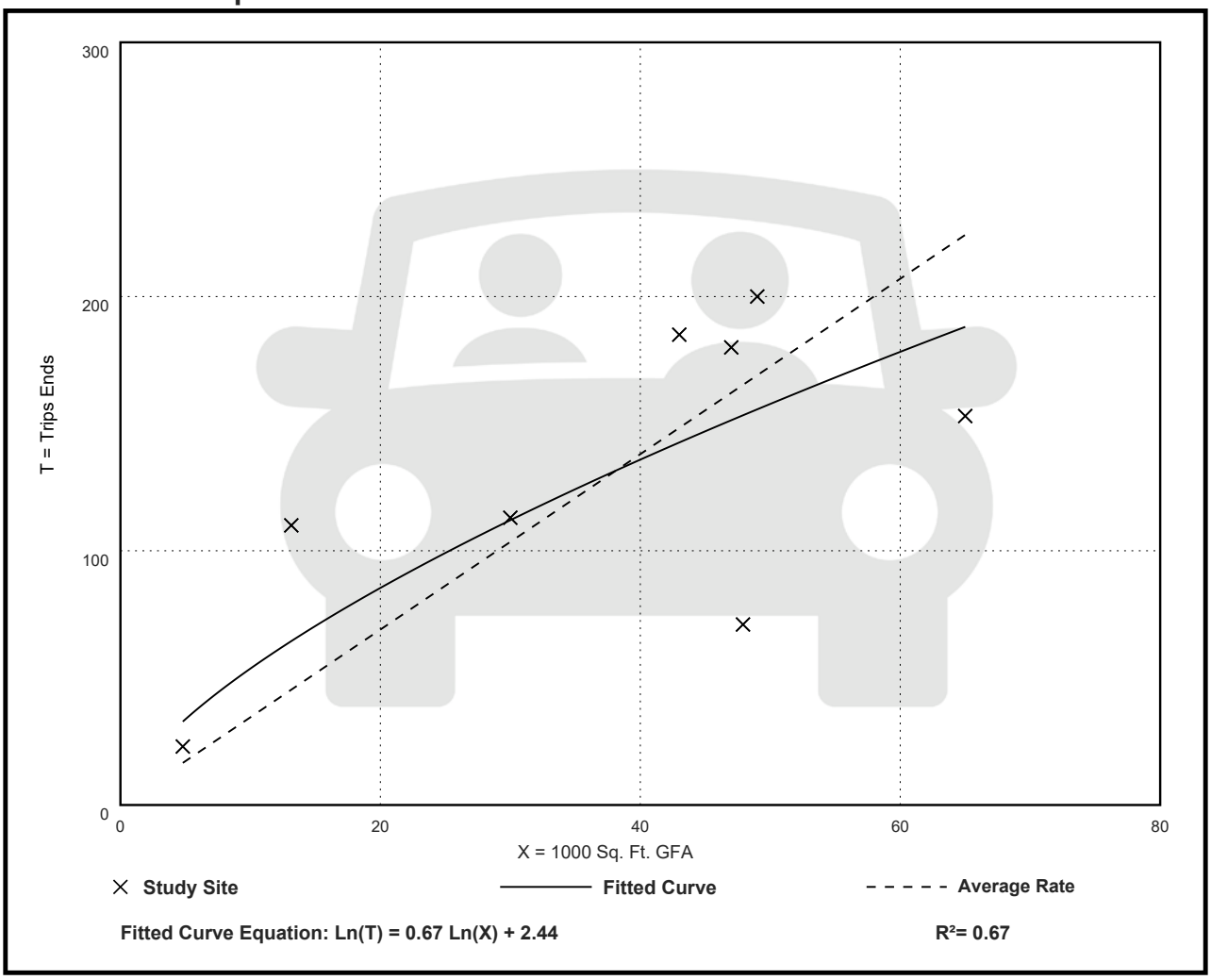
Health/Fitness Club
(492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 37
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.45	1.48 - 8.37	1.57

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 2.44

R^2= 0.67

Health/Fitness Club
(492)

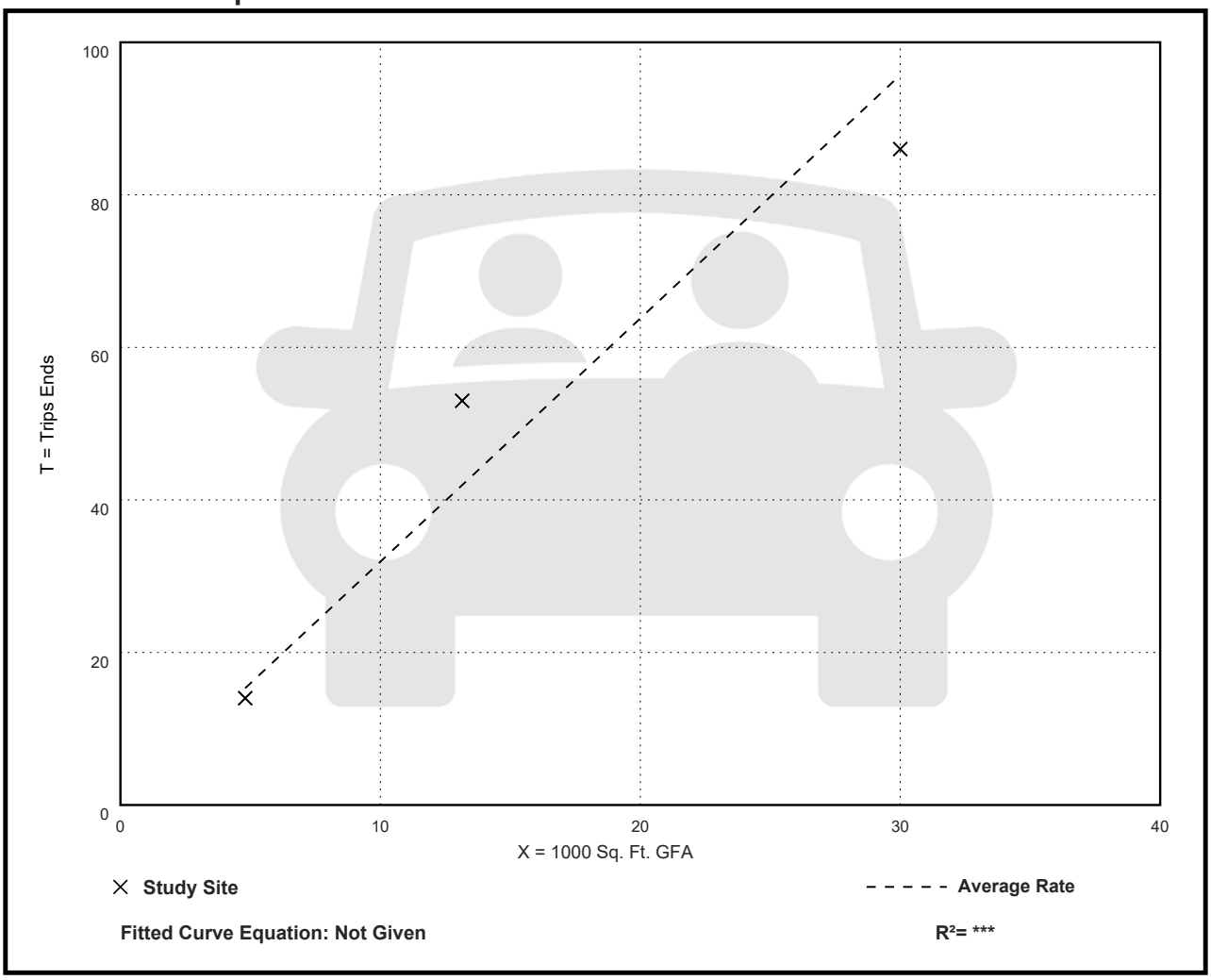
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 16
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.19	2.87 - 4.03	0.63

Data Plot and Equation



OnTheMap

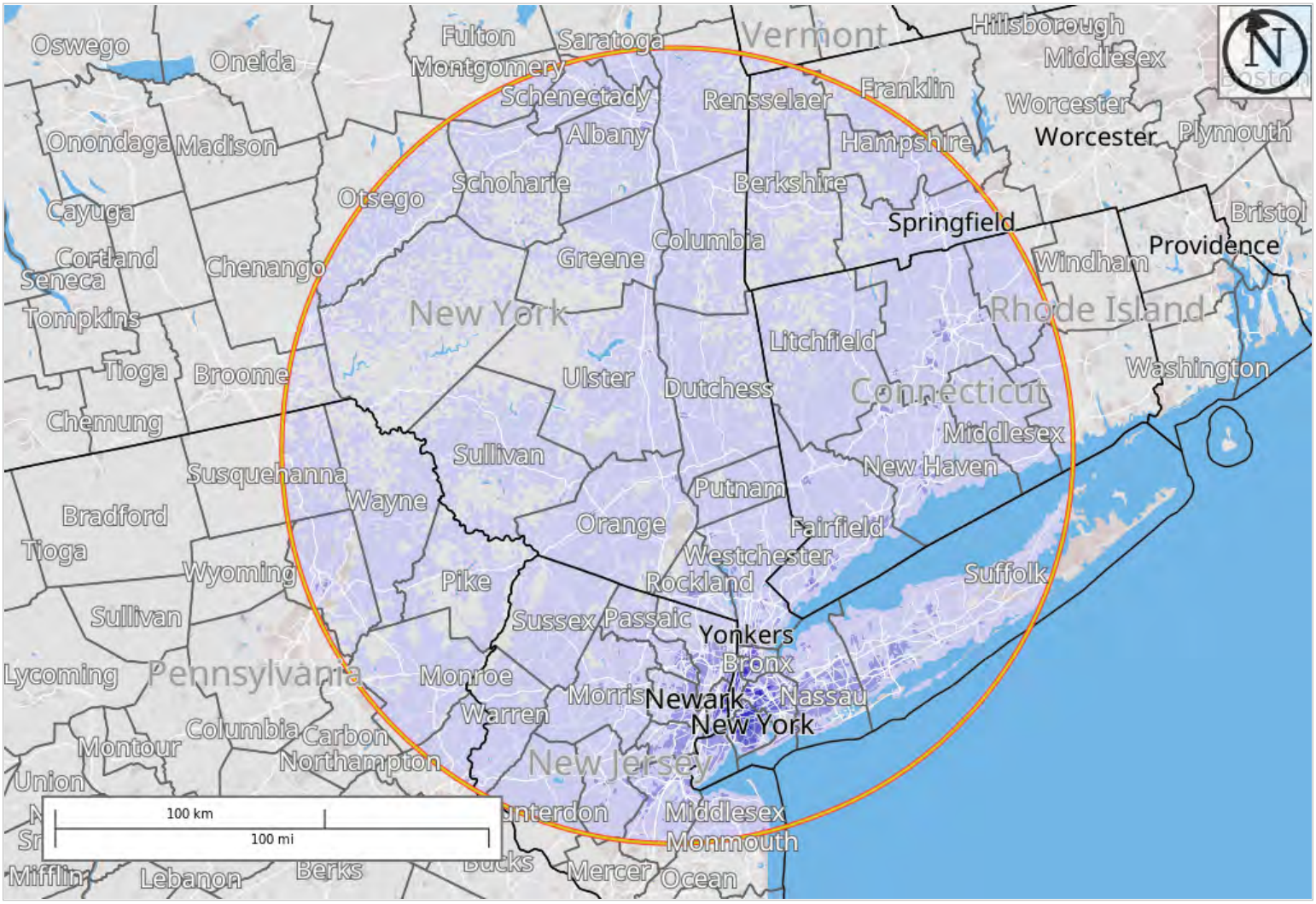
Home Area Profile Report

All Jobs for All Workers in 2021

Created by the U.S. Census Bureau's OnTheMap `https://onthemap.ces.census.gov` on 01/05/2024

Density of All Jobs in Home Selection Area in 2021

All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 2,508
- 2,509 - 10,017
- 10,018 - 22,532
- 22,533 - 40,054
- 40,055 - 62,582

Selection Areas

Home Area

Additional Information

Analysis Settings

Analysis Type	Area Profile
Selection area as	Home
Year(s)	2021
Job Type	All Jobs
Labor Market Segment	All Workers
Selection Area	Marlboro CDP, NY from Places (Cities, CDPs, etc.) buffered 90.00 miles
Selected Census Blocks	295,536
Analysis Generation Date	01/05/2024 13:12 - OnTheMap 6.23.4
Code Revision	b83319a02a70b14bc14ccfe9d9a4e81022acdb73
LODES Data Vintage	20231016_1512

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

Mirbeau Spa Trip Generation

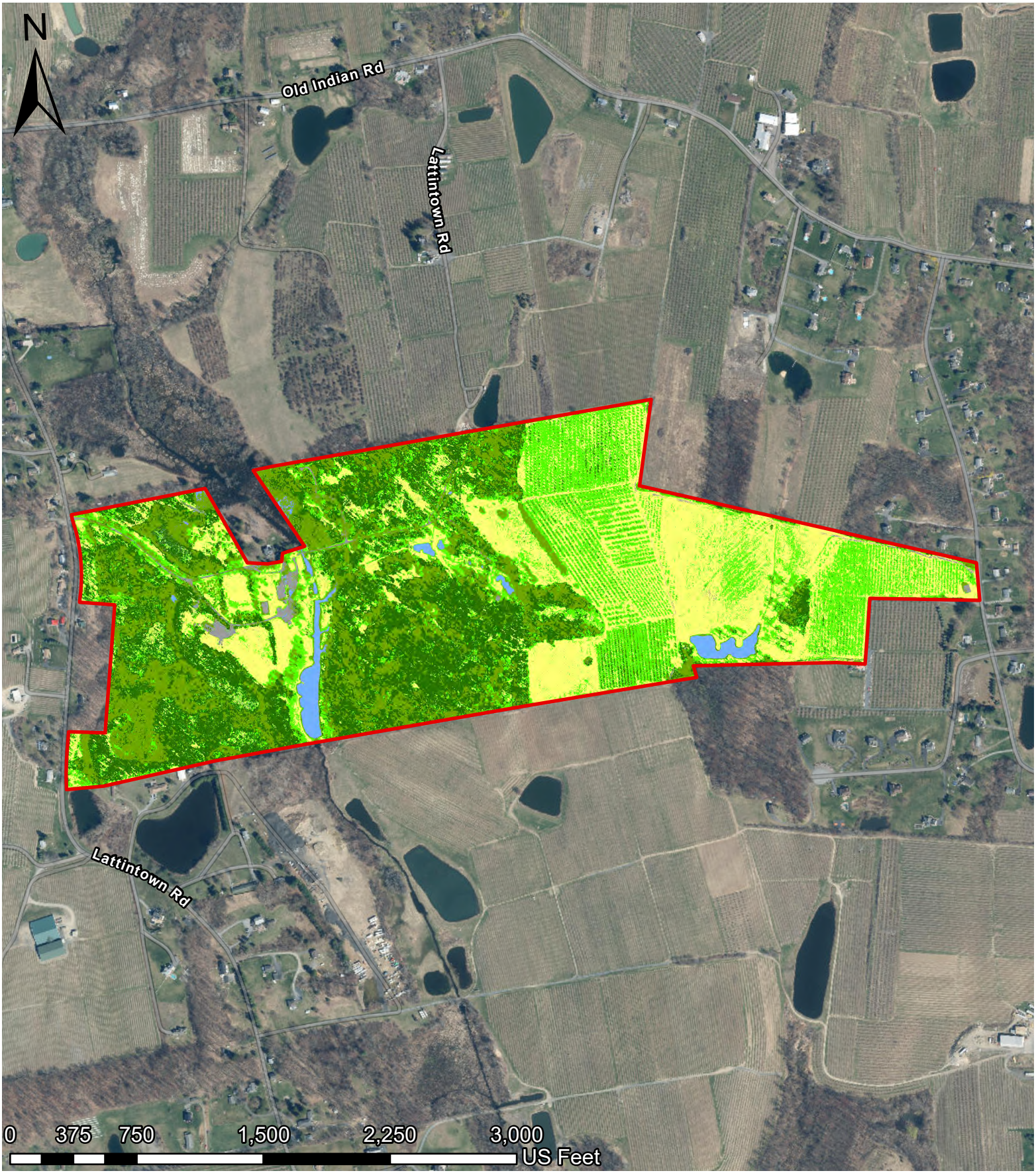
	2/14/2013		
	enter	exit	peak hr
6:30 AM	3	0	13
6:45 AM	3	1	12
7:00 AM	1	0	15
7:15 AM	3	2	18
7:30 AM	1	1	27
7:45 AM	5	2	
8:00 AM	4	0	
8:15 AM	8	6	
Pk Sum	**18**	**9**	
Double	36	18	

	2/15/2013		
	enter	exit	peak hr
4:30 PM	8	5	40
4:45 PM	4	5	32
5:00 PM	3	7	29
5:15 PM	3	5	23
5:30 PM	2	3	26
5:45 PM	4	2	
6:00 PM	3	1	
6:15 PM	5	6	
Pk Sum	**18**	**22**	
Double	36	44	

	2/16/2013		
	enter	exit	peak hr
11:30 AM	4	4	38
11:45 AM	5	3	42
12:00 PM	2	10	49
12:15 PM	3	7	51
12:30 PM	6	6	51
12:45 PM	6	9	
1:00 PM	5	9	
1:15 PM	3	7	
Pk Sum	**20**	**31**	
Double	40	62	

Banquet Hall Traffic Generation Survey Results							
Location	*Survey Period*	*Banquet Type*	*Attendance (persons)*	*Peak Hour Traffic Generation*	*% in*	*% out*	*Trip Rate*
Site 1	Friday afternoon & evening	Chinese New Year	110	45	11%	89%	0.41
Site 2	Friday afternoon & evening	Wedding	390	103	99%	1%	0.26
Site 2	Saturday midday	Conference Lunch	600	160	98%	2%	0.27
Site 3	Saturday afternoon	Wedding	190	56	96%	4%	0.29

Exhibit E



Legend

Land Cover Classifications

- Roads/Buildings/Impervious Surfaces
- Forested
- Meadows/Grassland/Brushland
- Agricultural
- Surface Water
- Wetlands

Land Cover Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Town of Marlborough
Source: NYS GIS Clearinghouse

PASSERO
architecture engineering

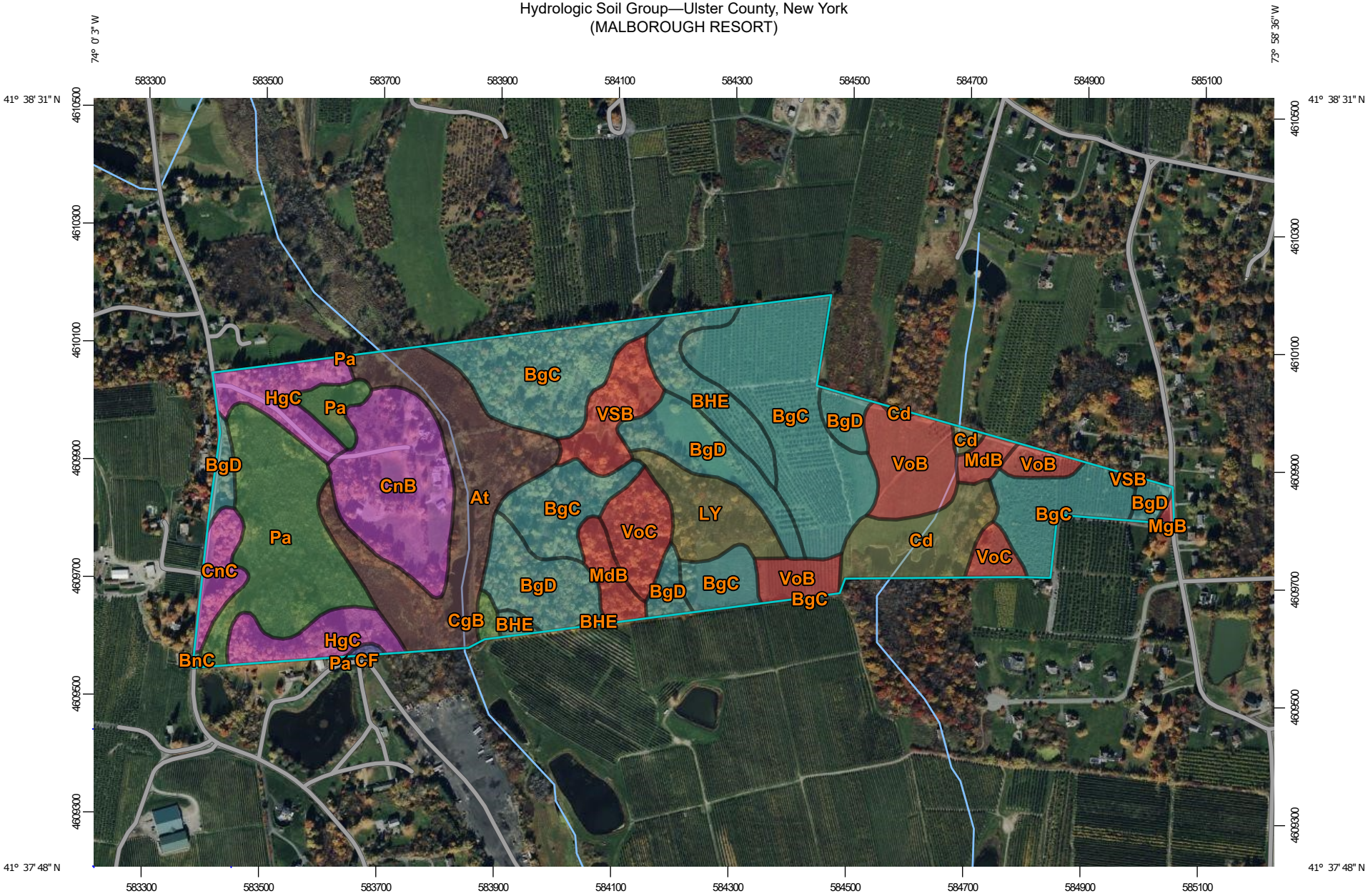
Service Credits:

New York State, Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 5/9/2024

Exhibit F

Hydrologic Soil Group—Ulster County, New York
(MALBOROUGH RESORT)



Map Scale: 1:9,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ulster County, New York
Survey Area Data: Version 22, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
At	Atherton silt loam	B/D	17.9	11.0%
BgC	Bath gravelly silt loam, 8 to 15 percent slopes	C	41.4	25.4%
BgD	Bath gravelly silt loam, 15 to 25 percent slopes	C	17.0	10.4%
BHE	Bath very stony soils, steep	C	5.8	3.6%
BnC	Bath-Nassau complex, 8 to 25 percent slopes	C	0.1	0.0%
Cd	Canandaigua silt loam, till substratum	C/D	7.4	4.6%
CF	Cut and fill land	B	0.2	0.1%
CgB	Castile gravelly silt loam, 3 to 8 percent slopes	A/D	0.6	0.4%
CnB	Chenango gravelly silt loam, 3 to 8 percent slopes	A	12.8	7.9%
CnC	Chenango gravelly silt loam, 8 to 15 percent slopes	A	2.8	1.7%
HgC	Hoosic gravelly loam, rolling	A	9.4	5.8%
LY	Lyons-Atherton complex, very stony	C/D	6.0	3.7%
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes	D	3.7	2.3%
MgB	Mardin-Nassau complex, 3 to 8 percent slopes	D	0.2	0.1%
Pa	Palms muck	A/D	17.2	10.5%
VoB	Volusia gravelly silt loam, 3 to 8 percent slopes	D	9.8	6.0%
VoC	Volusia gravelly silt loam, 8 to 15 percent slopes	D	5.8	3.5%
VSB	Volusia channery silt loam, 0 to 8 percent slopes, very stony	D	5.0	3.1%
Totals for Area of Interest			**163.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

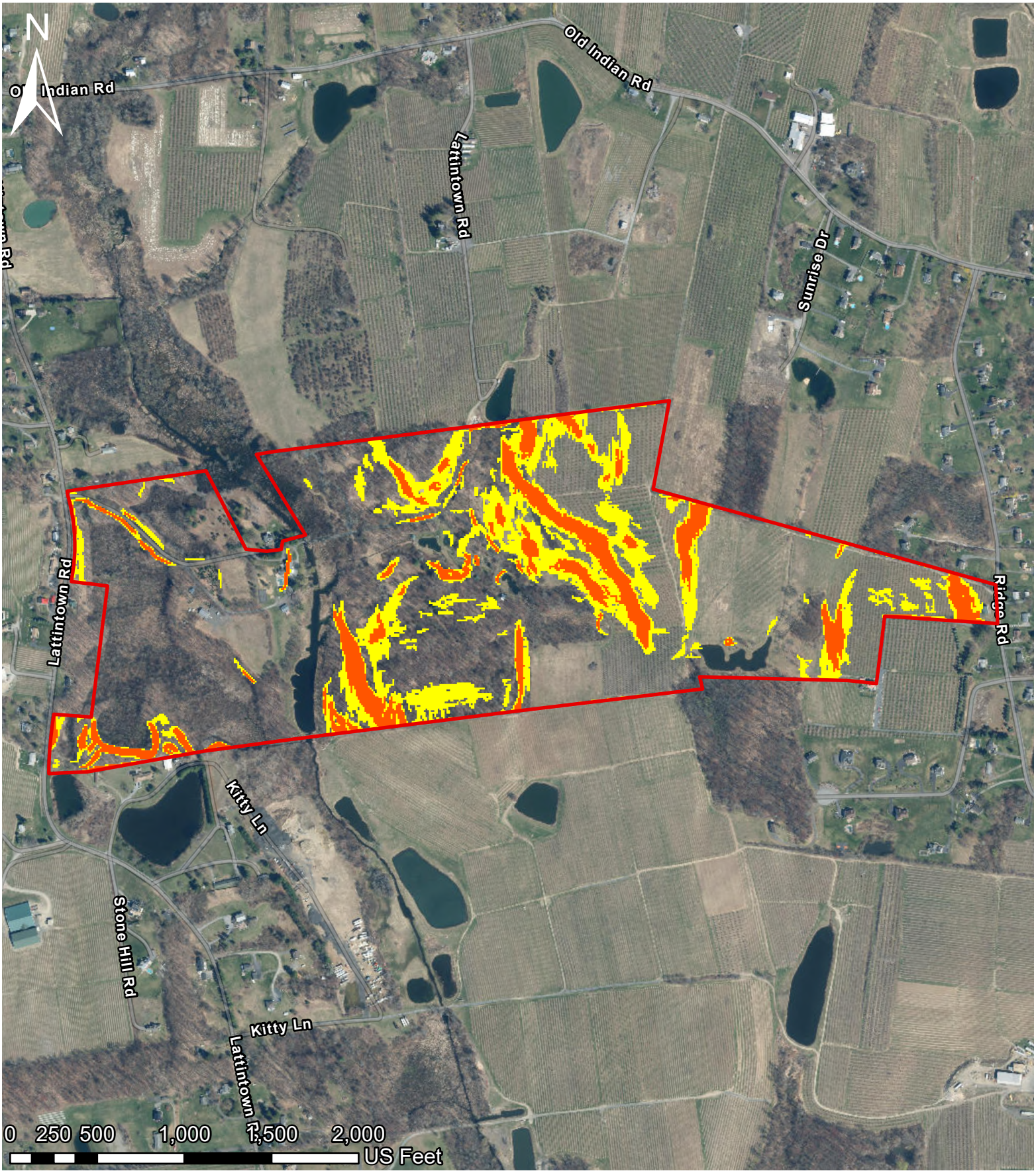
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit G



Legend

- Project Area
- Slope > 15%
- Slope > 20%

Soil Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Town of Marlborough
Source: NYS GIS Clearinghouse

PASSERO
architecture engineering

Service Credits:

New York State, Maxar, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 5/9/2024

Exhibit H

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 05/09/2024 12:28:04 UTC
Project Code: 2024-0087867
Project Name: Marlborough Resort

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2024-0087867
Project Name: Marlborough Resort
Project Type: Commercial Development
Project Description: The proposed project is a seasonal cabin & lodging resort on an existing crop farm consisting of ~152.55 acres in the Town of Marlboro, NY. The project proposes the installation of gravel roads leading to seasonal cabins for camping, a welcome center, restaurant space, farmers market, spa, garden center, tennis courts and pavilions for guest amenities. The project is designed to conform to natural contours and environmental conditions, with a majority of the project developed on existing row crops or open cut farmland.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.6361095,-73.98827532590416,14z

Counties: Ulster County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

REPTILES

NAME	STATUS
Bog Turtle *Glyptemys muhlenbergii* Population: Wherever found, except GA, NC, SC, TN, VA No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6962	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Austin Goodwin
Address: 242 W. Main Street, Suite 100
City: Rochester
State: NY
Zip: 14614
Email agoodwin@passero.com
Phone: 5853251000

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 05/09/2024 12:57:07 UTC
Project code: 2024-0087867
Project Name: Marlborough Resort

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Marlborough Resort'

Dear Austin Goodwin:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on May 09, 2024, for 'Marlborough Resort' (here forward, Project). This project has been assigned Project Code 2024-0087867 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat

Based on your IPaC submission, your proposed action will affect an area where northern long-eared bats occur. Depending on the specifics of the action, it could result in the incidental take of one or more northern long-eared bats. The presence of the species in the affected area, however, does not necessarily mean that incidental take is likely and we only recommend seeking an incidental take permit when such take is reasonably certain to occur. That is, when a project is reasonably certain to harm or kill one or more northern long-eared bats. See Next Steps below for further technical assistance.

Next Steps

The Service has developed interim voluntary guidance for non-federal[1] actions involving forest habitat modification that may affect the northern long-eared bat. Review the guidance posted here for more information https://www.fws.gov/library/collections/interim-habitat-modification-guidance.

---

[1]Federal actions include all activities or programs authorized, funded, carried out, or permitted --in whole or in part --by federal agencies in the United States or on the high seas.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Bog Turtle *Glyptemys muhlenbergii* Threatened
- Indiana Bat *Myotis sodalis* Endangered
- Monarch Butterfly *Danaus plexippus* Candidate
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Marlborough Resort

2. Description

The following description was provided for the project 'Marlborough Resort':

> The proposed project is a seasonal cabin & lodging resort on an existing crop farm consisting of ~152.55 acres in the Town of Marlboro, NY. The project proposes the installation of gravel roads leading to seasonal cabins for camping, a welcome center, restaurant space, farmers market, spa, garden center, tennis courts and pavilions for guest amenities. The project is designed to conform to natural contours and environmental conditions, with a majority of the project developed on existing row crops or open cut farmland.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.6361095,-73.98827532590416,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of "may affect" for the Endangered northern long-eared bat (*Myotis septentrionalis*).

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Does any component of the action involve construction or operation of wind turbines?

   Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

3. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

4. Have you contacted the appropriate agency to determine if your action is near any known northern long-eared bat hibernacula?

   Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat hibernacula is available here. Location information for northern long-eared bat hibernacula is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

   Yes

5. Is any portion of the action area within 0.5-mile radius of any known northern long-eared bat hibernacula? If unsure, contact your local Ecological Services Field Office.

   No

6. Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating northern long-eared bats?

   No

7. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
(If unsure, answer "Yes.")

   Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags ≥3 inches (12.7 centimeter) dbh), answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

   Yes

8. Will the action cause effects to a bridge?

   No

9. Will the action result in effects to a culvert or tunnel?

   No

10. Does the action include the intentional exclusion of northern long-eared bats from a building or structure?

    Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local U.S. Fish and Wildlife Services Ecological Services Field Office to help assess whether northern long-eared bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures

    No

11. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

12. Will the action directly or indirectly cause construction of one or more new roads that are open to the public?

    Note: The answer may be yes when a publicly accessible road either (1) is constructed as part of the proposed action or (2) would not occur but for the proposed action (i.e., the road construction is facilitated by the proposed action but is not an explicit component of the project).

    Yes

13. Will any new road go through any area of contiguous forest that is greater than or equal to 10 acres in total extent?

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forest if the forested patches, added together, comprise at least 10 acres.

    Yes

14. For every 1,000 feet of new road that crosses between contiguous forest patches, will there be at least one place where bats could cross the road corridor by flying less than 33 feet (10 meters) between trees whose tops are at least 66 feet (20 meters) higher than the road surface?

    No

15. Will the proposed action result in the cutting or other means of knocking down, bringing down, or trimming of any trees suitable for northern long-eared bat roosting?

    Note: Suitable northern long-eared bat roost trees are live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities.

    Yes

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Austin Goodwin
Address: 242 W. Main Street, Suite 100
City: Rochester
State: NY
Zip: 14614
Email agoodwin@passero.com
Phone: 5853251000

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 05/09/2024 14:16:15 UTC
Project code: 2024-0087867
Project Name: Marlborough Resort

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Marlborough Resort'

Dear Austin Goodwin:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on May 09, 2024, for “Marlborough Resort” (here forward, Project). This project has been assigned Project Code 2024-0087867 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical

habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect (NLAA)" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Bog Turtle (*Glyptemys muhlenbergii*)	Threatened	May affect
Indiana Bat (*Myotis sodalis*)	Endangered	NLAA

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of "May Affect". Please contact our New York Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Candidate
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the New York Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Marlborough Resort

2. Description

The following description was provided for the project 'Marlborough Resort':

> The proposed project is a seasonal cabin & lodging resort on an existing crop farm consisting of ~152.55 acres in the Town of Marlboro, NY. The project proposes the installation of gravel roads leading to seasonal cabins for camping, a welcome center, restaurant space, farmers market, spa, garden center, tennis courts and pavilions for guest amenities. The project is designed to conform to natural contours and environmental conditions, with a majority of the project developed on existing row crops or open cut farmland.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.6361095,-73.98827532590416,14z

QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

   Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

   Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

   No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

4. Will the proposed project involve the use of herbicide where listed species are present?

   No

5. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

   No

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

7. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind turbines)?

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

8. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

   For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

   No

9. Will the proposed project affect wetlands where listed species are present?

   This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

   Yes

10. Will the proposed project activities (including upland project activities) occur within 0.125 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

    Yes

11. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

    No

12. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

    No

13. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

    Yes

14. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

    No

15. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

    Note New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

    No

16. Will the proposed project involve perennial stream loss, in a stream of tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

    No

17. Will the proposed project involve blasting where listed species may be present?

    No

18. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

    No

19. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

    Note: Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

    Yes

20. Will earth moving activities result in sediment being introduced to streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

    No

21. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

    Yes

22. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

    Yes

23. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

    No

24. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?

    Automatically answered

    No

25. [Semantic] Does the project intersect the Indiana bat AOI?

    Automatically answered

    Yes

26. Is the action area within 0.5 mile radius of any known hibernacula (caves or mines) openings or underground features?

    Note: If you are unsure, contact the appropriate Ecological Services Field Office before continuing through the key.

    No

27. Are trees present within the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags ≥5 inches dbh (12.7 centimeter), answer "Yes". If you are unsure, answer “Yes.” Or refer to Appendix A of the Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines for definitions and an assessment form that will assist you in determining if suitable habitat is present within your project's action area. Suitable summer habitat for Indiana bat consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥5 inches dbh (12.7 centimeter) that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of other forested/wooded habitat

    Yes

28. Is the action area within known occupied Indiana bat habitat? Known occupied Indiana bat habitat includes established conservation buffers (10-mile buffer around Phase 1 or Phase 2 hibernacula, 5-mile buffer around Phase 3 or Phase 4 hibernacula; 5-mile buffer around Indiana bat captures or detections; 2.5-mile buffer around known roosts).

    No

29. Has a presence/probable absence bat survey following the Service’s Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines been conducted within the action area?

    No

30. Does the project involve removal or modification of a human-made structure (barn, house, or other building) known or suspected to contain roosting bats?

    Note: Most maintenance and general human disturbance in and around structures will not affect Indiana bats as bats roosting in human structures are adjusted to a certain level of routine noise and are generally expected to roost away from areas with excessive disturbance. Answer 'no' if the proposed action will not include disturbance to human structures known or suspected to contain roosting bats or if the structure does not offer suitable roosting habitat for northern long-eared bats. If unsure, answer 'yes.'

    No

31. Does the project include removal/modification of an existing bridge or culvert?

    Yes

32. Will the project include tree cutting, other means of knocking down or bringing down trees, or tree trimming?

    Yes

33. Does the project include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property?

    No

34. Will the proposed project result in the removal of any known or potential Indiana bat roost trees?

    Note: Suitable Indiana bat roost trees are live trees and/or snags ≥5 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities.

    No

35. Will the project result in the use of prescribed fire?

    No

36. Will the proposed project involve blasting within Indiana bat suitable habitat?

    No

37. Does the project include temporary or permanent lighting of roadway(s), facility(ies), and/or parking lot(s)?

    Yes

38. When installing new or replacing existing permanent lights, will downward-facing, full cut-off lens lights (with same intensity or less for replacement lighting) be used?

    Yes

39. Will temporary lighting be directed away from suitable Indiana bat habitat during the active season?

    Yes

40. [Semantic] Does the project intersect the Indiana bat critical habitat?

    Automatically answered

    No

41. [Semantic] Does the project intersect the candy darter critical habitat?

    Automatically answered
    No

42. [Semantic] Does the project intersect the diamond darter critical habitat?

    Automatically answered
    No

43. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?

    Automatically answered
    No

44. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?

    Automatically answered
    No

45. [Hidden Semantic] Does the project intersect the Bog Turtle AOI?

    Automatically answered
    Yes

46. Are bog turtles known to occur within the action area?

    If unsure, data can be requested from the appropriate state Natural Heritage program.

    No

47. Does the project include activity in or within 300 feet of a freshwater wetland?

    Note: Activities include, but are not limited to, wetland draining, ditching, tilling, filling, excavating, stream diversion, impoundments; mowing or grazing of vegetation; access roads; detention basins; water or sewer lines; irrigation; increase in impervious surfaces; and application of pesticides, deicing agents or fertilizers.

    Yes

48. Has a bog turtle Phase 1 habitat assessment been conducted?

    No

49. Do you have any other documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

   6.75

2. Approximately how many total acres of disturbance are within the disturbance/ construction limits of the proposed project?

   37.25

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

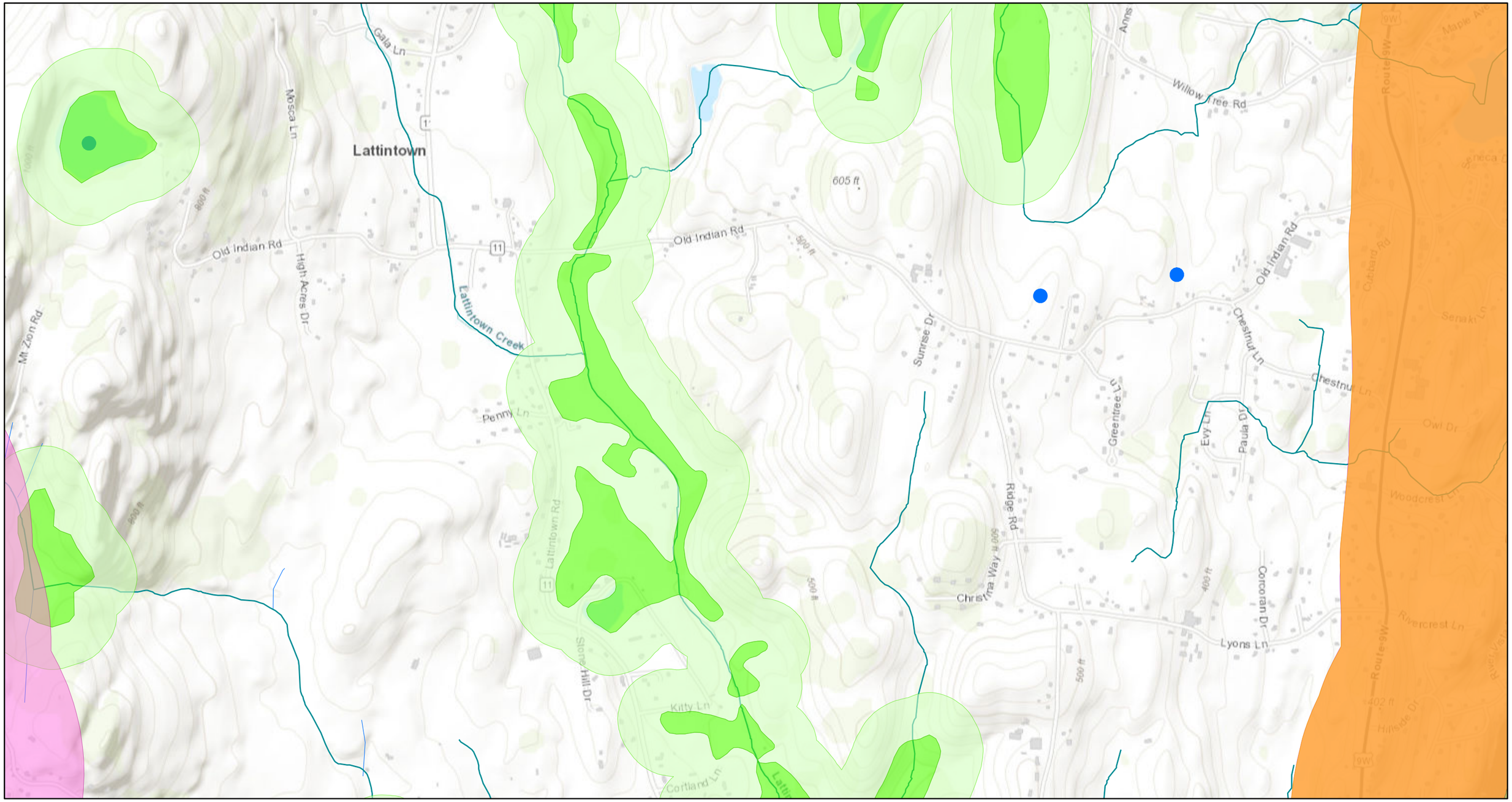
   Mostly open farm field & row crops. Project limits disturbance to established mature trees and plans to build lodges into the woodscape (limit removal of trees for aesthetic purposes)

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Austin Goodwin
Address: 242 W. Main Street, Suite 100
City: Rochester
State: NY
Zip: 14614
Email agoodwin@passero.com
Phone: 5853251000

Towns with summer records - contact NYSDEC to determine if roost is near your project	County
Allen, Angelica, Belfast, Caneadea, Friendship, New Hudson	Allegany
Ellicottville, Farmersville, Great Valley, Little Valley, Lyndon, Machia, Mansfield, Napoli, New Albion, Otto, Salamanca	Cattaraugus
Ledyard, Scipio, Springport	Cayuga
Chautauqua, Ellington, Gerry, Westfield	Chautauqua
Collins, Wales	Erie
Alexandria, Black River, Champion, Clayton, Evans Mills, LeRay, Philadelphia, Rutland, Theresa, Watertown	Jefferson
Copenhagen, Denmark, Diana	Lewis
Brookville, Muttontown, Oyster Bay, Oyster Bay Cove, Upper Brookville	Nassau
Camillus, Clay, Geddes, Liverpool, Lysander, Salina, Van Buren	Onondaga
Cornwall, Highlands, Woodbury	Orange
Hector	Schuyler
Hammond	St. Lawrence
Cameron, Canisteo, Caton, Jasper, Lindley, Tuscarora	Steuben
Brookhaven, Dering Harbor, East Hampton, Huntington, Islandia, Islip, Lloyd Harbor, Mastic Beach, Riverhead, Sag Harbor, Shelter Island, Shoreham, Smithtown, Southampton, Southold, Village of the Branch	Suffolk
Bennington, Sheldon	Wyoming

Marlborough Resort



May 9, 2024

1:18,056

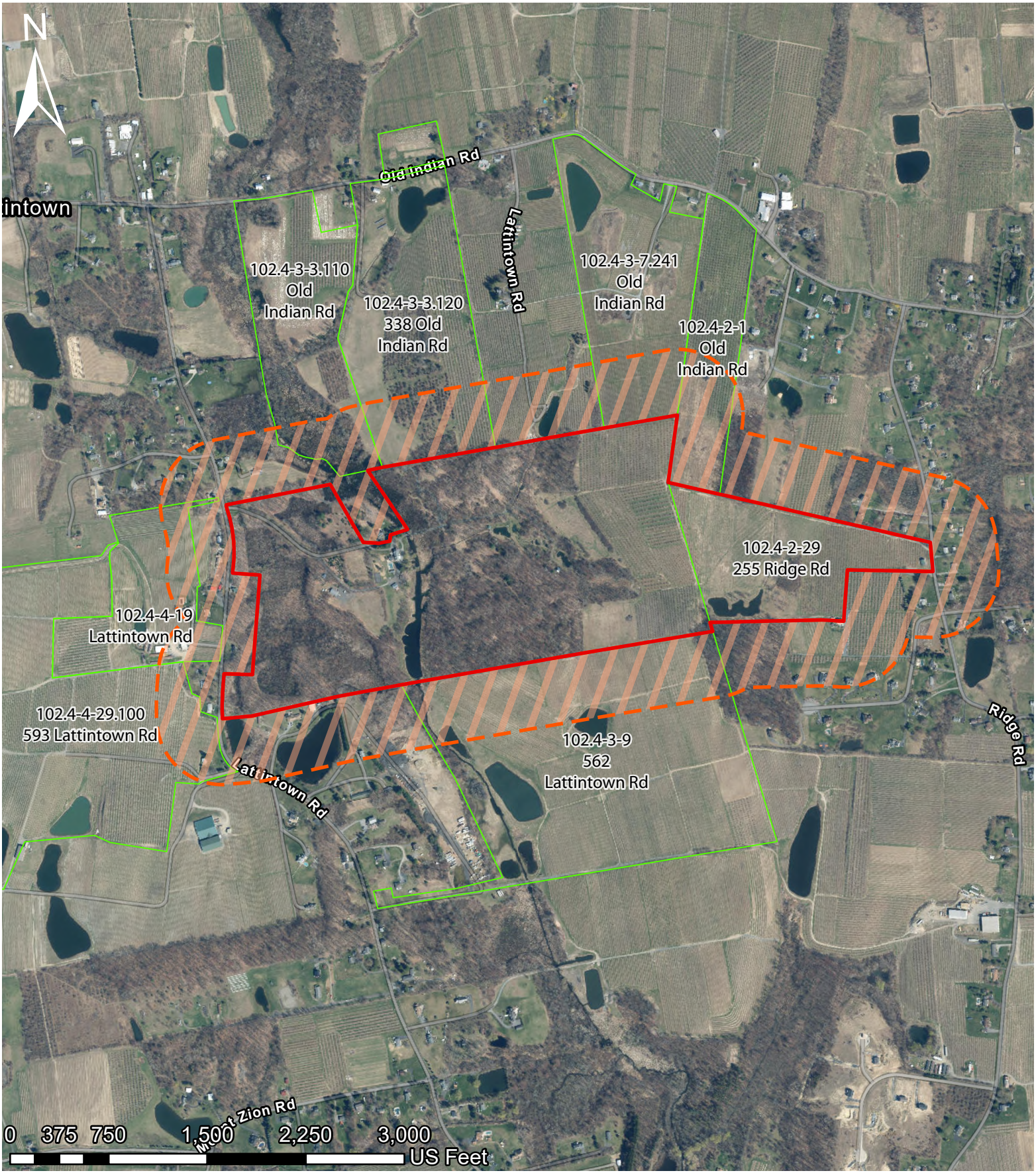
0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

Exhibit I



Legend

- Agricultural Properties
- 500ft Buffer
- Project Area

Agricultural Data Statement Map

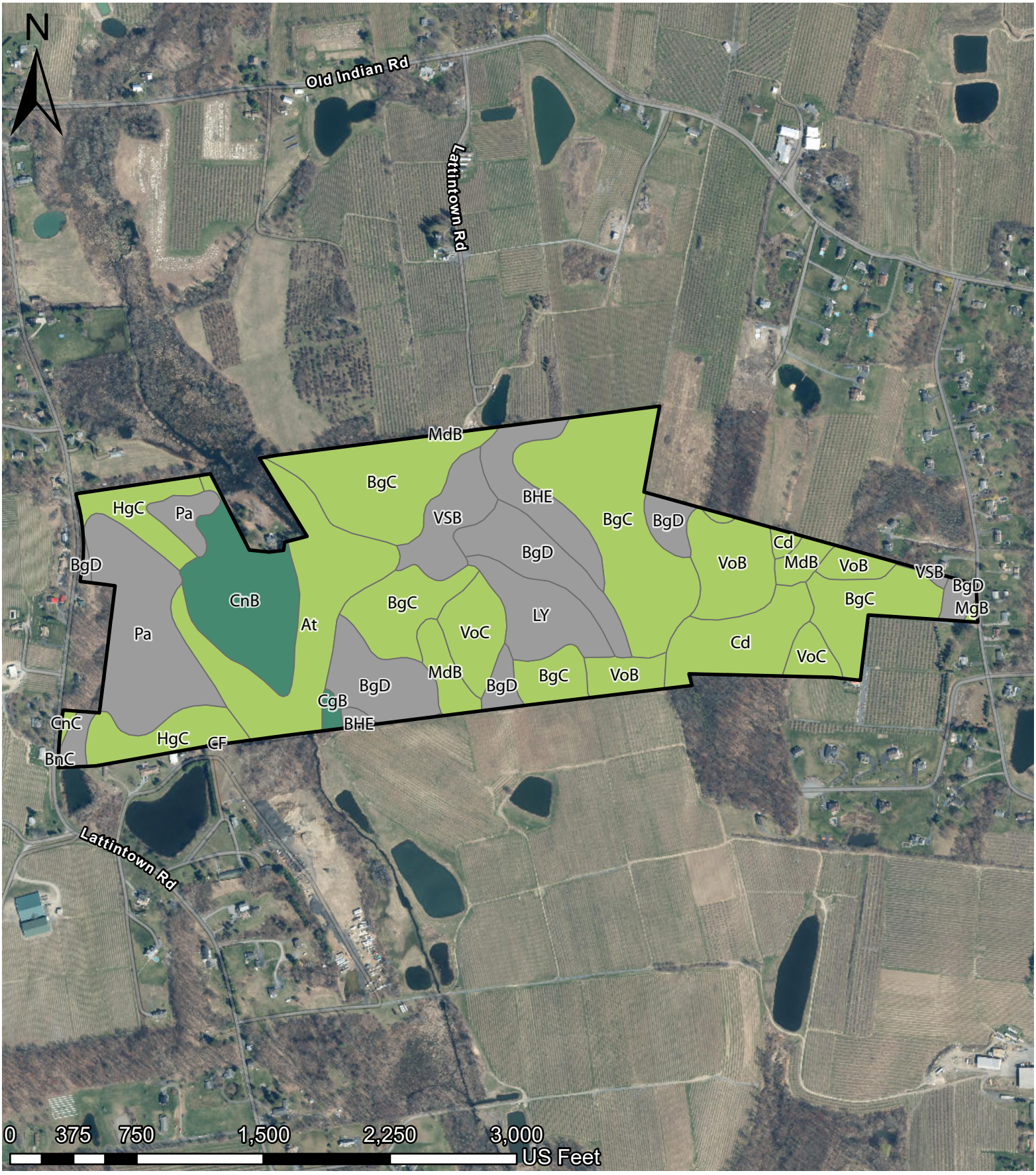
Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Town of Marlborough
Source: Ulster County GIS

PASSERO
architecture engineering

Service Credits:

New York State, Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 5/9/2024



Legend

Agricultural Rating

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland

Prime Agricultural Soil Map

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Town of Marlborough
Source: NRCS Web Soil Survey

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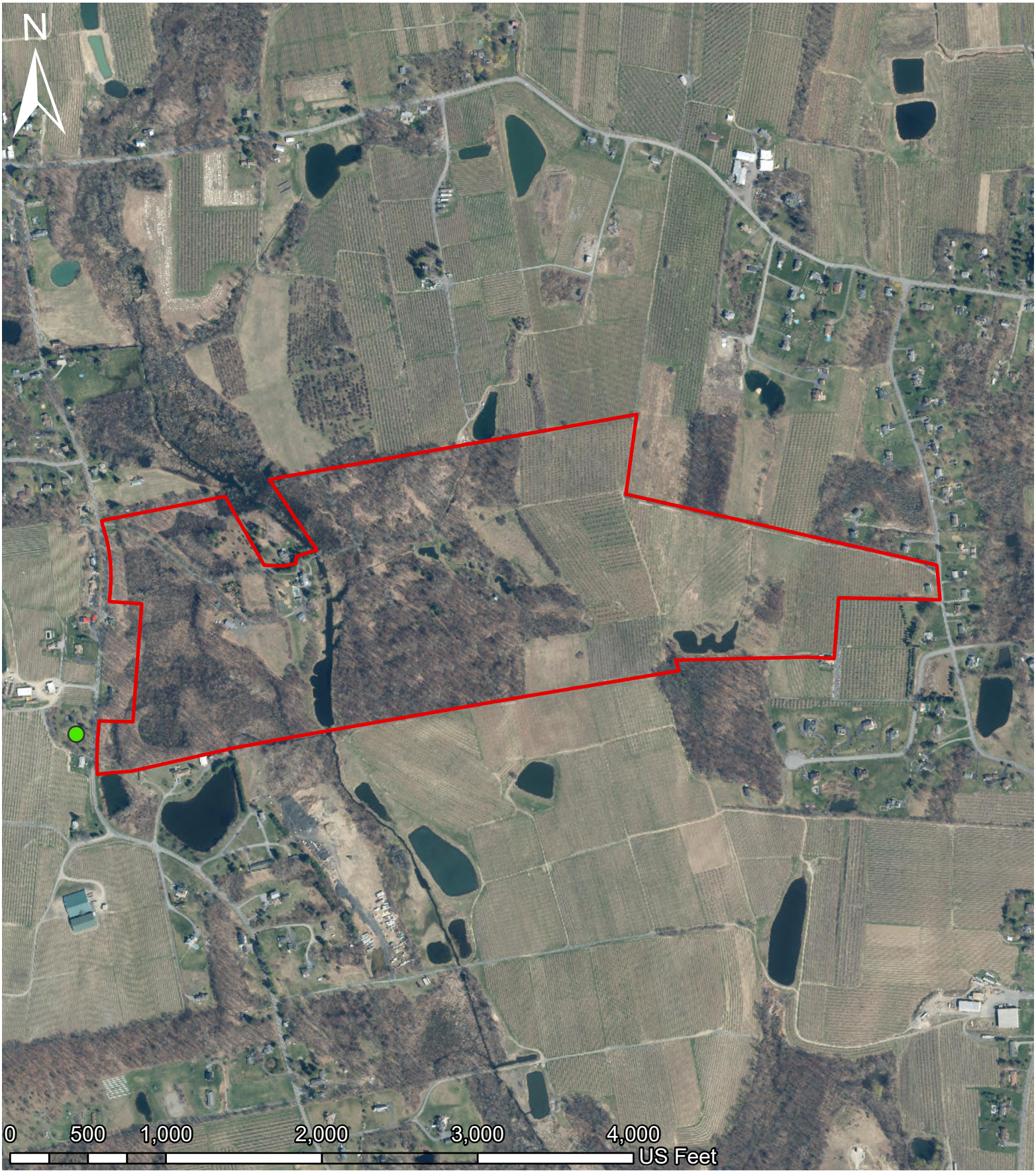
architecture engineering

Service Credits:

New York State, Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date: 5/10/2024

Exhibit J



Legend

- Project Area
- Historic Sites

Eligible Historic Sites

- Eligible
- Listed

Archeological Sensitive Areas

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Hamlet of Marlborough
Source: Cultural Resource Information System

PASSERO
architecture engineering

Service Credits:
New York State, Maxar

Date: 4/25/2024

Exhibit K

VIEWSHED ANALYSIS REPORT

May 8, 2024

MARLBOROUGH RESORT

MARLBOROUGH, NY

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

242 West Main Street, Suite 100 | Rochester, NY 14614 | 585.325.1000 | www.passero.com

PASSERO
engineering architecture

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APPENDICES

APPENDIX A: DSM POTENTIAL VIEWSHED MAP

APPENDIX B: PHOTOGRAPHS

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

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

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

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.

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.

4.0 REFERENCES

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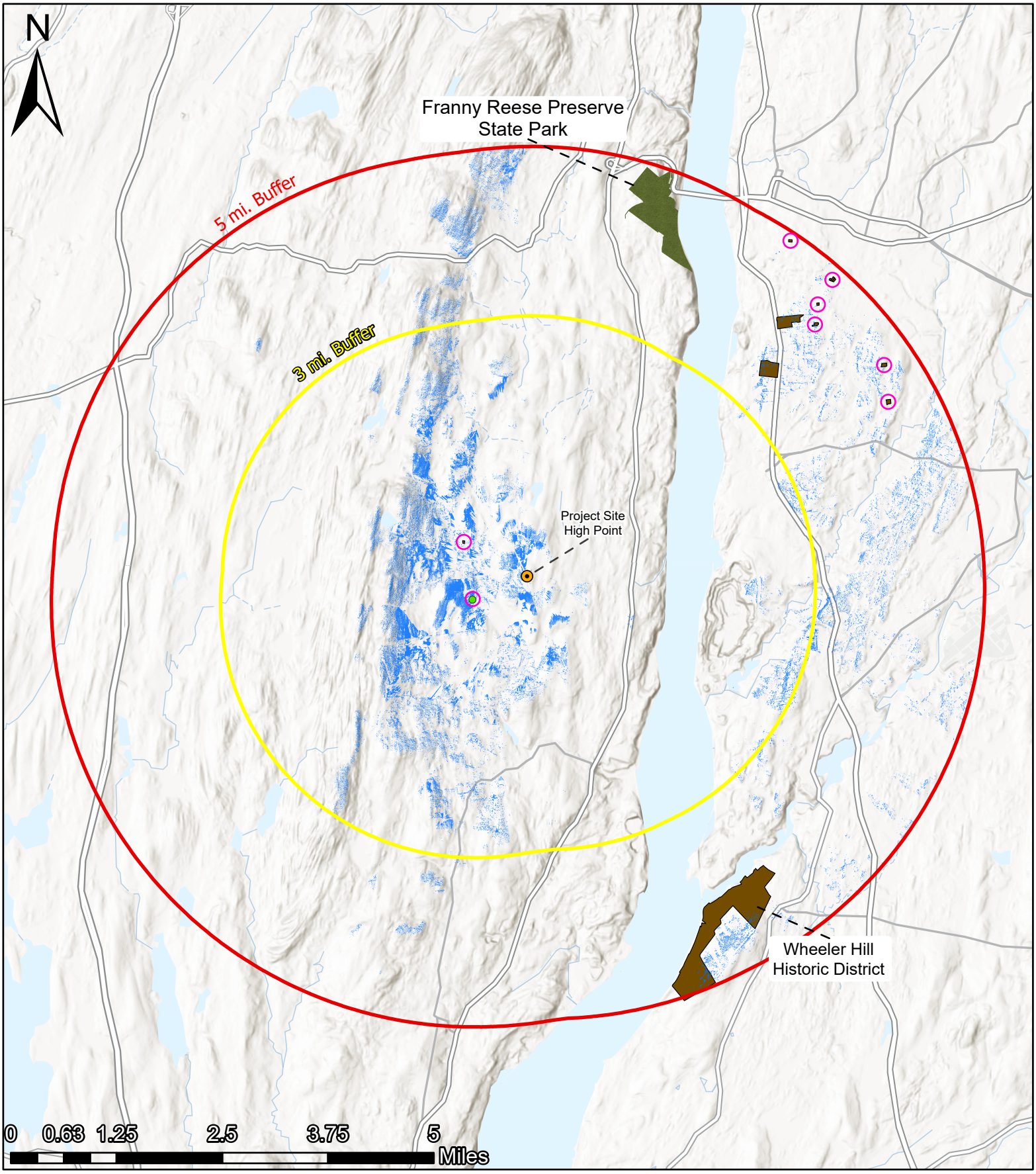
APPENDICES

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

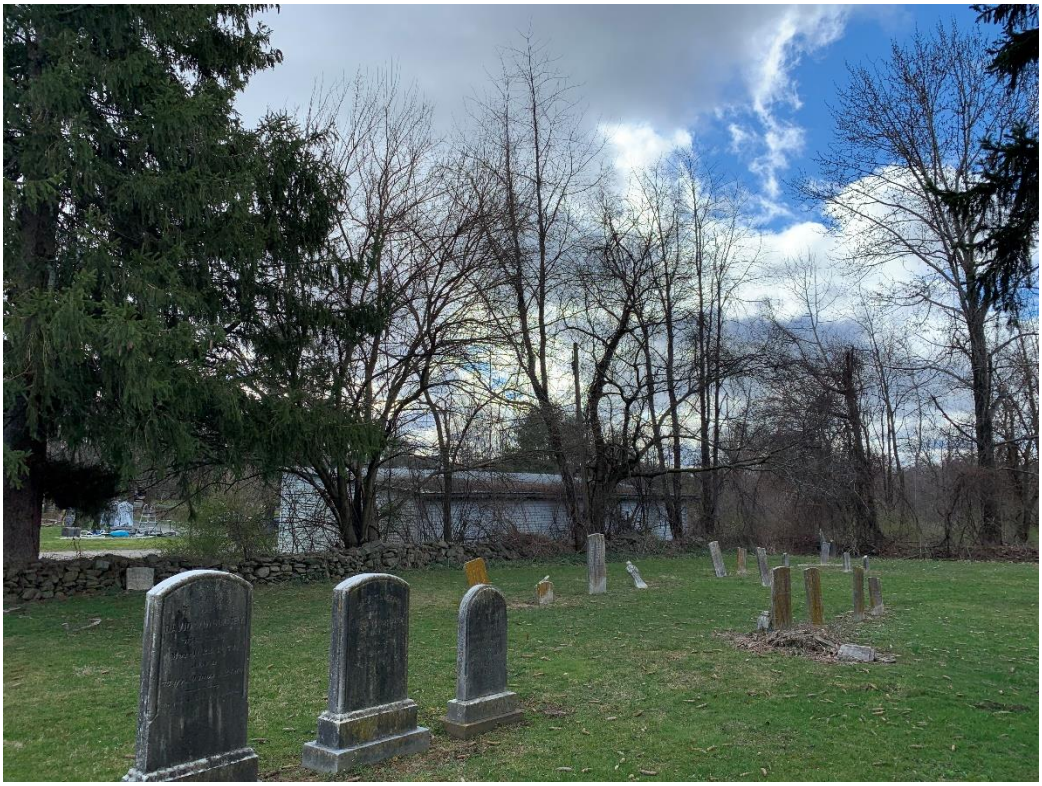
Sague House – Pictures from Site to Project Location

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

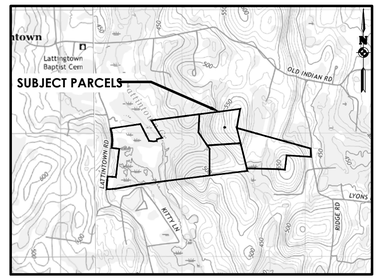
Franny Reese Preserve – Pictures from Site to Project Location

SITE PLAN

MARLBOROUGH RESORT

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

P.N. 20233707.0001



LOCATION MAP
SCALE: 1" = 2000'

SITE DATA - PHASE 01

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
WELCOME BUILDINGG	1	2,077
ENTRY COTTAGE - EXISTING CABIN	2	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	7,223
ORANGERIE - SMALL EVENTS CENTER	4	3,168
CABIN BAR	5	1,022
CLUBHOUSE DINING ROOM 1	6	8,897
FARM MARKET & BARBEQUE	7	1,656
POND CABIN - EXISTING CABIN	8	695
SPA AND GYM	9	19,701
EVENTS CENTER	10	15,870
28 ROOM HOTEL	11	17,244
BACK-OF-HOUSE OPERATION	12	2,106
POND PAVILION	13	1,000
TREE HOUSE -2 GUESTROOM CABINS	14	25,542
TREE HOUSE -1 GUESTROOM CABINS	15	7,392
STORAGE BUILDING	16	1,000
STAFF DORM & LOCKER ROOM	17	14,672
WASTEWATER MECHANICAL BLDG	18	451
ANIMAL PLANET -PETTING ZOO (BARN)	19	1,200
TOTAL BUILDING AREA (S.F.)		131,564

SITE PLAN - PHASE 02

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	20	18,000
5-BEDROOM GUEST HOUSES	21	32,000
ORCHARD - 2 GUESTROOM CABINS	22	9,600
TOTAL BUILDING AREA (S.F.)		59,600

SITE PLAN - PHASE 03

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	23	5,000
ORCHARD POND PAVILION	24	1,000
DISTILLERY WITH TASTING ROOM	25	1,260
TOTAL BUILDING AREA (S.F.)		7,260

TOTAL BUILDING AREA-ALL PHASES (S.F.)	198,424

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "MARLBOROUGH RESORT FINAL DEVELOPMENT PLAN SET" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

DRAWING INDEX

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2	G002	8/16/2024	LEGENDS & NOTES
3	C110	8/16/2024	KEY PLAN
4	C120	8/16/2024	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
5	C121	8/16/2024	EXISTING CONDITIONS & DEMOLITION PLAN
6	C130	8/16/2024	OVERALL SITE PLAN
7 TO 14	C131 - C138	8/16/2024	SITE PLAN
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39	L100	8/16/2024	LANDSCAPE & LIGHTING OVERALL
40	L101	8/16/2024	LANDSCAPE AND LIGHTING DETAILED VIEW
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43-45	C540-C542	8/16/2024	STORMWATER MANAGEMENT DETAILS
46 TO 47	C550 - C551	8/16/2024	UTILITY DETAILS
48	C560	8/16/2024	EROSION & SEDIMENT CONTROL DETAILS

SITE DATA

1.	**TAX ACCOUNT NUMBER:**	102.4-3-8.320, 102.4-2-12, 102.4-2-13, 102.4-2-29
2.	**PARCEL ADDRESS:**	624 LATTINTOWN RD. 255 RIDGE RD.
	MUNICIPALITY:	MARLBOROUGH
	COUNTY:	ULSTER
3.	**TOTAL PARCEL AREA:**	152.55 ACRES
	AREA OF DISTURBANCE:	42.46 ACRES
4.	**EXISTING ZONING:**	R-AG-1 (RURAL AGRICULTURAL DISTRICT)
	PROPOSED ZONING:	
5.	**EXISTING USE:**	LODGE/INN, FRUIT CROP
6.	**PROPOSED USE:**	RESORT HOTEL
7.	**AREA REQUIREMENTS:**	

ZONING DISTRICT: R-Ag-1 (Rural Agricultural District)		
	REQUIRED	**PROPOSED**
LOT		
WIDTH	150 FT	1,594 FT
DEPTH	200 FT	3,168 FT
AREA 1	1 ACRE	152.55 ACRES
COVERAGE	20%	2.30%
SETBACK		
FRONT (LATTINTOWN ROAD)	50 FT	525.23 FT
SIDE (ONE/BOTH)	75 FT/150 FT	N/A
FRONT (RIDGE ROAD)	50 FT	38.62 FT (*)
BUILDING		
HEIGHT	35 FT	31.27 FT
DENSITY	1 UNIT PER 2,000S.F.	1 UNIT PER 39,089 S.F.
UNIT QTY	20 MINIMUM	93 UNITS
PARKING		
STALLS QTY **	170	373
NOTES:	1 MINIMUM LOT SIZES IN R-1 AND R-AG-1 ARE SUBJECT TO PERCOLATION TESTS REQUIRED UNDER § 155-42, BUT IN NO EVENT ARE LESS THAN ONE (1) ACRE. 2 MINIMUM SETBACKS ARE SUBJECT TO § 155-52 IN R-AG-1, R-1, AND HD ZONES THAT ARE NEXT TO ACTIVATE AGRICULTURAL LANDS IN EFFORTS TO PRESERVE AND PROTECT AGRICULTURAL PRACTICES. THIS MINIMUM SETBACK OF 75 FEET FROM THE PROPERTY LINE WILL SUPERSEDE OTHER MINIMUM SETBACKS IDENTIFIED IN SCHEDULE I.	

(*) - EXISTING NON-CONFORMING ZBA APPROVAL PENDING

(**) - SEE SHEET C130 FOR FURTHER BREAKDOWN

		NO	**YES**
8.	**STATE REGULATED WETLANDS (NYSDEC ERM):**		X
9.	**FEDERALLY REGULATED WETLANDS (USFWS NWI):**		X
10.	**FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36111C0790E DATED: 09/25/2009**	X	
11.	**PUBLIC WATER PROVIDED BY:**	**TOWN OF MARLBOROUGH**	
12.	**ELECTRIC SERVICE PROVIDED BY:**	**CENTRAL HUDSON GAS AND ELECTRIC**	
13.	**GAS SERVICE SUPPLIED BY:**		
14.	**SANITARY SEWER PROVIDED BY:**	**PRIVATE**	
15.	**STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)**	**PRIVATE**	
16.	**PROJECT BOUNDARIES ARE WITHIN THE MARLBORO CENTRAL SCHOOL DISTRICT.**		
17.	**ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY**		

PASSERO
engineering architecture

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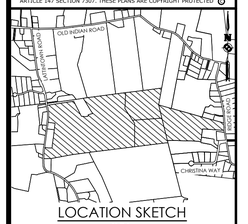

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge — Jess D. Sudol, P.E.
Project Manager — Chris LaPorta, P.E.
Designed by — Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

COVER SHEET

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
G 001

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

LEGEND-EXISTING:

- EXIST. LIGHT POLE
- EXIST. CABLE TV
- EXIST. SANITARY MAIN
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- EXIST. BUILDING

LEGEND-SITE:

- GRASS PAVERS
- EXISTING ORCHARD
- EXISTING WETLAND
- EXISTING WETLAND BOUNDARY
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- STONE WALL
- OVERHEAD WIRES
- FENCE LINE
- TREES > 12"DBH
- PROPOSED SIGN
- (mp) TYPICAL
- EVIDENCE FOUND
- BORE HOLE
- FLAG DELINEATION FLAG
- 520 / 521 EXISTING MAJOR CONTOUR / EXISTING MINOR CONTOUR
- EXISTING TREE/BRUSH LINE
- UTILITY POLE
- WATER WELL
- WATER VALVE
- HYDRANT
- GAS MANHOLE
- SANITARY/SEWER MANHOLE
- LIGHT POLE
- UNKNOWN MANHOLE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE

LEGEND-DEMO:

- EXISTING GRAVEL TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- X X X X X X X X X X EXISTING FEATURE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- SAWCUT EDGE OF PAVEMENT
- EXISTING BUILDING TO BE REMOVED

LEGEND-UTILITY:

- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- W PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- S PROPOSED SANITARY SEWER AND MANHOLE
- FM PROPOSED SANITARY SEWER FORCEMAIN
- E PROPOSED UNDERGROUND ELECTRIC
- [E] PROPOSED ELECTRIC VEHICLE CHARGING STATION
- PROPOSED LIGHT POLE
- W PROPOSED WATER MAIN

LEGEND-GRADING & ESC:

- S20 PROPOSED MAJOR CONTOUR
- S21 PROPOSED MINOR CONTOUR
- SF SILT FENCE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- TC:492.9 BC:492.4 TOP OF: CURB (C), WALL (W), STAIRS (S), RAMP (R) BOTTOM OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
- X 492.7 492.7 PROPOSED SPOT ELEVATION

Notes

TESTING GRAVITY SEWER SYSTEM:

1. ALL TESTING SHALL BE WITNESSED BY THE ENGINEER OF RECORD. CONTRACTOR SHALL PROVIDE THREE (3) WORKING DAYS NOTICE TO THE ENGINEER AND REGULATORY AGENCIES PRIOR TO PERFORMING OFFICIAL TESTING FOR COMPLIANCE.
2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT AND INFILTRATION AND EXFILTRATION OF ALL SANITARY SEWERS AND RELATED UTILITY STRUCTURES. INFILTRATION OR EXFILTRATION OF THE SANITARY SEWER SYSTEM SHALL NOT EXCEED 0.45 GAL/INCH OF INTERNAL PIPE DIAMETER PER 1000' OF PIPELINE PER HOUR WITH A MINIMUM HYDROSTATIC HEAD AT THE TOP OF THE PIPE OF 2 FT, OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. WHEN INFILTRATION OR EXFILTRATION OCCURS IN EXCESS OF ALLOWABLE AMOUNT, DEFECTS SHALL BE LOCATED AND REPAIRED.
3. INFILTRATION LEAKAGE TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS.
4. EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. ONE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
5. INFILTRATION TESTS SHALL BE MADE BY INSTALLING A FLOW MEASURING DEVICE IN THE DOWNSTREAM MANHOLE OF SECTION BEING TESTED. TEST DURATION SHALL BE 24 HRS, OR FOR SHORTER PERIOD, PROVIDED A STEADY STATE FLOW CONDITION HAS BEEN ACHIEVED IN THE TEST PERIOD, AND RESULTS PROJECTED TO A 24 HR PERIOD.
6. GRAVITY SANITARY SEWER PIPING SHALL BE TESTED IN ACCORDANCE WITH ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR".
7. LOW PRESSURE AIR TESTING MAY BE ALLOWED IN LIEU OF EXFILTRATION TESTS, WHEN SO ALLOWED, TEST SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
8. AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
9. WHERE AIR-TESTING IS TO BE USED FOR LINE ACCEPTANCE, CORROBORATIVE HYDROSTATIC TESTING SHALL BE PERFORMED ON SEWER INSTALLATION OF THE SAME PIPE SIZE, MATERIAL, AND CONDITIONS OF INSTALLATION. SEWER SECTIONS WHICH INDICATE RATES OF AIR LOSS PER UNIT OF SURFACE AREA WHICH MOST NEARLY APPROXIMATE RATE FOR PIPELINE ACCEPTANCE SHOULD BE SELECTED FOR CORROBORATIVE TESTS. AT LEAST 3 SECTIONS ARE TO BE SO TESTED. THE PURPOSE OF THESE CORROBORATIVE TESTS IS TO PERMIT A REASONABLE ASSUMPTION THAT, IF THESE 3 TEST SECTIONS MEET THE HYDROSTATIC TEST, THE BALANCE OF PROJECT ALSO MEETS OR EXCEEDS THESE REQUIREMENTS. IF AIR TEST IS NOT SUPPORTED BY ACCEPTABLE CORROBORATIVE HYDROSTATIC TESTS, COMPLETE HYDRO-STATIC TESTING OF SEWER LINES SHALL BE REQUIRED.
10. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
11. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
12. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
13. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
14. IF THE ALLOWABLE RATE OF INFILTRATION, EXFILTRATION, OR AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORN BY CONTRACTOR, THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION & SEDIMENT CONTROL

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT AREAS AS SHOWN ON THE PLANS.
3. CONSTRUCT TEMPORARY/PERMANENT SWALES AS SHOWN ON THE CONTRACT DOCUMENTS.
4. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
5. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
6. GRADE IMPROVEMENT AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
7. CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
8. REPLACE TOPSOIL AND FINE GRADE.
9. HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING, SITE CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
10. UPON APPROVAL OF THE ENGINEER, SITE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS.
11. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
12. MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AS ORDERED BY ENGINEER (AOBE). SITE CONTRACTOR SHALL PROVIDE FOR THIS COST IN THEIR CONTRACT.
14. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER NEW VEGETATION HAS BEEN ESTABLISHED.
15. ALL END SECTIONS SHALL BE PROVIDED WITH RIP-RAP APRONS.
16. ALL EROSION AND SEDIMENT CONTROL METHODS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE ENGINEER. THE SITE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE OWNER AND ENGINEER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE QUALIFIED SWPPP INSPECTOR SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE ENGINEER MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE ENGINEER DOES NOT RELIEVE THE SITE CONTRACTOR OF THEIR OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-20-001).

ENDANGERED THREATENED AND RARE SPECIES NOTES

INDIANA AND LONG EARED BAT NOTES:

1. TREE CLEARING SHALL BE LIMITED TO THE PERIOD BETWEEN OCTOBER 15 AND MARCH 31 TO ENSURE NO POTENTIAL TAKE OUT OF BAT SPECIES.

GENERAL

1. CONTRACTOR SHALL NOTIFY "UDIG" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT STABILIZED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL BE RESTORED USING THE NYSDEC "DEEP RIPPING AND DECOMPACTION GUIDANCE" WHICH IS INCLUDED IN THE SWPPP AND RECEIVE 4" INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINTS, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, WATERWAYS AND WETLANDS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE SPDES CONSTRUCTION GENERAL PERMIT (GP-0-020-002) PROGRAM AND NYSDEC JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO VERIFY THAT NOTICE OF INTENT (NOI) IS FILED WITH THE TOWN (AS THE DESIGNATED MS4 AGENT) AND NYSDEC FOR THE STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE SPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE NYSDEC.

UTILITIES

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY BASED ON SURFACE UTILITY LOCATIONS. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. STORM DRAINAGE PIPES SHALL BE HDPE UNLESS NOTED OTHERWISE
   B. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

LAYOUT AND MATERIALS

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CAST IN PLACE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

DEMOLITION

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

EROSION CONTROL

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. PERMANENT STORMWATER PRACTICES SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTORY AREAS HAVE BEEN STABILIZED.

EXISTING CONDITIONS INFORMATION

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC.. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND FROM A MAP ENTITLED "TOPOGRAPHIC MAP PREPARED FOR MARLBOROUGH RESORT, LLC" BY CONTROL POINT ASSOCIATES INC. DATED 07-27-23, REVISED MAY 10, 2024 AND SUPPLEMENTED WITH LIDAR IN THE UNDEVELOPED AREAS .
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, EASTERN ZONE, NAD 83, U.S. SURVEY FEET.
3. GEOTECHNICAL DATA: TEST PIT AND INFILTRATION TEST LOCATIONS AND ELEVATIONS WERE OBTAINED FROM XXX.

DOCUMENT USE

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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engineering architecture

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LOCATION SKETCH
N.T.S.

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SUITE 101

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Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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NOTES & LEGENDS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
G 002

Scale:
N.T.S.

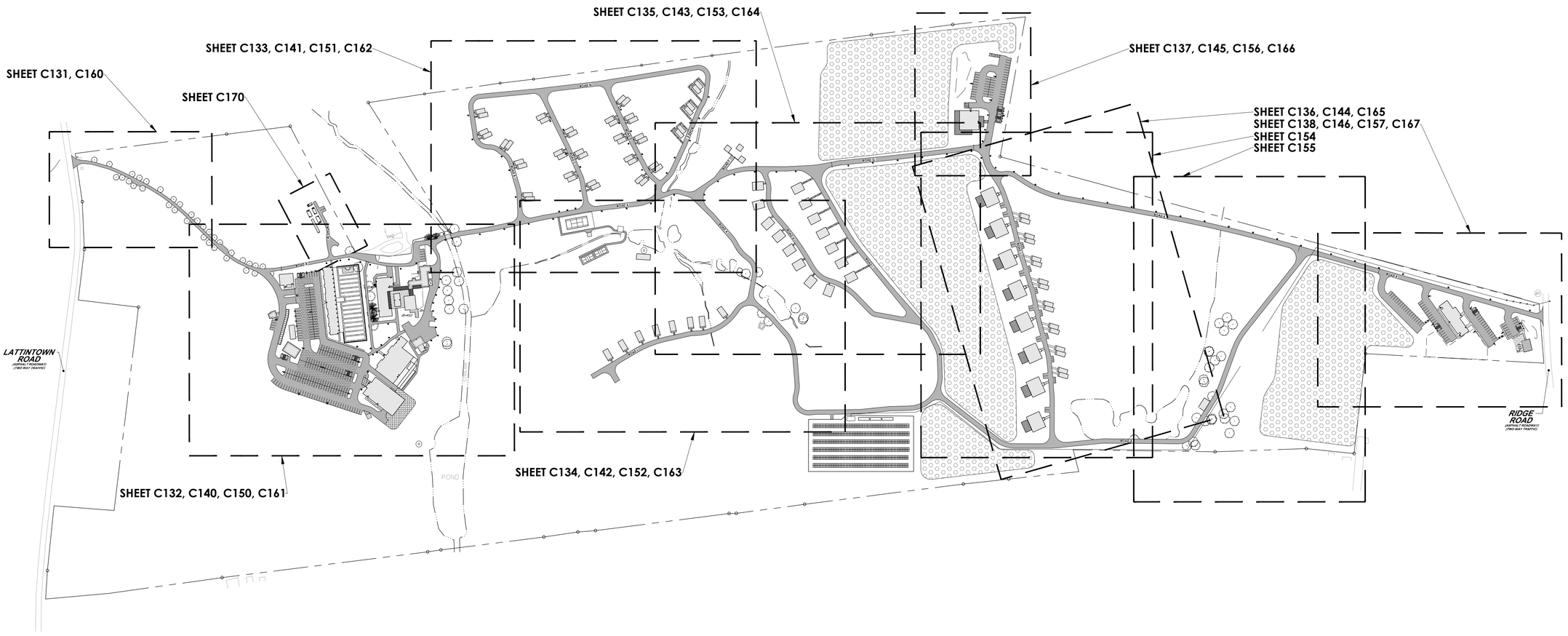
Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE

200 0 100 200 400

SCALE: 1"=200'



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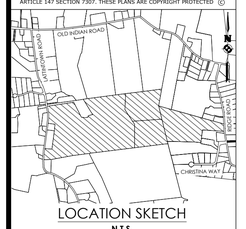

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge — Jess D. Sudol, P.E.
Project Manager — Chris LaPorta, P.E.
Designed by — Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

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KEY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 110

Scale:
1" = 200'

Date
AUGUST 16, 2024

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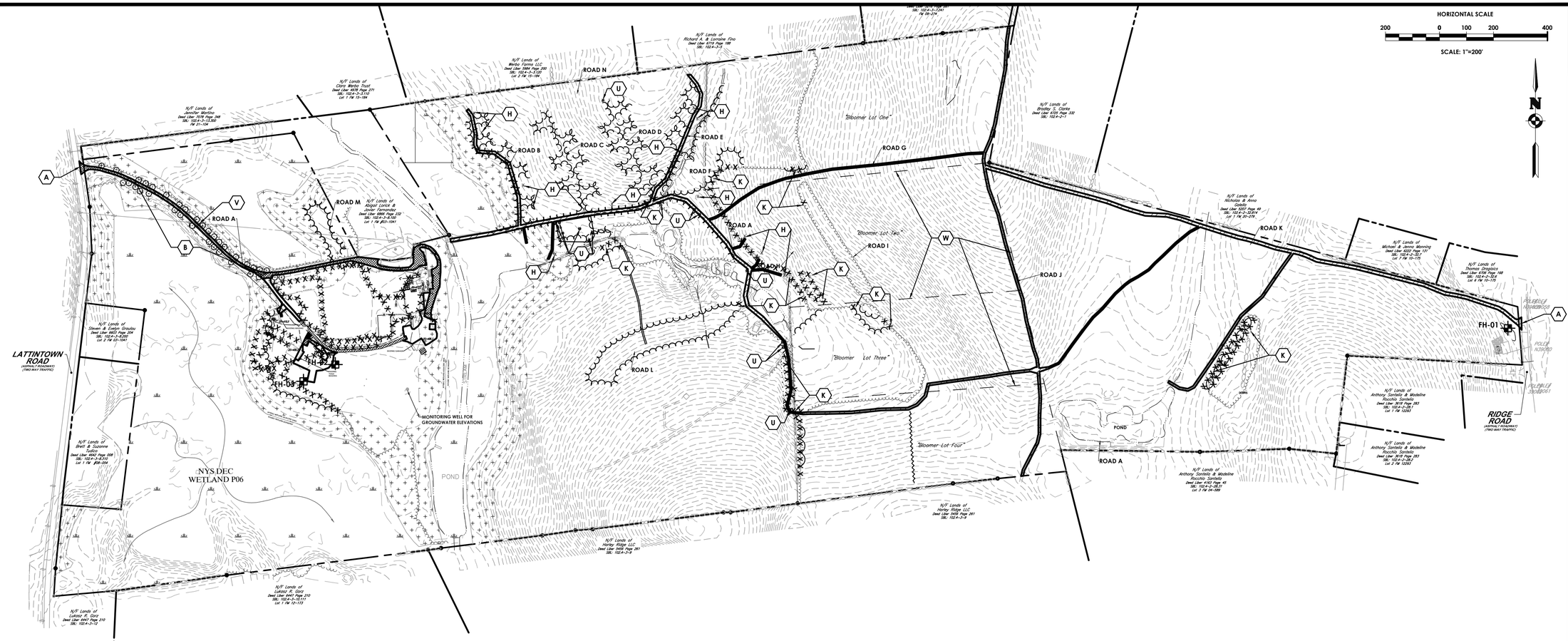

DEMOLITION KEY:

- A — SAWCUT EXISTING ASPHALT PAVEMENT.
- B — REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND SUBBASE.
- C — REMOVE EXISTING SANITARY STRUCTURES, PIPING, CLEANOUTS, AND SYSTEM. TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- D — PROTECT EXISTING UTILITY PEDESTAL.
- E — PROTECT EXISTING MONITORING WELL.
- F — REMOVE EXISTING WATER LINE.
- G — REMOVE EXISTING GAS LINE AND STRUCTURE.
- H — REMOVE EXISTING SKEET STAND.
- I — REMOVE EXISTING BENCH.
- J — REMOVE EXISTING FENCE.
- K — SELECT CLEARING.
- L — REMOVE ASPHALT AT FULL DEPTH.
- M — REMOVE EXISTING SHED.
- N — REMOVE EXISTING GRAVEL.
- O — REMOVE EXISTING WALL.
- P — REMOVE EXISTING BASKETBALL HOOP.
- Q — EXISTING WELL TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- R — DEMOLISH EXISTING CARPORT.
- S — REMOVE EXISTING GARDEN VEGETATION.
- T — REMOVE EXISTING LIGHT POLE AND LINES.
- U — REMOVE EXISTING TREES
- V — EXISTING GATE TO REMAIN
- W — OLD LOT LINES TO BE REMOVED

NOTE:
SEE SHEET C121 FOR DETAILED PLAN OF THE RESORT AREA.

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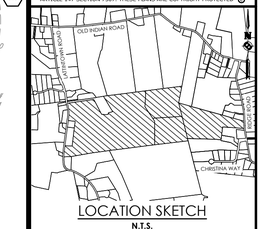

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EXISTING CONDITIONS & DEMOLITION PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 120

Scale:
1" = 200'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

ACCESS TO NEIGHBOR'S DRIVEWAY TO BE MAINTAINED THROUGHOUT CONSTRUCTION

100' ADJACENT AREA

EXISTING BED AND BREAKFAST

UNDERGROUND ELECTRIC

EXISTING BUILDING

EXISTING BUILDING

EXISTING YOGA BUILDING

EXISTING GARAGE

Existing Water

MONITORING WELL FOR GROUNDWATER ELEVATIONS

NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND BOUNDARY

DEMOLITION KEY:

- A — SAWCUT EXISTING ASPHALT PAVEMENT.
- B — REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND SUBBASE.
- C — REMOVE EXISTING SANITARY STRUCTURES, PIPING, CLEANOUTS, AND SYSTEM. TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- D — PROTECT EXISTING UTILITY PEDESTAL.
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- F — REMOVE EXISTING WATER LINE.
- G — REMOVE EXISTING GAS LINE AND STRUCTURE.
- H — REMOVE EXISTING SKEET STAND.
- I — REMOVE EXISTING BENCH.
- J — REMOVE EXISTING FENCE.
- K — REMOVE EXISTING TREELINE TO REFLECT PROPOSED TREELINE.
- L — REMOVE ASPHALT AT FULL DEPTH.
- M — REMOVE EXISTING SHED.
- N — REMOVE EXISTING GRAVEL.
- O — REMOVE EXISTING WALL.
- P — REMOVE EXISTING BASKETBALL HOOP.
- Q — EXISTING WELL TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- R — DEMOLISH EXISTING CARPORT.
- S — REMOVE EXISTING GARDEN VEGETATION.
- T — REMOVE EXISTING LIGHT POLE AND LINES.
- U — REMOVE EXISTING TREES

HORIZONTAL SCALE
30 0 15 30 60
SCALE: 1"=30'

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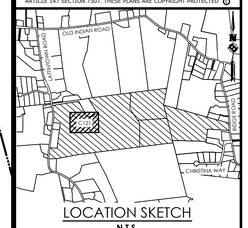

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EXISTING CONDITIONS & DEMOLITION PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

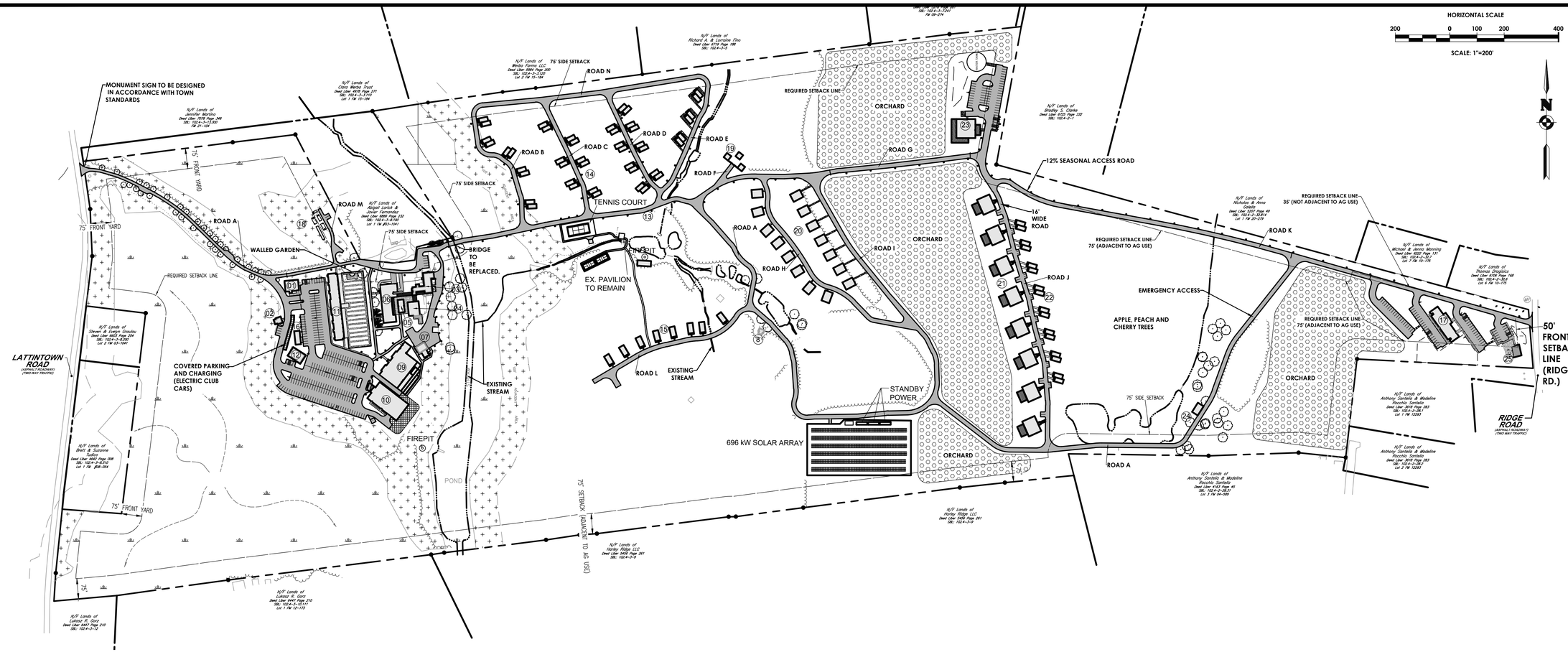
Project No.
20233707.0001

Drawing No.
C 121

Scale:
1" = 30'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



SITE DATA - PHASE 01				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
WELCOME BUILDING	1	1	2,077	2,077
ENTRY COTTAGE - EXISTING CABIN	2	1	648	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	7,223	7,223
ORANGERIE - SMALL EVENTS CENTER	4	1	3,168	3,168
CABIN BAR	5	1	1,022	1,022
CLUBHOUSE DINING ROOM 1	6	1	8,897	8,897
FARM MARKET & BARBEQUE	7	1	1,656	1,656
POND CABIN - EXISITNG CABIN	8	1	695	695
SPA AND GYM *CONSTRUCTED IN PHASES	9	1	19,701	19,701
EVENTS CENTER	10	1	15,870	15,870
28 ROOM HOTEL	11	1	17,244	17,244
BACK-OF-HOUSE OPERATION	12	1	2,106	2,106
POND PAVILION	13	1	1,000	1,000
TREE HOUSE -2 GUESTROOM CABNS**	14	22	1,161	25,542
TRE HOUSE -1 GUESTROOM CABINS	15	8	924	7,392
STORAGE BUILDING	16	1	1,000	1,000
STAFF DORM & LOACKER ROOM	17	1	14,672	14,672
WASTEWATER MECHANICAL BLDG	18	1	451	451
ANIMAL PLANET - PETTING ZOO (BARN)	19	3	400	1,200
TOTAL		49		131,564

**TREE HOUSE -2 GUESTROOM CABINS CONSIST OF A 1-BEDROOM CABIN AND A 1-BEDROOM SUITE

SITE DATA - PHASE 02				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	20	15	1,200	18,000
5-BEDROOM GUEST HOUSES	21	8	4,000	32,000
ORCHARD - 2 GUESTROOM CABINS	22	8	1,200	9,600
TOTAL		31		59,600

SITE DATA - PHASE 03				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	23	1	5,000	5,000
ORCHARD POND PAVILION	24	1	1,000	1,000
DISTILLERY WITH TASTING ROOM	25	1	1,260	1,260
TOTAL		3		7,260

OVERALL PROJECT				
		83		198,424

PARKING & UNITS DATA - PHASE 01					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	REQUIRED	PROVIDED
RESORT CAMPUS					
WELCOME BUILDING	1	1			
ENTRY COTTAGE	2	1	1	1	
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	2	2	
ORANGERIE - SMALL EVENTS CENTER	4				
CABIN BAR	5				
CLUBHOUSE DINING	6				
FARM MARKET & BARBEQUE	7				
POND CABIN	8	1	1	1	
SPA AND GYM	9				
EVENTS CENTER	10				
28 ROOM HOTEL	11	28	28	28	
BACK-OF-HOUSE OPERATION	12				
POND PAVILION	13				
TREE HOUSE - 2 GUESTROOM CABINS	14	22	44	44	
TREE HOUSE - 1 GUESTROOM CABINS	15	8	8	8	
STORAGE BUILDING	16				
ANIMAL PLANET	19				
SUBTOTAL		**62**	**84**	**84**	**239**
STAFF DORM & LOCKER ROOM					
STAFF DORM & LOCKER ROOM	17				53
SUBTOTAL		**0**	**0**	**0**	**53**
WASTERWATER MECHANICAL BUILDING					
WASTERWATER MECHANICAL BUILDING	18				2
SUBTOTAL		**0**	**0**	**0**	**2**
SOLAR ARRAY					
SOLAR ARRAY					1
SUBTOTAL		**0**	**0**	**0**	**1**
PHASE 1 TOTAL		**62**	**84**	**84**	**295**

PARKING & UNITS DATA - PHASE 02					
	BUILDING NUMBER	No. of Units	RESORT BEDROOMS	REQUIRED	PROVIDED
HILLSIDE					
HILLSIDE - 2 GUESTROOM CABINS	20	15	30	30	0
SUBTOTAL		**15**	**30**	**30**	**0**
ORCHARD					
5-BEDROOM GUEST HOUSES	21	8	40	40	16
ORCHARD - 2 GUESTROOM CABINS	22	8	16	16	
SUBTOTAL		**16**	**56**	**56**	**16**
PHASE 2 TOTAL*		**31**	**86**	**86**	**16**

*GUESTS WILL PARK IN PHASE 1 LOT. ORCHARD CABIN GUESTS WILL ALSO HAVE 24 SPACES FOR ELECTRIC CLUB CAR PARKING AT THEIR UNITS.

PARKING & UNITS DATA - PHASE 03					
	BUILDING NUMBER	No. of Units	RESORT BEDROOMS	REQUIRED	PROVIDED
CLUBHOUSE DINING ROOM 2					
CLUBHOUSE DINING ROOM 2	23				51
SUBTOTAL		**0**	**0**	**0**	**51**
ORHCARD POND PAVILION					
ORHCARD POND PAVILION	24				
SUBTOTAL		**0**	**0**	**0**	**0**
DISTILLERY WITH TASTING ROOM					
DISTILLERY WITH TASTING ROOM	25				11
SUBTOTAL		**0**	**0**	**0**	**11**
PHASE 3 TOTAL		**0**	**0**	**0**	**62**

OVERALL PROJECT				
	93	**170**	**170**	**373**

NOTE: REQUIRED PARKING DETERMINED BY MOTEL AND RESORT HOTELS USE IN TABLE 1 OF TOWN CODE SECTION 155-27

PASSERO
engineering architecture

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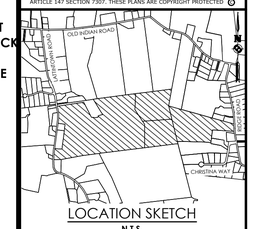

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
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OVERALL SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 130

Scale:
1" = 200'

Date
AUGUST 16, 2024

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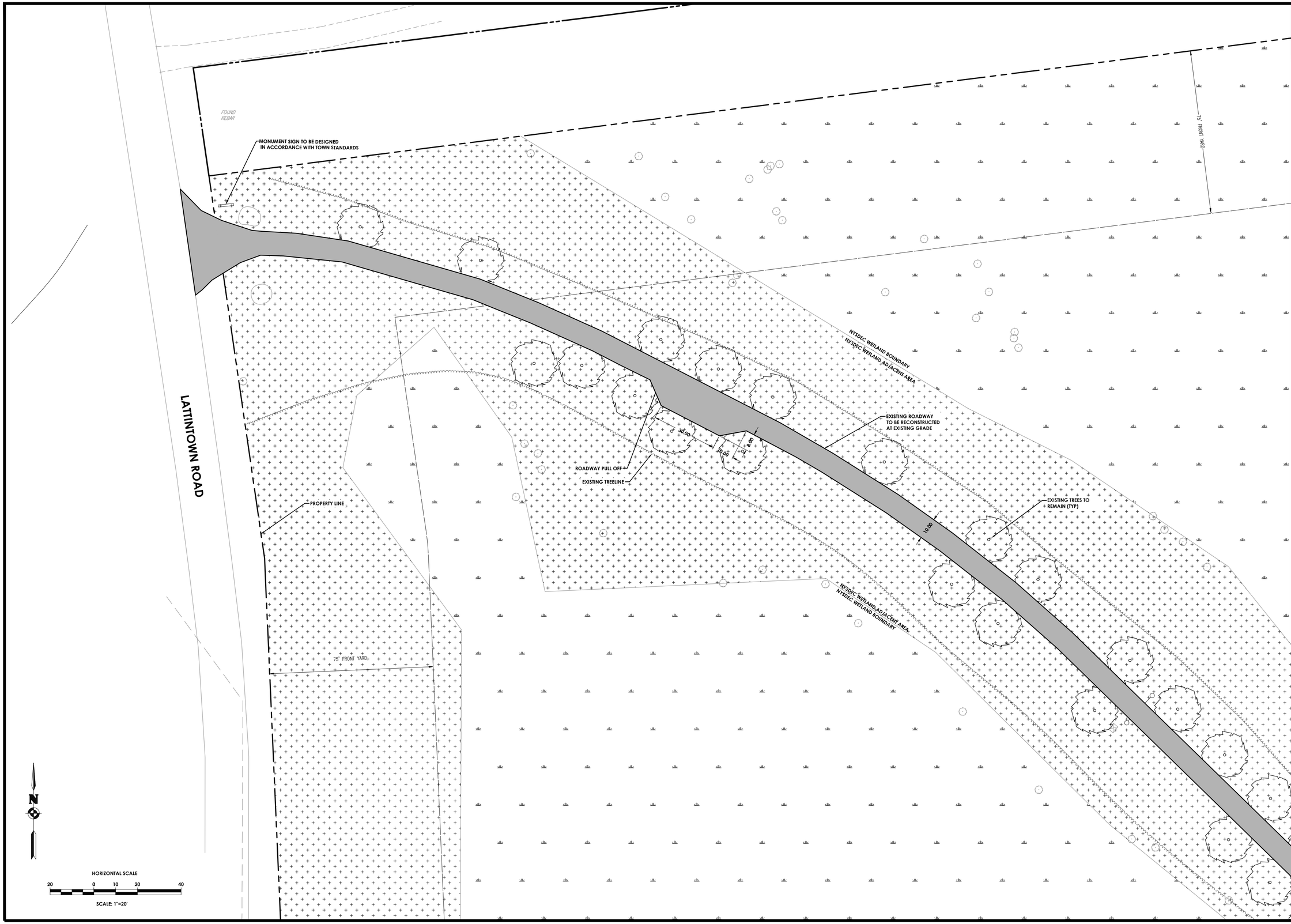

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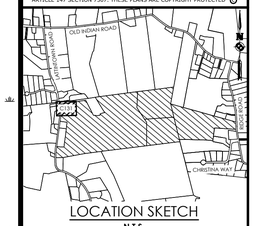

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 131

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

ROAD M

ROAD A

CONCRETE SIDEWALK (TYP)

EXISTING ROAD TO BE RECONSTRUCTED

ROADWAY BUMP OUT

WWTP AREA

NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND

528.72' SIDE SETBACK

520.17' FRONT SETBACK

75' SIDE SETBACK

555' SIDE SETBACK (EV)

BRIDGE TO BE REPLACED.

NYS DEC

WETLAND P06

28 ROOM HOTEL
17,244 SF

LIFT GATE (TYP)

WELCOME BUILDING
2,077 SF

CONCRETE SIDEWALK AT BUILDING ENTRANCE (TYP)

POROUS PAVEMENT

ENTRY COTTAGE
648 SF

DECK

WALLED GARDEN

SERVICE AREA

RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON
7,223 SF

EXISTING PAVEMENT TO BE RECONSTRUCTED

ORANGERIE - SMALL EVENTS CENTER
3,168 SF

CABIN BAR
1,022 SF

US=412.2

CLUBHOUSE DINING ROOM
8,897 SF

LIGHTED BOLLARD (TYP) REFER TO LANDSCAPING AND LIGHTING PLAN

STORAGE BUILDING
1,000 SF

CLUB CAR COVERED PARKING
1,550 SF

BACK-OF-HOUSE OPERATION
2,106 SF

SPA AND GYM
19,701 SF

FARM MARKET & BARBECUE
1,657 SF

PORTE COCHERE

POROUS PAVEMENT

LIGHTPOLE (TYP) REFER TO LANDSCAPING AND LIGHTING PLAN

EVENTS CENTER
15,870 SF

BUILDING OVERHANG

SERVICE AREA

REFUSE ENCLOSURE

GRASS PAVERS

FIREPIT

EXISTING DOCK

EXISTING STREAM

LATTINTOWN CREEK

NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND BOUNDARY

100' ADJACENT AREA

486.7' SIDE SETBACK

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

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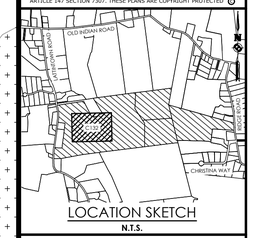

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 132

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

N/F Lands of
Werba Farms LLC
Deed Liber 5984 Page 200
SBL: 102.4-3-3.120
Lot 2 FM 15-184

PROPERTY LINE

POINT IN WALL INTERSECTION

ROAD N

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD A

TREE HOUSE - 2 GUEST CABINS

TREE HOUSE - 2 GUEST CABINS

TREE HOUSE - 2 GUEST CABINS

ANIMAL PLANET - PETTING ZOO (BARN)

75' SIDE SETBACK

75' SIDE SETBACK

NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND BOUNDARY

UPLAND

100' ADJACENT AREA

PAVEMENT

EXISTING GAZEBO

TENNIS COURT PAVEMENT

ASPHALT WALK

PICKLEBALL COURTS

FIREPIT

POND PAVILION 50.00 x 20.00

5' WIDE TRAIL (FIELD LOCATE TO MINIMIZE TREE REMOVAL)

BRIDGE

POND

SWALE

STREAM

LATTINTOWN CREEK

BRIDGE TO BE REPLACED.

NYS DEC

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

NOT FOR CONSTRUCTION

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LOCATION SKETCH
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PASSERO
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 133

Scale:
1" = 40'

Date
AUGUST 16, 2024

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PAVEMENT
30'R
30'R
ROAD A
18.00
EXISTING GAZEBO
TENNIS COURT PAVEMENT
15.00
15.00
ASPHALT WALK
PICKLEBALL COURTS
28.00
104.00
FIREPIT
POND PAVILION
50.00
20.00
5' WIDE TRAIL (FIELD LOCATE TO MINIMIZE TREE REMOVAL)
BRIDGE
POND
18" CPP
15" CPP
STREAM
TREE HOUSE - 1 GUEST CABIN
15" CPP
20'
37.50
40 +/- (TYP)
5.00
16.00
ROAD L
20'
PAVEMENT (TYP)
CONCRETE SIDEWALK OR EQUIVALENT HARDSCAPE SURFACE (TYP)
EXISTING STREAM
POND CABIN - EXISTING CABIN TO BE RENOVATED
1.00
ROAD A
116'R
165'R
50'R
64'R
INV=442.1
INV=442.7
40'R
POND
HILLSIDE - 2 GUESTROOM CABINS
122'R
ROAD H
16.00
32'+/-(TYP)
HILLSIDE - 2 GUESTROOM CABINS
92'R
30.00
40.00
16.00
16

N

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

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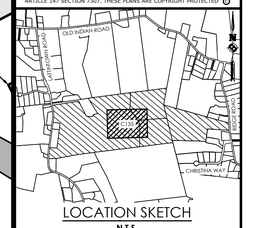

LOCATION SKETCH
N.T.S.

Client:
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100 Ring Rd West
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STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 134

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

ROAD E
ROAD F
ROAD G
ROAD A
ROAD H
ROAD I
ANIMAL PLANET - PETTING ZOO (BARN)
LIGHTED BOLLARD (TYP)
LIFT GATE (TYP)
ORCHARD
HILLSIDE - 2 GUESTROOM CABINS
FIELD LOCATE CONCRETE SIDEWALKS OR EQUIVALENT HARDSCAPE SURFACE TO PRESERVE EXISTING TREELINE
TREE HOUSE - 1 GUEST CABIN
POND CABIN - EXISTING CABIN TO BE RENOVATED
EXISTING STREAM
BRIDGE
POND
STREAM
SWALE
INV=442.1
INV=442.7
40 +/- (TYP)
32 +/- (TYP)
30.00
40.00
20.00
15.00
16.00

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LOCATION SKETCH
N.T.S.

PASSERO
engineering architecture

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 135

Scale:
1" = 40'

Date
AUGUST 16, 2024

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HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

ROAD K
REQUIRED SETBACK LINE
75' (ADJACENT TO AG USE)
PROPERTY LINE
12% SEASONAL ACCESS ROAD
16.00
LIGHTED BOLLARD (TYP)
ORCHARD - 2 GUESTROOM CABINS
CLUB CAR PARKING (TYP)
42' +/- (TYP)
32.42'
15.75'
21.00
10.00
7.00
ROAD J
18.00
18.00
16' WIDE ROAD
60.00
50.00
40.00
25.00
56' +/- (TYP)
5 - BEDROOM GUEST HOUSES
ORCHARD
APPLE, PEACH AND CHERRY TREES
POND
ROAD A
75' SIDE SETBACK
159.5' SIDE SETBACK
16.00
16.00
75'
FOUND IRON PIPE
INV=501.1
6" CPP
INV=500.3
22.00
65.6'
ORCHARD POND PAVILION
68'R
20'R
75'R
99'R
40'R
30'R

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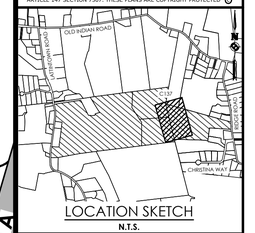

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CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER
102592

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 136

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'

ORCHARD

310.41' SIDE SETBACK

ORCHARD

16.00

87.00

CLUBHOUSE DINING 2

DECK

62.81

70.00

25.19

70.00

18.81

37.70

REFUSE ENCLOSURE

20.00

16.00

STORMWATER MANAGEMENT AREA

LIGHTPOLE (TYP)

LIFT GATE (TYP)

WATER TANK

11

16

24

37'R

15'R

24.00

10.00

20'R

5'R

9.00

18.00

5.00

75' SIDE SETBACK

99'R

80'R

25'R

75'R

64'R

LIGHTED BOLLARD (TYP)

PROPERTY LINE

ACCESSIBLE PARKING SIGNAGE

FOUND REBAR

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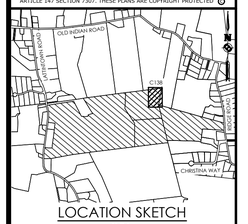

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Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 137

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
30 0 15 30 40
SCALE: 1"=30'

N

16' WIDE FIRE ACCESS ROAD

REQUIRED SETBACK LINE 35' (NOT ADJACENT TO AG USE)

PROPERTY LINE (TYP)

LIFT GATE (TYP)

ROAD K

LIGHTED BOLLARD (TYP)

REQUIRED SETBACK LINE 75' (ADJACENT TO AG USE)

ORCHARD

LIGHTPOLE (TYP)

STAFF DORM & LOCKER ROOM

STAIRS WITH RAIL (TYP)

GRAVEL

50' FRONT SETBACK LINE (RIDGE RD.)

PUMP STATION FENCE AND GATE

EXISTING BUILDING DISTILLERY WITH TASTING ROOM

38.62' REAR SETBACK

¼ ACRE STAFF OUTDOOR RECREATIONAL ACTIVITY AREA/BARBEQUE (I.E. BOCCI BALL, BADMINTON..)

PROPERTY LINE

FOUND REBAR

SUBJECT TO RIGHT OF WAY FOR DRIVEWAY PER LIL 707 P 361

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01 CAD-BIM-MODELS\CIVIL\C130-SITE.DWG 8/15/2024 8:51 PM Washington Avellaneda

PASSERO
engineering architecture

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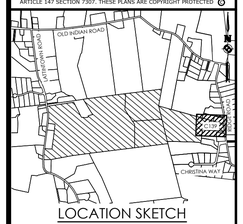

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

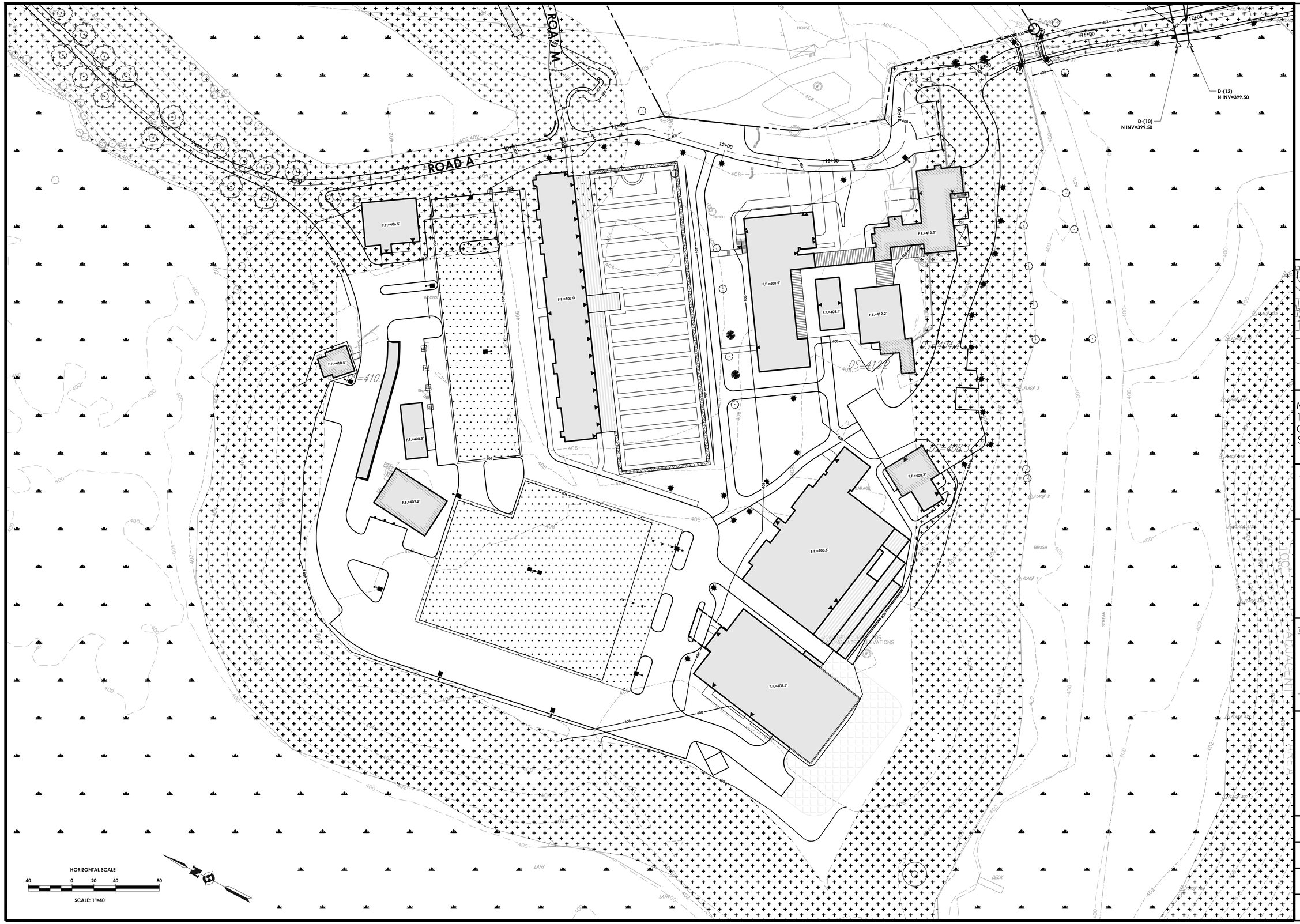
Project No.
20233707.0001

Drawing No.
C 138

Scale:
1" = 30'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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PASSERO
engineering architecture

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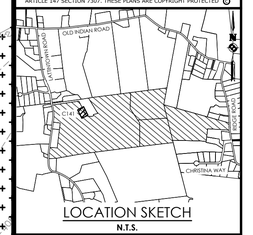

LOCATION SKETCH
N.T.S.

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 140

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

N

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F

D-25
W INV = 431.00
50 LF 12" HDPE STM.@ 1.99%

D-26
E INV = 430.00

SWALE (TYP)

D-(11)
S INV=399.75

D-(9)
S INV=399.75

57 LF 18" HDPE STM.@ 0.88%

D-24
E INV = 403.00

41 LF 36" HDPE STM.@ 0.61%

40 LF 36" HDPE STM.@ 0.63%

D-23
W INV = 403.50

D-(12)
N INV=399.50

D-(10)
N INV=399.50

D-21
S INV = 417.50

25 LF 12" HDPE STM.@ 2.03%

D-22
N INV = 417.00

62 LF 36" HDPE STM.@ 2.43%

D-(16)
N INV=420.00

D-(15)
S INV=421.50

D-17
SW INV = 427.50

30 LF 18" HDPE STM.@ 1.69%

D-18
NE INV = 427.00

D-19
S INV = 445.00

24 LF 18" HDPE STM.@ 6.32%

D-20
N INV = 443.50

F.F.=417.0
F.F.=438.0
F.F.=415.0
F.F.=435.0
F.F.=418.0
F.F.=414.0
F.F.=439.0
F.F.=440.0
F.F.=433.0
F.F.=428.0
F.F.=412.0
F.F.=418.0
F.F.=437.0
F.F.=471.0
F.F.=468.0
F.F.=465.0
F.F.=463.0
F.F.=452.0
F.F.=445.0
F.F.=455.0
F.F.=459.0
F.F.=458.0

POND
BRIDGE
PLATFORM
WOODS
STREAM
FLOW
24"CPP

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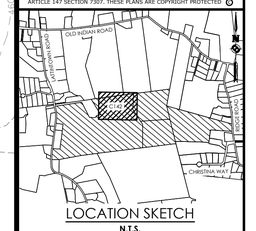

LOCATION SKETCH
N.T.S.

PASSERO
engineering architecture

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4 Front St., 2nd Floor
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SUITE 101

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER
102592

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 141

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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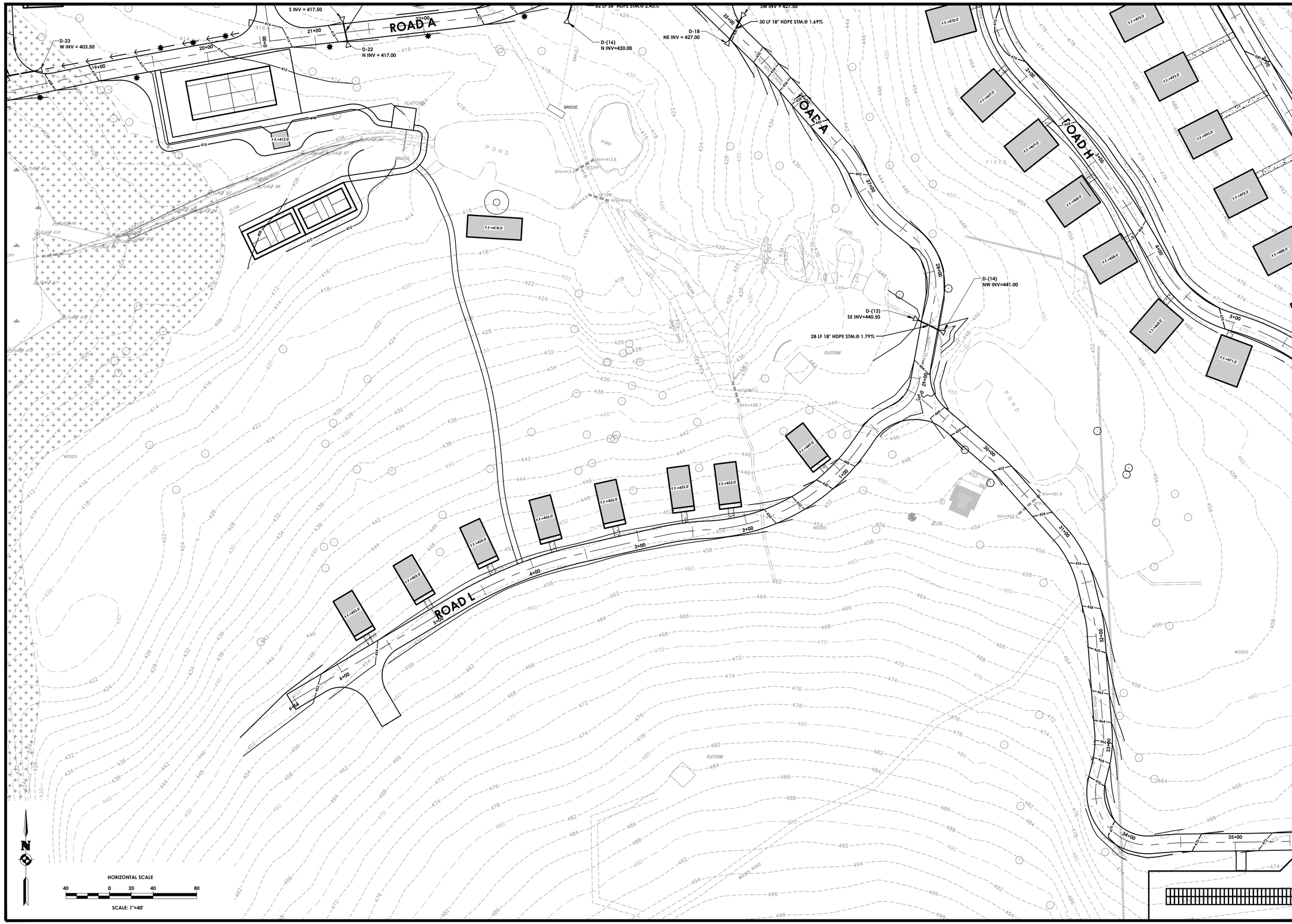

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PASSERO
engineering architecture

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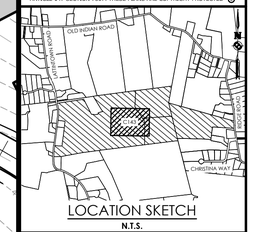

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 142

Scale:
1" = 40'

Date
AUGUST 16, 2024

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LOCATION SKETCH
N.T.S.

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 143

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

N

ROAD K

ROAD J

ROAD A

FIELD

FARM LANE

POND

ORCHARD

OLD INDIAN ROAD

CHRISTINA WAY

F.F.=580.0'

F.F.=570.0'

F.F.=560.0'

F.F.=550.0'

F.F.=540.0'

F.F.=530.0'

F.F.=519.0'

F.F.=504.0'

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 11+26

41+00 42+00 43+00 44+00 45+00

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\C140-GRADING.DWG 8/15/2024 8:59 PM Washington Avellaneda

PASSERO
engineering architecture

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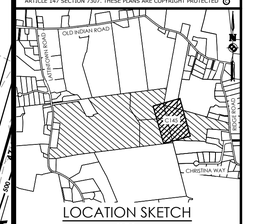

LOCATION SKETCH
N.T.S.

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 144

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

F.F.=589.0'

BIORETENTION AREA #1

WATER STORAGE

1+00

4+00

10+00

11+04

11+00

PASSERO
engineering architecture

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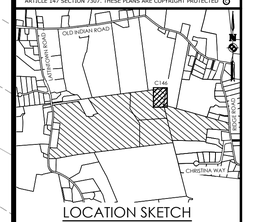

LOCATION SKETCH

N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
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Fax: (585) 325-1691

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 145

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

F.F.S=510.70'
F.F.E=496.70'

495.53
495.50
495.46

INFILTRATION BASIN #1

BUILDING

SUBJECT TO RIGHT OF WAY FOR DRIVEWAY PER LIL 707 P 361

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\C140-GRADING.DWG 8/15/2024 8:59 PM Washington Avellaneda

PASSERO
engineering architecture

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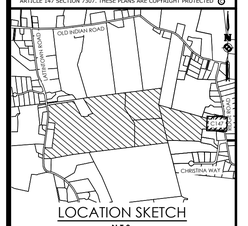

LOCATION SKETCH

N.T.S.

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

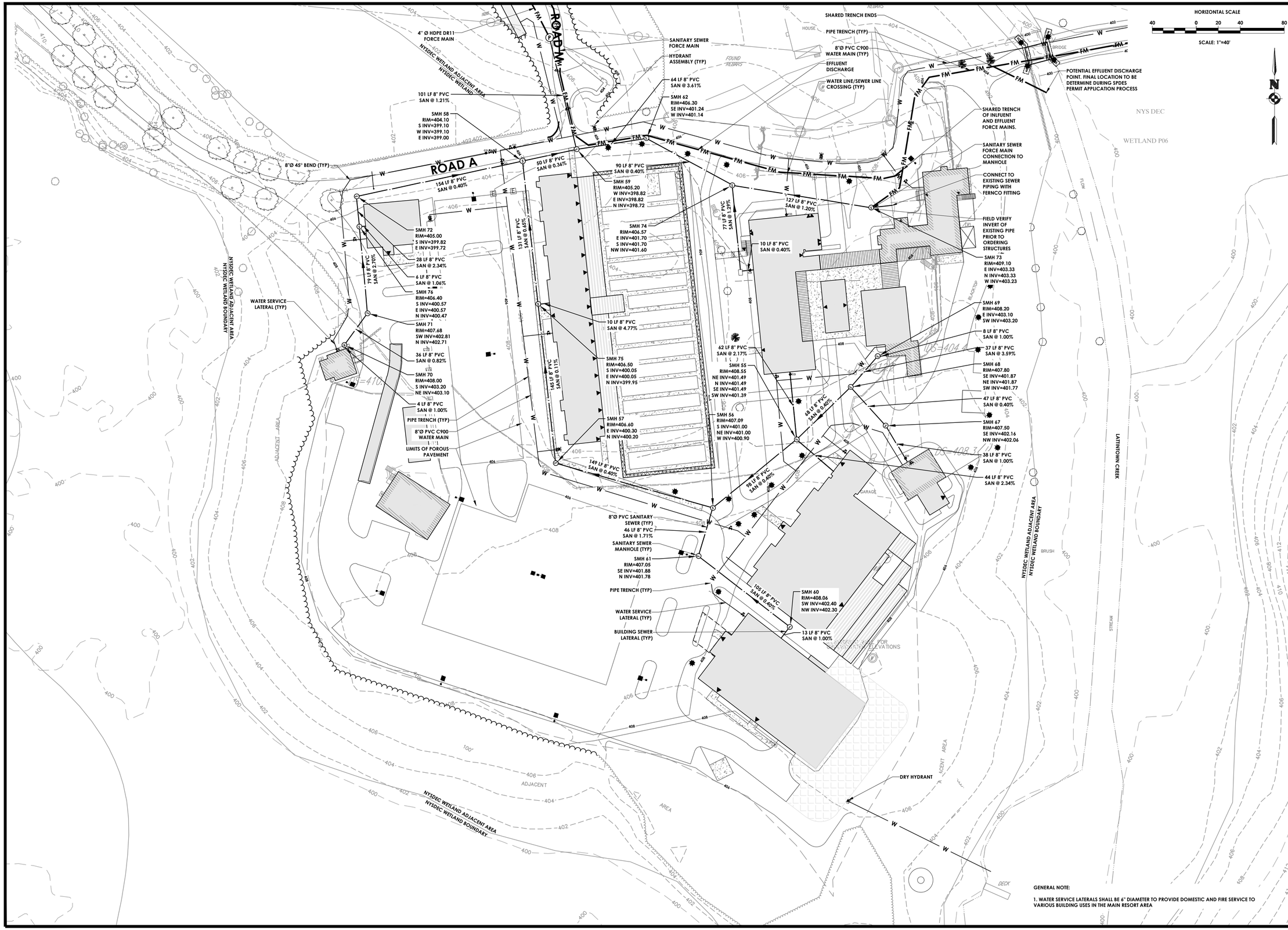
Project No.
20233707.0001

Drawing No.
C 146

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



GENERAL NOTE:

1. WATER SERVICE LATERALS SHALL BE 6" DIAMETER TO PROVIDE DOMESTIC AND FIRE SERVICE TO VARIOUS BUILDING USES IN THE MAIN RESORT AREA

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01 CAD-BIM-MODELS\CIVIL\C150-UTILITIES.DWG 8/15/2024 9:32 PM Arianna Luna

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engineering architecture

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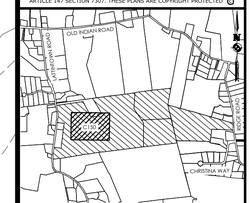

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 150

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

ROAD N
ROAD B
ROAD C
ROAD D
ROAD E
ROAD A
ROAD F
ROAD A

SMH 49
RIM=412.46
S INV=407.81

SMH 50
RIM=410.32
N INV=405.65
SE INV=405.55

39 LF 8" PVC
SAN @ 0.40%

SMH 51
RIM=410.48
NW INV=405.40
E INV=405.30

42 LF 8" PVC
SAN @ 0.40%

SMH 52
RIM=411.34
W INV=405.13
SE INV=405.03

65 LF 8" PVC
SAN @ 0.40%

SMH 53
RIM=410.67
NW INV=404.77
S INV=404.67

WATER SERVICE LATERAL (TYP)

BUILDING SEWER (TYP)

8"Ø PVC SANITARY SEWER (TYP)

SANITARY SEWER MANHOLE (TYP)

SMH 54
RIM=410.58
N INV=404.16
S INV=404.06

D-(11)
S INV=399.75

D-(9)
S INV=399.75

BLOWOFF HYDRANT AT DEAD END (TYP)

SWALE (TYP)

D-26
E INV = 430.00

SMH 46
RIM=434.92
SE INV=430.08

D-25
W INV = 431.00
50 LF 12" HDPE STM.@ 1.99%

50 LF 8" PVC
SAN @ 0.40%

SMH 47
RIM=437.82
NW INV=429.88
SE INV=429.78

124 LF 8" PVC
SAN @ 0.41%

115 LF 8" PVC
SAN @ 2.95%

57 LF 18" HDPE STM.@ 0.88%

D-24
E INV = 403.00

D-23
W INV = 403.50

41 LF 36" HDPE STM.@ 0.61%

30 LF 36" HDPE STM.@ 0.63%

SHARED TRENCH ENDS

8"Ø PVC C900 WATER MAIN (TYP)

PIPE TRENCH (TYP)

PRELIMINARY EFFLUENT DISCHARGE LOCATION. FINAL LOCATION TO BE DETERMINED DURING SPDES PERMIT APPLICATION PROCESS

D-(12)
N INV=399.50

D-(10)
N INV=399.50

NYS DEC WETLAND P06

LATHROWN CREEK

NYSDEC WETLAND ADJACENT AREA

UPLAND NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND BOUNDARY

WOODS

SMH 48
RIM=426.17
NW INV=421.51
S INV=421.41

PIPE TRENCH (TYP)

SMH 44
RIM=448.15
SE INV=462.44

POINT IN WALL INTERSECTION

256 LF 8" PVC
SAN @ 11.29%

SMH 45
RIM=443.14
NW INV=432.20
SE INV=432.10

SMH 42
RIM=435.03
NE INV=430.13
SW INV=430.03

67 LF 8" PVC
SAN @ 12.33%

56 LF 8" PVC
SAN @ 10.79%

SMH 43
RIM=430.35
NW INV=423.97
NE INV=423.97
S INV=423.87

79 LF 8" PVC
SAN @ 6.87%

HYDRANT ASSEMBLY (TYP)

D-21
S INV = 417.50

25 LF 12" HDPE STM.@ 2.03%

141 LF 8" PVC
SAN @ 2.84%

D-22
N INV = 417.00

71 LF 8" PVC
SAN @ 2.00%

SMH 17
RIM=418.86
E INV=414.02
W INV=413.92

241 LF 8" PVC
SAN @ 3.81%

SMH 18
RIM=416.09
E INV=409.90
N INV=409.90
W INV=409.80

PUMP STATION #2
SANITARY SEWER FORCE MAIN (TYP)

PUMP STATION #4

10' MIN CLEARANCE (TYP)

POND

BRIDGE

SMH 40
RIM=458.33
S INV=453.84

45 LF 8" PVC
SAN @ 6.77%

SMH 41
RIM=456.85
N INV=450.76
SW INV=450.66

BLOWOFF HYDRANT AT DEAD END (TYP)

WOODS

142 LF 8" PVC
SAN @ 8.86%

WATER SERVICE LATERAL (TYP)

BUILDING SEWER (TYP)

22 LF 8" PVC
SAN @ 1.00%

SMH 64
RIM=455.62
NW INV=446.81
SW INV=446.71

SANITARY SEWER MANHOLE (TYP)

81 LF 8" PVC
SAN @ 7.23%

SMH 12
RIM=447.06
NE INV=440.87
E INV=440.87
SW INV=440.77

8"Ø 45° BEND (TYP)

138 LF 8" PVC
SAN @ 13.95%

D-19
S INV = 445.00

24 LF 18" HDPE STM.@ 6.32%

D-20
N INV = 443.50

8" X 8" X 8" TEE

D-(15)
S INV=421.50

SMH 14
RIM=426.61
E INV=422.63
W INV=422.53

149 LF 8" PVC
SAN @ 11.22%

SMH 27
RIM=470.08
S INV=460.59
N INV=460.49

WATER LINE/SEWER LINE CROSSING (TYP)

GATE VALVE (TYP)

D-17
SW INV = 427.50

30 LF 18" HDPE STM.@ 1.69%

D-18
INV = 427.00

SMH 26
RIM=468.34
SE INV=460.96
N INV=460.86

60 LF 8" PVC
SAN @ 2.17%

62 LF 36" HDPE STM.@ 2.43%

SMH 13
RIM=428.32
SE INV=423.99
NE INV=423.99
W INV=423.89

84 LF 8" PVC
SAN @ 4.83%

45 LF 8" PVC
SAN @ 6.26%

D-(16)
N INV=420.00

SMH 15
RIM=422.44
E INV=418.48
N INV=418.48
W INV=418.38

SMH 16
RIM=420.00
S INV= 415.54
E INV=415.54
W INV=415.44

SMH 38
RIM=432.18
SE INV=427.83
NW INV=427.73

52 LF 8" PVC
SAN @ 3.94%

118 LF 8" PVC
SAN @ 7.71%

SMH 37
RIM=440.45
SE INV=437.01
NW INV=436.91

52 LF 8" PVC
SAN @ 2.20%

SMH 36
RIM=442.18
SE INV=438.25
NW INV=438.15

52 LF 8" PVC
SAN @ 1.44%

27 LF 8" PVC
SAN @ 0.40%

SMH 34
RIM=444.00

PASSERO
engineering architecture

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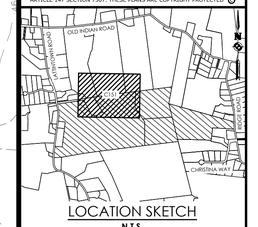

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 151

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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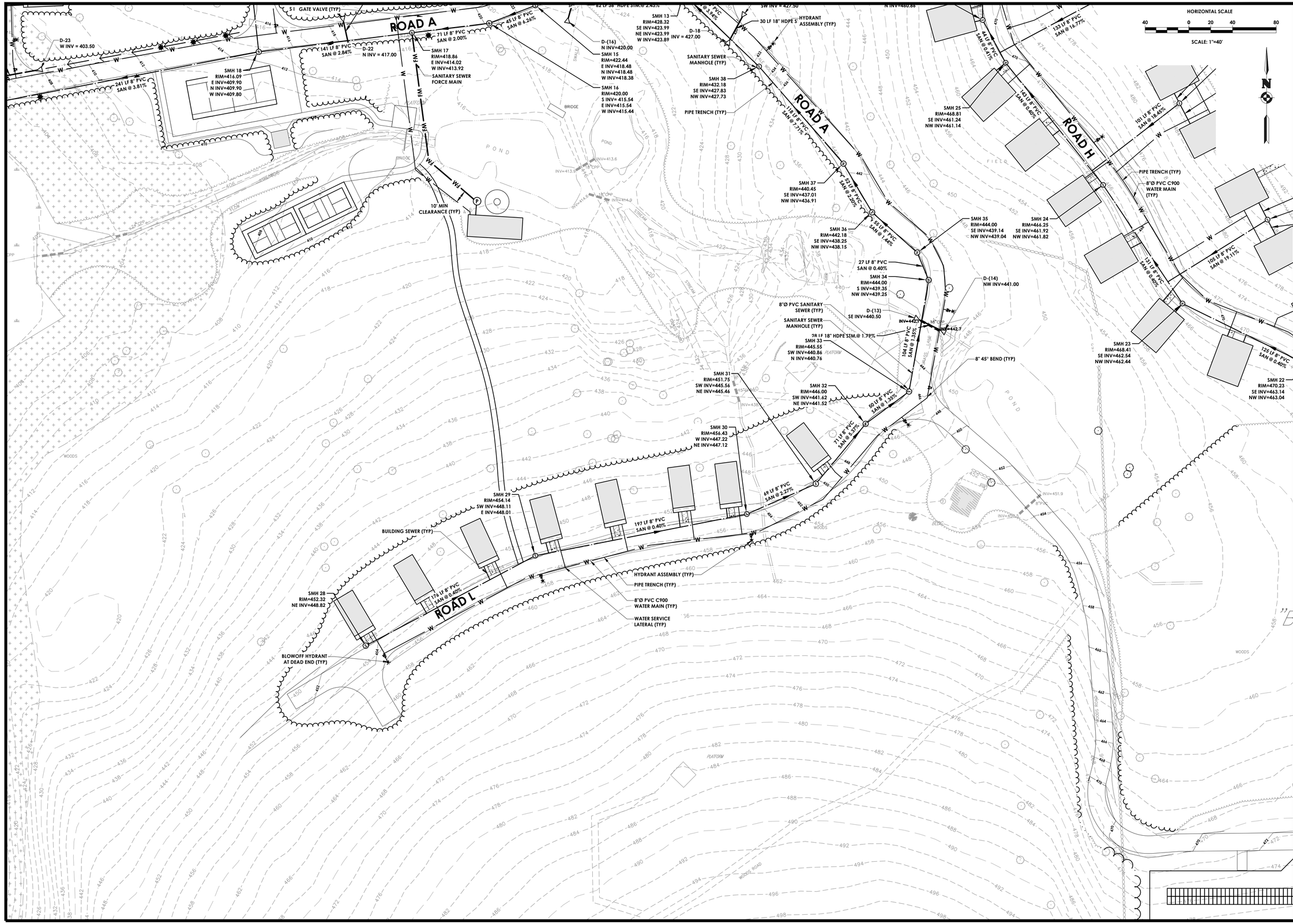

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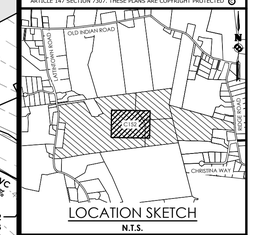

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engineering architecture

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Designed by — Marvin Pinkrah

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 152

Scale:
1" = 40'

Date
AUGUST 16, 2024

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HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

ROAD E
ROAD F
ROAD G
ROAD A
ROAD H
ROAD I
FARM LANE
"Bloomer Lot Two"

BUILDING SEWER (TYP)
22 LF 8" PVC SAN @ 1.00%
SMH 64 RIM=455.62 NW INV=446.81 SW INV=446.71
1" TYPE K COPPER WATER SERVICE CONNECTION (TYP)
SMH 11 RIM=465.98 S INV=460.19 W INV=460.09
HYDRANT ASSEMBLY (TYP)
SMH 45 RIM=443.14 NW INV=432.20 SE INV=432.10
SMH 42 RIM=435.03 NE INV=430.13 SW INV=430.03
81 LF 8" PVC SAN @ 7.23%
SMH 12 RIM=447.06 NE INV=440.87 E INV=440.87 SW INV=440.77
D-19 S INV = 445.00
138 LF 8" PVC SAN @ 13.95%
24 LF 18" HDPE STM.@ 6.32%
D-20 N INV = 443.50
73 LF 8" PVC SAN @ 0.40%
56 LF 8" PVC SAN @ 10.71%
D-18 SANITARY SEWER MANHOLE (TYP)
SMH 14 RIM=426.61 E INV=422.63 W INV=422.53
149 LF 8" PVC SAN @ 11.27%
8"Ø PVC C900 WATER MAIN (TYP)
SMH 27 RIM=470.08 S INV=460.59 N INV=460.49
17 LF 8" PVC SAN @ 1.03%
SMH 90 RIM=489.25 NW INV=483.53 SE INV=483.53 SW INV=483.43
16 LF 8" PVC SAN @ 2.72%
SMH 26 RIM=468.34 SE INV=460.96 N INV=460.86
68 LF 8" PVC SAN @ 0.40%
133 LF 8" PVC SAN @ 16.77%
10 LF 8" PVC SAN @ 4.03%
SMH 89 RIM=486.57 NW INV=480.48 SE INV=480.48 SW INV=480.38
84 LF 8" PVC SAN @ 4.83%
62 LF 36" HDPE STM.@ 2.43%
40 LF 8" PVC SAN @ 2.11%
15 LF 8" PVC SAN @ 3.40%
D-17 SW INV = 427.50
30 LF 18" HDPE STM.@ 1.69%
SMH 13 RIM=428.32 SE INV=423.99 NE INV=423.99 W INV=423.89
D-18 INV = 427.00
D-(16) N INV=420.00
SMH 15 RIM=422.44 E INV=418.48 N INV=418.48 W INV=418.38
8"Ø SANITARY SEWER (TYP)
SMH 16 RIM=420.00 S INV= 415.54 E INV=415.54 W INV=415.44
SMH 38 RIM=432.18 SE INV=427.83 NW INV=427.73
44 LF 8" PVC SAN @ 0.41%
143 LF 8" PVC SAN @ 0.40%
101 LF 8" PVC SAN @ 18.45%
21 LF 8" PVC SAN @ 1.00%
SMH 25 RIM=468.81 SE INV=461.24 NW INV=461.14
1" TYPE K COPPER WATER SERVICE
17 LF 8" PVC SAN @ 2.00%
SMH 88 RIM=486.95 NW INV=482.58 SE INV=482.58 SW INV=482.48
16 LF 8" PVC SAN @ 1.00%
118 LF 8" PVC SAN @ 7.71%
SMH 37 RIM=440.45 SE INV=437.01 NW INV=436.91
22 LF 8" PVC SAN @ 2.00%
55 LF 8" PVC SAN @ 1.45%
SMH 36 RIM=442.18 SE INV=438.25 NW INV=438.15
SMH 35 RIM=444.00 SE INV=439.14 NW INV=439.04
SMH 24 RIM=466.25 SE INV=461.92 NW INV=461.82
105 LF 8" PVC SAN @ 19.11%
27 LF 8" PVC SAN @ 0.40%
SMH 34 RIM=444.00 S INV=439.35 NW INV=439.25
D-(14) NW INV=441.00
D-(13) SE INV=440.50
INV=442.7
18" CMP
28 LF 18" HDPE STM.@ 1.79%
104 LF 8" PVC SAN @ 1.35%
SMH 33 RIM=445.55 SW INV=440.86 N INV=440.76
SMH 23 RIM=468.41 SE INV=462.54 NW INV=462.44
125 LF 8" PVC SAN @ 0.40%
HYDRANT ASSEMBLY (TYP)
SMH 22 RIM=470.23 SE INV=463.14 NW INV=463.04
SANITARY SEWER MANHOLE (TYP)
SMH 31 RIM=451.75 SW INV=445.56 NE INV=445.46
SMH 32 RIM=446.00 SW INV=441.62 NE INV=441.52
50 LF 8" PVC SAN @ 1.35%
GATE VALVE (TYP)
SMH 30 RIM=456.43 W INV=447.22 NE INV=447.12
71 LF 8" PVC SAN @ 5.37%
8"Ø SANITARY SEWER (TYP)
132 LF 8" PVC SAN @ 1.47%
8"Ø PVC SANITARY SEWER (TYP)
SMH 21 RIM=470.08 E INV=465.18 NW INV=465.08 PIPE TRENCH (TYP)
161 LF 8" PVC SAN @ 4.76%
69 LF 8" PVC SAN @ 2.27%
197 LF 8" PVC SAN @ 0.40%
SANITARY SEWER MANHOLE (TYP)
61 LF 8" PVC SAN @ 0.41%
SMH 19 RIM=484.21 SE INV=472.94 W INV=472.84
71 LF 8" PVC SAN @ 0.41%
8"Ø PVC C900 WATER MAIN (TYP)
HYDRANT ASSEMBLY (TYP)

BRIDGE
POND
STREAM
SWALE
WOODS
FIELD
ORCHARD
TOWER
STATION
PLATFORM
WIRE LINE
FARM LANE

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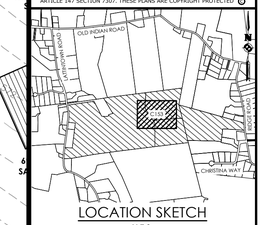

LOCATION SKETCH
N.T.S.

PASSERO
engineering architecture

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 153

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

HYDRANT ASSEMBLY (TYP)

PIPE TRENCH (TYP)

1" TYPE K COPPER PVC C900 WATER SERVICE CONNECTION (TYP)

8" Ø PVC C900 WATER MAIN (TYP)

PIPE TRENCH (TYP)

8"Ø GRAVITY SANITARY SEWER (TYP)

ROAD J

ROAD A

SMH 82
RIM=499.90
E INV=493.27
W INV=493.17

192 LF 8" PVC
SAN @ 3.02%

8" X 2" REDUCER

8" X 8" X 8" TEE

175 LF 8" PVC
SAN @ 8.86%

SMH 83
RIM=494.02
E INV=487.35
N INV=487.35
W INV=487.25

SMH 7
RIM=508.50
N INV=502.99
S INV=502.89

140 LF 8" PVC
SAN @ 12.02%

SMH 6
RIM=524.70
N INV=519.97
S INV=519.87

258 LF 8" PVC
SAN @ 8.60%

SMH5
RIM=546.83
N INV=542.30
S INV=542.20

190 LF 8" PVC
SAN @ 8.82%

117 LF 8" PVC
SAN @ 9.47%

SMH4
RIM=563.71
N INV=559.12
S INV=559.02
SANITARY SEWER MANHOLE (TYP)

SMH 03
RIM=573.93
N INV=570.33
S INV=570.23

69 LF 8" PVC
SAN @ 6.76%

SMH 02
RIM=579.73
NW INV=575.10
S INV=575.00

177 LF 8" PVC
SAN @ 3.33%

155 LF 8" PVC
SAN @ 0.48%

SMH 84
RIM=493.84
E INV=486.50
NW INV=486.40

307 LF 8" PVC
SAN @ 3.92%

SMH 86
RIM=482.07
S INV=473.68
NW INV=473.58

71 LF 8" PVC
SAN @ 0.41%

SMH 87
RIM=484.68
SE INV=473.29
NW INV=473.19

145 LF 8" PVC
SAN @ 0.41%

SMH 85
RIM=479.25
SE INV=474.37
N INV=474.27

"Bloomer Lot Four"

FIELD

POND

ORCHARD

FOUND IRON PIPE

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PASSERO
engineering architecture

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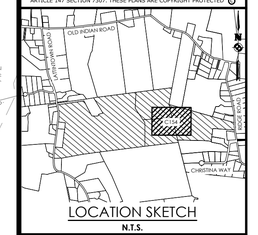

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 154

Scale:
1" = 40'

Date
AUGUST 16, 2024

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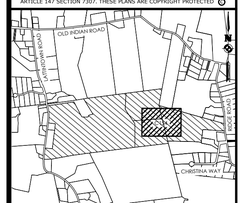

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

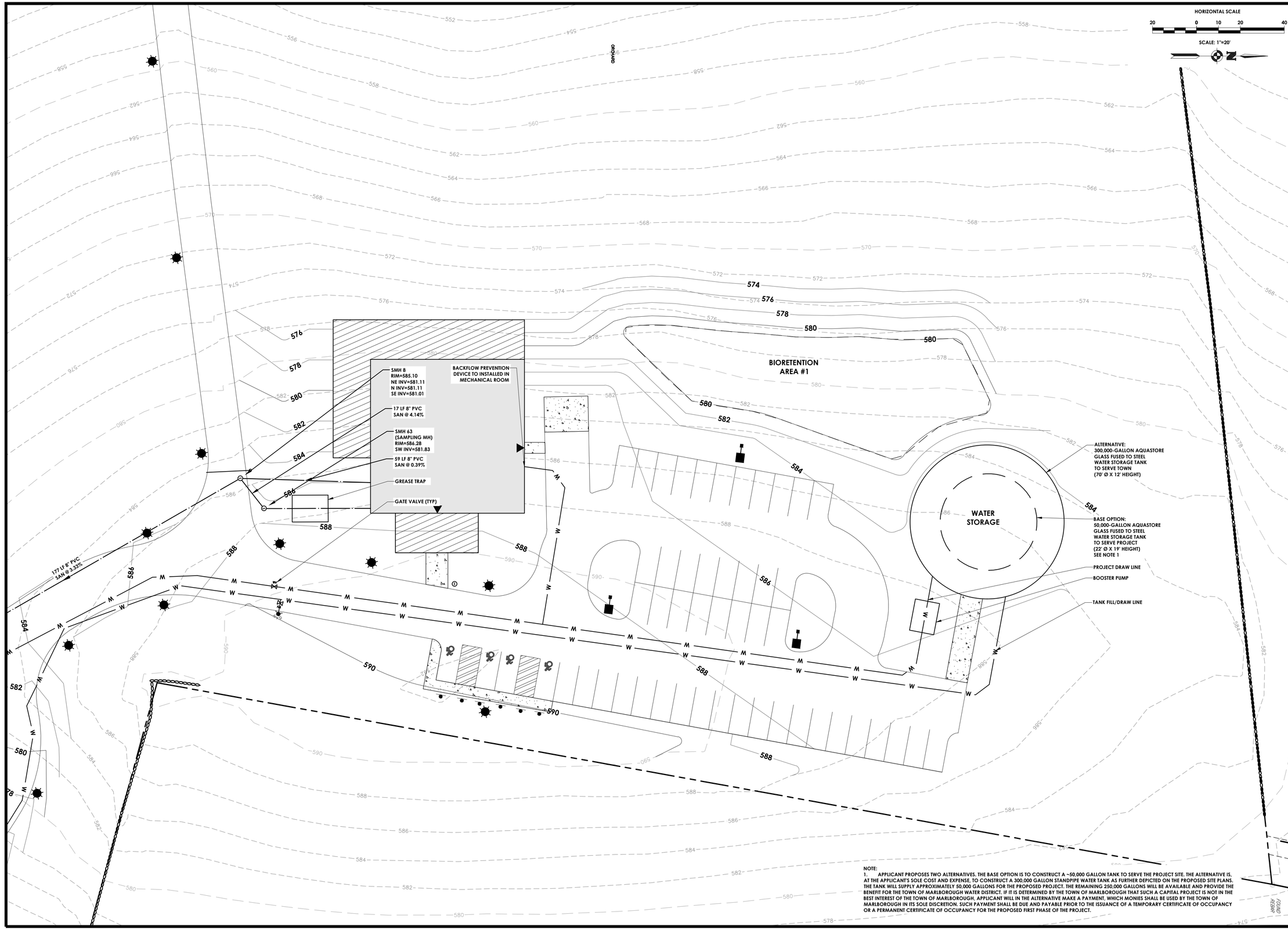
Project No.
20233707.0001

Drawing No.
C 155

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



NOTE:
1. APPLICANT PROPOSES TWO ALTERNATIVES. THE BASE OPTION IS TO CONSTRUCT A ~50,000 GALLON TANK TO SERVE THE PROJECT SITE. THE ALTERNATIVE IS, AT THE APPLICANT'S SOLE COST AND EXPENSE, TO CONSTRUCT A 300,000 GALLON STANDPIPE WATER TANK AS FURTHER DEPICTED ON THE PROPOSED SITE PLANS. THE TANK WILL SUPPLY APPROXIMATELY 50,000 GALLONS FOR THE PROPOSED PROJECT. THE REMAINING 250,000 GALLONS WILL BE AVAILABLE AND PROVIDE THE BENEFIT FOR 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, APPLICANT WILL IN THE ALTERNATIVE MAKE A PAYMENT, WHICH MONIES SHALL BE USED BY THE TOWN OF MARLBOROUGH IN 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.

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PASSERO
engineering architecture

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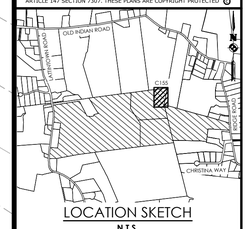

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CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER
102592

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 156

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'

HYDRANT ASSEMBLY (TYP)
2" TYPE K WATER SERVICE
8" Ø PVC C900 WATER MAIN (TYP)
EXISTING 12"Ø DUCTILE IRON PIPE (DIP) WATER DISTRIBUTION MAIN ALONG RIDGE ROAD
FUTURE UTILITY POLES TO SERVE SOLAR ARRAY
METER PIT
TAP EXISTING 12" WATER MAIN, 12" X 8" REDUCER AND GATE VALVE IN ACCORDANCE WITH TOWN OF MARLBOROUGH STANDARDS
PIPE TRENCH (TYP)
4" Ø HDP DR 11 SANITARY SEWER FORCE MAIN
INV = ± 492.0
94 LF 8" PVC SAN @ 1.06%
128 LF 8" PVC SAN @ 17.23%
7 LF 8" PVC SAN @ 5.87%
SMH 01
RIM=505.80
NW INV=491.00
E INV=490.90
PUMP STATION #1
RIM=473.75
W INV= 468.91
E INV=468.91
N INV=468.81
BUILDING
INFILTRATION BASIN #1
TYPE K COPPER WATER SERVICE CONNECTION (TYP)
EXISTING WELL TO BE INVESTIGATED. ANY CONNECTIONS TO BUILDING PLUMBING TO BE DISCONNECTED.
RIDGE ROAD
POLE # 139060
SUBJECT TO RIGHT OF WAY FOR DRIVEWAY PER OL 707 P 361

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01 CAD-BIM-MODELS\CIVIL\C150-UTILITIES.DWG 8/15/2024 9:33 PM Arianna Luna

PASSERO
engineering architecture

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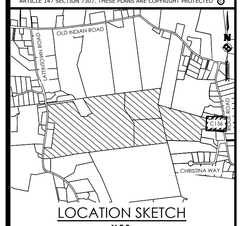

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER
102592

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 157

Scale:
1" = 20'

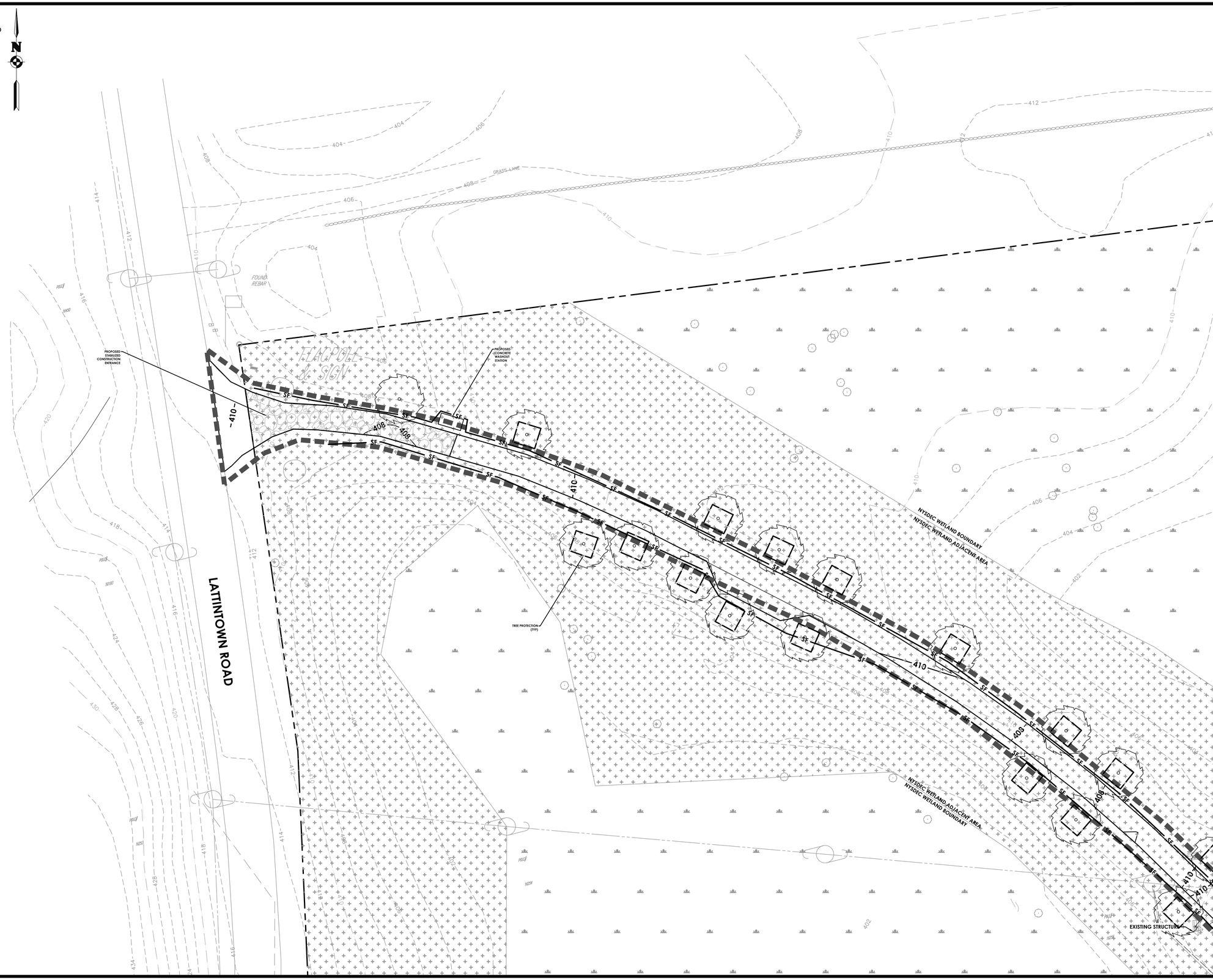
Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'



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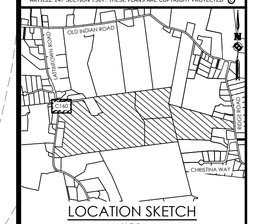

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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 160

Scale:
1" = 20'

Date
AUGUST 16, 2024

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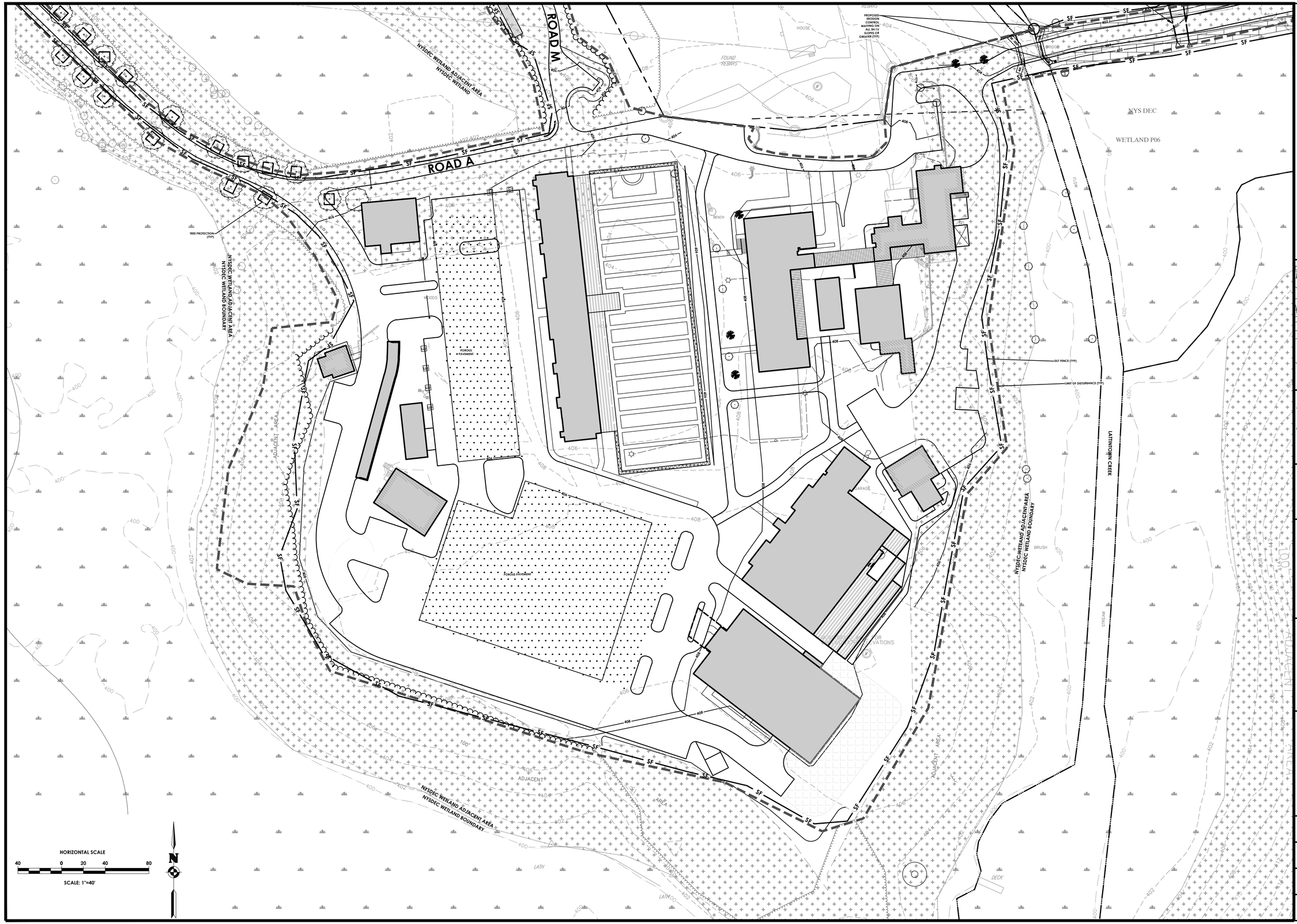

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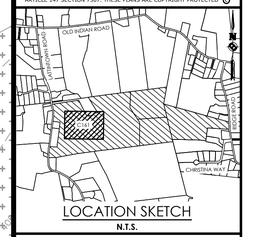

LOCATION SKETCH
N.T.S.

Client:
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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 161

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

N

ROAD N
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD A

50 LF 12" HDPE STM.@ 1.99%
SWALE (TYP)
LIMIT OF DISTURBANCE (TYP)
25 LF 12" HDPE STM.@ 2.03%
62 LF 36" HDPE STM.@ 2.43%
30 LF 18" HDPE STM.@ 1.69%
24 LF 18" HDPE STM.@ 6.32%
57 LF 18" HDPE STM.@ 3%
41 LF 36" HDPE STM.@ 0.61%
10 LF 36" HDPE STM.@ 0.63%
SILT FENCE (TYP)
INV=413.6
INV=413.9
INV=414.6
INV=414.9
POINT IN WALL INTERSECTION
BRIDGE
POND
LATTINTOWN CREEK
NYSDEC WETLAND ADJACENT AREA
NYSDEC WETLAND BOUNDARY
UPLAND ADJACENT AREA
WETLAND P06
NYS DEC
WOODS
SHED
STAND
SWALE
FLOW
24"OPP

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engineering architecture

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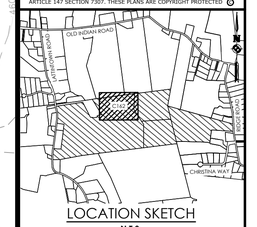

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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 162

Scale:
1" = 40'

Date
AUGUST 16, 2024

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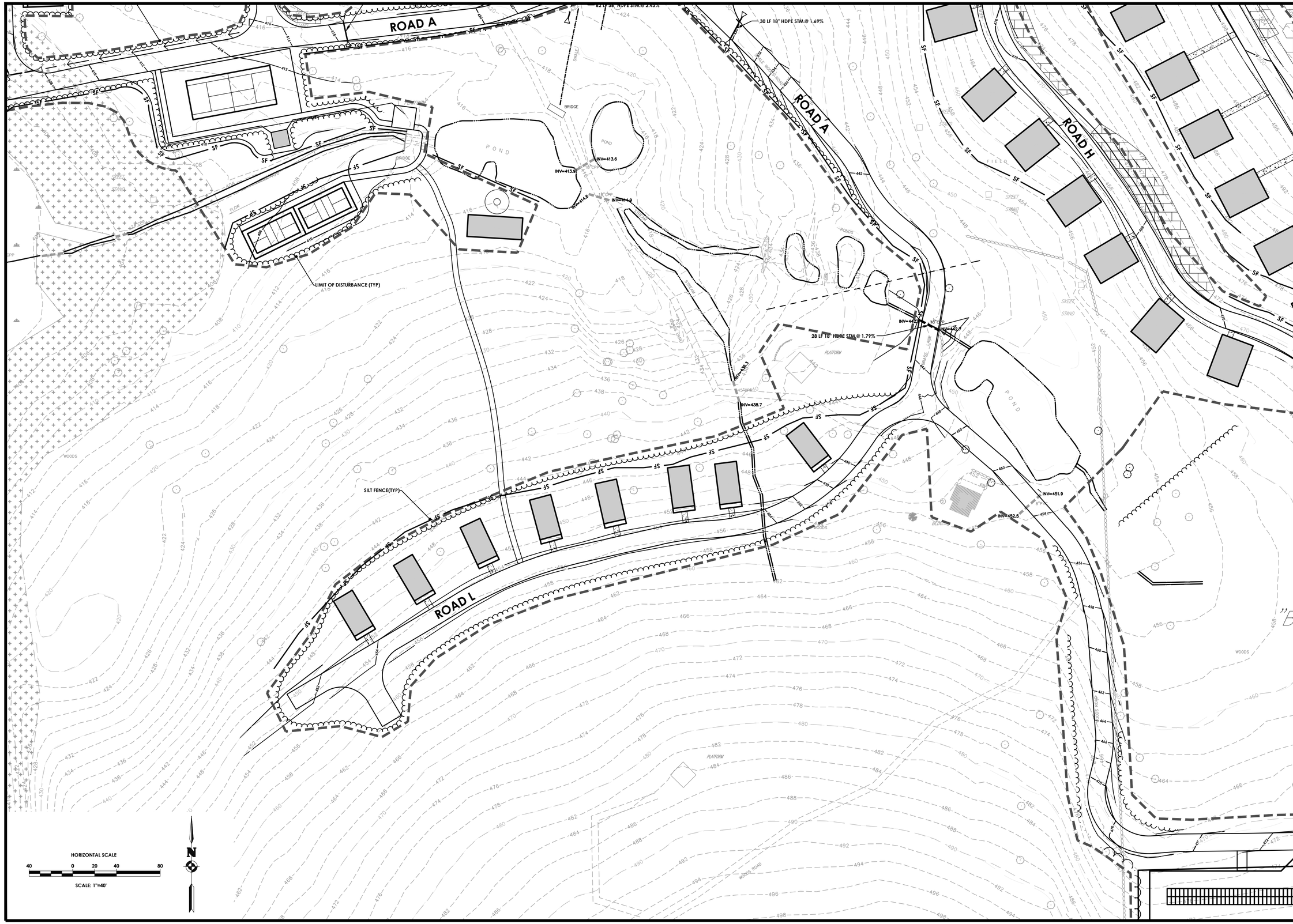

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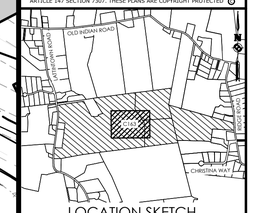

LOCATION SKETCH
N.T.S.

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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 163

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

EROSION CONTROL MATTING ON ALL SLOPES 3V:1H OR GREATER (TYP)

LIMIT OF DISTURBANCE (TYP)

SILT FENCE (TYP)

ROAD E

ROAD F

ROAD G

ROAD A

ROAD H

ROAD I

BRIDGE

POND

INV=413.6

INV=413.9

INV=414.6

INV=411.8

INV=442.7

INV=438.3

INV=438.7

INV=451.9

INV=452.5

SF

SILT FENCE

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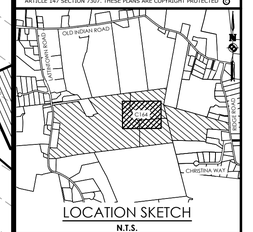

LOCATION SKETCH
N.T.S.

Client:
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100 Ring Rd West
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SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER

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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 164

Scale:
1" = 40'

Date
AUGUST 16, 2024

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HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

ROAD K

TEMPORARY SEDIMENT TRAP

EROSION CONTROL MATTING ON ALL SLOPES 3V:1H OR STEEPER (TYP)

LIMIT OF DISTURBANCE (TYP)

SILT FENCE (TYP)

ROAD J

ROAD A

SECTION 100-1

SECTION 100-2

FIELD

POND

FIELD LANE

OLD INDIAN ROAD

CHRISTINA WAY

LOCATION SKETCH
N.T.S.

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PASSERO
engineering architecture

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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(585) 325-1000
Fax: (585) 325-1691

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STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 165

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

PROPOSED EROSION CONTROL MATTING ON ALL 3H:1V SLOPES OR GREATER (TYP)

SILT FENCE (TYP)

BIORETENTION AREA

LIMIT OF DISTURBANCE (TYP)

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01 CAD-BIM-MODELS\CIVIL\C160-ESC.DWG 8/15/2024 9:04 PM Washington Avellaneda

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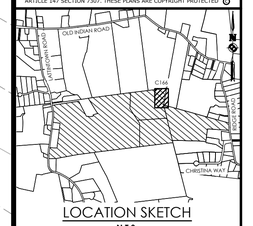

LOCATION SKETCH

N.T.S.

Client:
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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 166

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

N

INFILTRATION BASIN #1

BUILDING

RIDGE ROAD

PROPOSED CONCRETE WASHOUT STATION

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

SILT FENCE (TYP)

PROPOSED EROSION CONTROL MATTING ON ALL 3H:1V SLOPES OR GREATER (TYP)

LIMIT OF DISTURBANCE (TYP)

FOUND REBAR

POLE #L93058

POLE #L93059

POLE #L93060

LOCATION SKETCH

N.T.S.

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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 167

Scale:
1" = 20'

Date
AUGUST 16, 2024

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PROPERTY LINE

NYSDEC WETLAND ADJACENT AREA

UPLAND

TREELINE

PAVEMENT

CONCRETE SIDEWALK (TYP)

SMH 62
RIM=406.30
SE INV=401.24
W INV=401.14

408

404

406

410

10.00

2

FM

SF

W

WV

ROAD M

P

WASTEWATER TREATMENT PLANT

4" HDPE DR11 FORCE MAIN

WATER SERVICE

PUMP STATION #3

MBR/BLOWER BUILDING

UNDERGROUND TANKS

75' SIDE SETBACK

NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND

HORIZONTAL SCALE

10 0 5 10 20

SCALE: 1"=10'

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01 CAD-BIM-MODELS\CIVIL\C170-WWTP PLAN.DWG 8/16/2024 8:10 AM Washington Avellaneda

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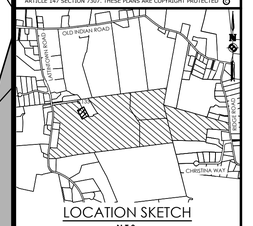

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WASTE WATER TREATMENT PLANT PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

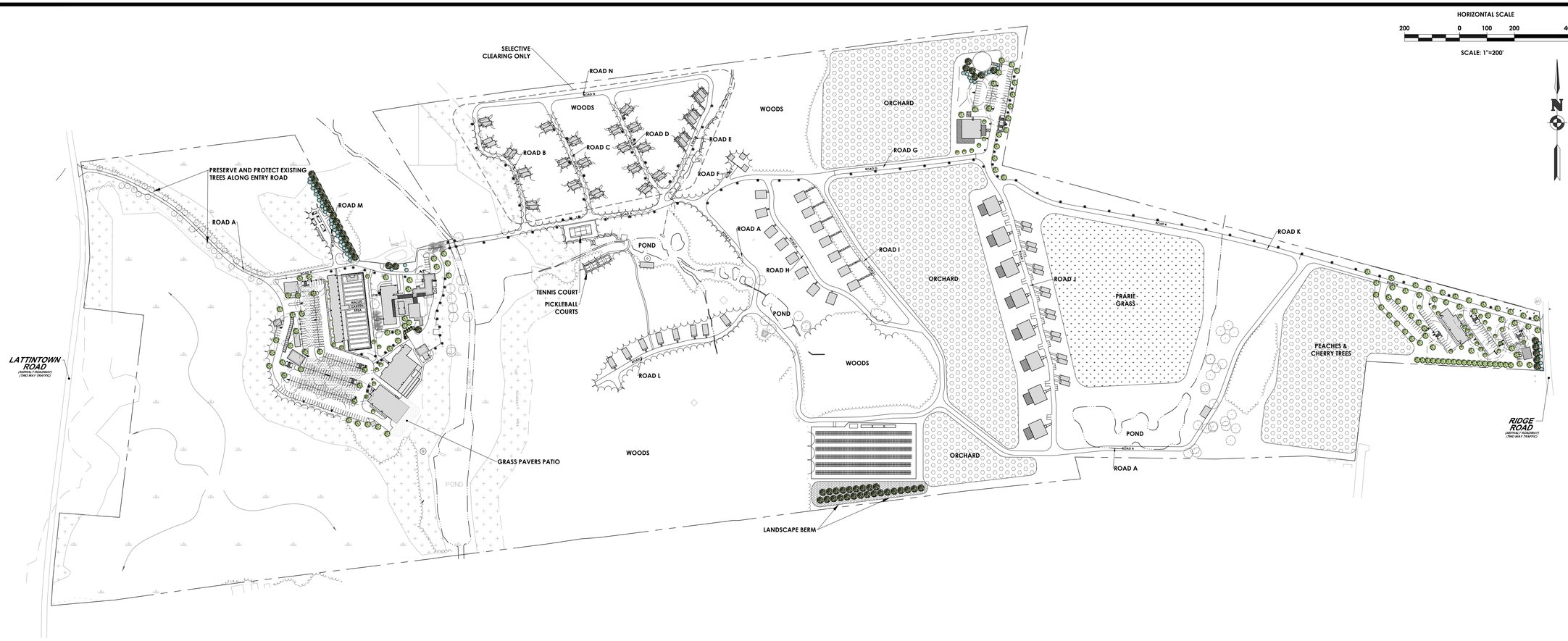
Project No.
20233707.0001

Drawing No.
C 170

Scale:
1" = 10'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	123	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
	QRP	6	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2-2.5"	B&B		COLUMNAR GROWTH
	ZSV	36	ZELKOVA SERRATA `VILLAGE GREEN`	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60`	FALL HAZARD
EVERGREEN TREES								
	JC	7	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	HT. - 5-6`	#5		
	PP	42	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	54	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		
	TGG	7	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	CAL. - 2.5-3"	B&B		

***Seed Mix B** only when you have wet-occasional wet locations.

TOPSOIL AND SEEDING NOTES:

1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIABLE CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
6. LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
7. SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
8. FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
9. SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
10. LAWN SEED MIX

    MIX A: SEEDING RATE: 6 LBS./1,000 SQ.FT
    LOW MAINTENANCE FESCUE LAWN
    PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

    25% FIREFLY HARD FESCUE
    25% BIG HORN GT HARD/SHEEP
    20% INTRIGUE CHEWINGS FESCUE
    20% QUATRO SHEEP FESCUE
    10% MINOTAUR HARD FESCUE

    MIX B: SEEDING RATE: 4LBS./1,000 SQ.FT
    OCCASIONAL WET - WET LOCATIONS:
    20% RED TOP — 20% VIRGINIA WILD RYEGRASS
    20% ALKALI GRASS — 20% FOX SEDGE
    10% AUTUMN BENTGRASS — 10% FOWL BLUEGRASS

11. DRY APPLICATION MULCH

A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.

B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.

C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.

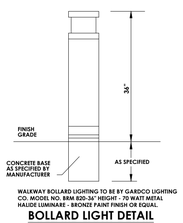
12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

    A.COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC

13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
14. DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

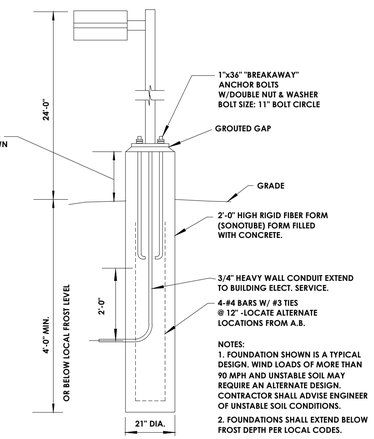
SCHEDULE:

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	MOUNTING HEIGHT
	S1	19	ARCHITECTURAL AREA LIGHTING	A17-4T70N	SINGLE POLE MOUNTED AREA LIGHT	1	9938	0.9	69.8	18'
	S2	108	ALCON LIGHTING	N/A	BOLLARD PATHWAY LIGHT	1	2086	0.9	35.3	3.5'
	S3	1	ARCHITECTURAL AREA LIGHTING	A17-5T70N	DOUBLE POLE MOUNTED AREA LIGHT	2	9385	0.9	141.6	22'



WALKWAY BOLLARD LIGHTING TO BE BY GARDCO LIGHTING CO. MODEL NO. BRM 820-36" HEIGHT - 70 WATT METAL HALIDE LUMINAIRE - BRONZE PAINT FINISH OR EQUAL.

BOLLARD LIGHT DETAIL



NOTES:
1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 90 MPH AND UNSTABLE SOIL MAY REQUIRE AN ALTERNATE DESIGN. CONTRACTOR SHALL ADVISE ENGINEER OF UNSTABLE SOIL CONDITIONS.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.

LIGHT POLE AND BASE DETAIL
N.T.S.

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engineering architecture

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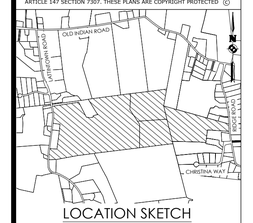

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge — Jess D. Sudol, P.E.
Project Manager — Chris LaPorta, P.E.
Designed by — Marvin Pinkrah

STATE OF NEW YORK · CHRISTOPHER J. LAPORTA · 102592 · LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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LANDSCAPE & LIGHTING OVERALL

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
L100

Scale:
1" = 200'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

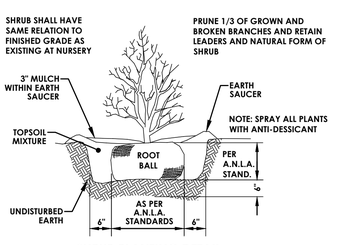
MAIN RESORT CAMPUS

CLUBHOUSE DINING ROOM 2

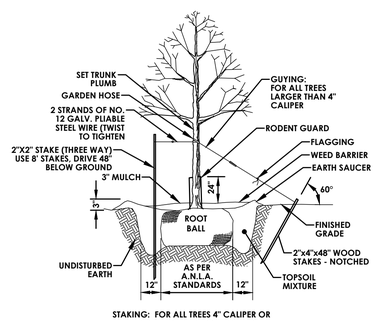
STAFF DORM & LOCKER ROOM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	123	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
	QRP	6	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2-2.5"	B&B		COLUMNAR GROWTH
	ZSV	36	ZELKOVA SERRATA `VILLAGE GREEN`	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60`	FALL HAZARD
EVERGREEN TREES								
	JC	7	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	HT. - 5-6`	#5		
	PP	42	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	54	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		
	TGG	7	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	CAL. - 2.5-3"	B&B		

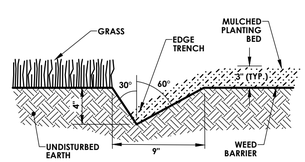


SHRUB PLANTING DETAIL
N.T.S.



STAKING: FOR ALL TREES 4" CALIPER OR LESS AND EVERGREENS OVER 4' HEIGHT

TREE PLANTING DETAIL
N.T.S.



PLANTING BED EDGE TRENCH
N.T.S.

LANDSCAPING NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE DESIGN STANDARDS AND CODES.
2. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
3. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
5. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
8. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
10. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
11. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
14. MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
15. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
16. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
17. UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
18. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6")INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
19. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
20. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
21. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
22. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

PASSERO
engineering architecture

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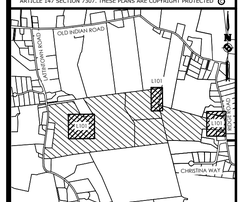

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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LANDSCAPE & LIGHTING DETAILED VIEW

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

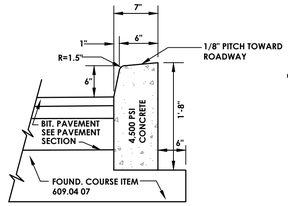
Project No.
20233707.0001

Drawing No.
L101

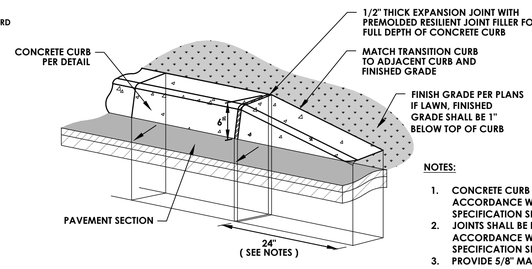
Scale:
1" = 60'

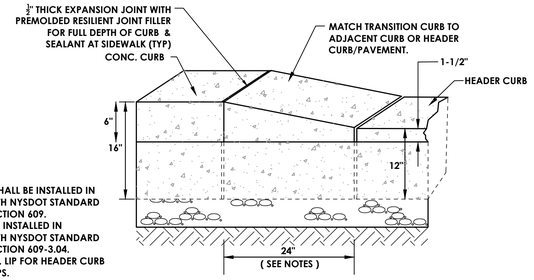
Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



1 CONCRETE CURB DETAIL
N.T.S.

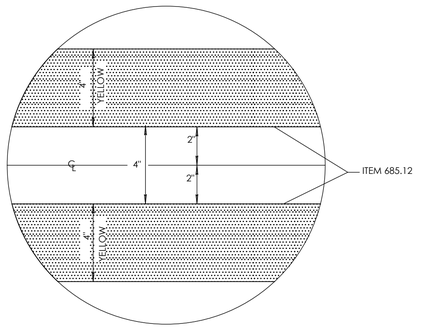




NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. JOINTS SHALL BE IN INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609-3.04.
3. PROVIDE 5/8" MAX. LIP FOR HEADER CURB AT SIDEWALK RAMPS.
4. TRANSITION CURB LENGTHS SHALL BE 24" OR AS INDICATED IN THE DRAWINGS.

2 TRANSITION CURB TO GRADE
N.T.S.



DOUBLE YELLOW CENTERLINE
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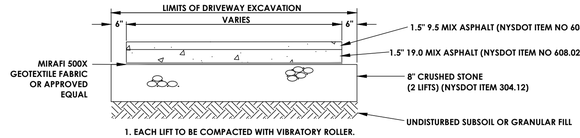
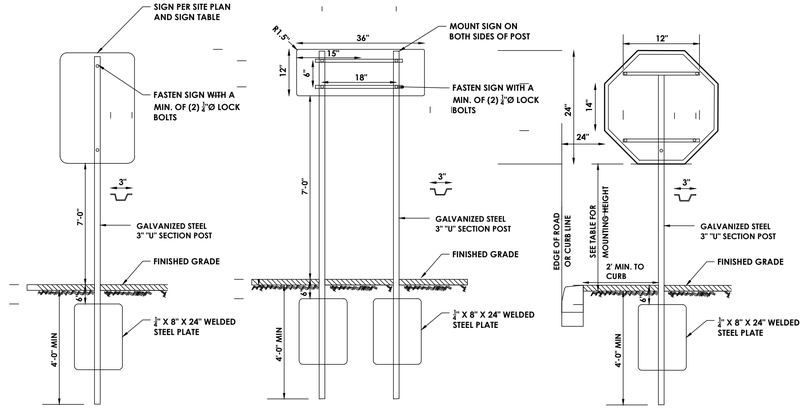


1. EACH LIFT TO BE COMPACTED WITH VIBRATORY ROLLER.

5 ASPHALT DRIVEWAY SECTION
N.T.S.

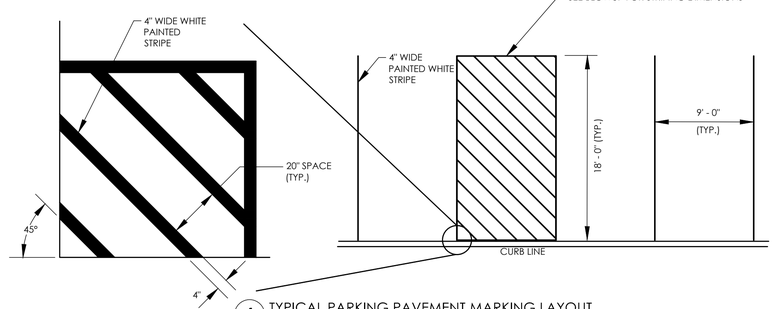


SINGLE POST SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

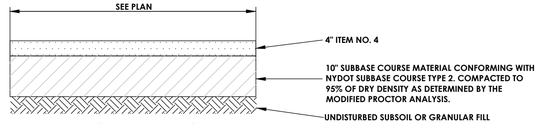
TWO POST ONE WAY SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

SINGLE POST STOP SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

3 SIGN MOUNTING DETAIL



4 TYPICAL PARKING PAVEMENT MARKING LAYOUT
N.T.S.



6 FIRETRUCK TURNAROUND DRIVEWAY SECTION
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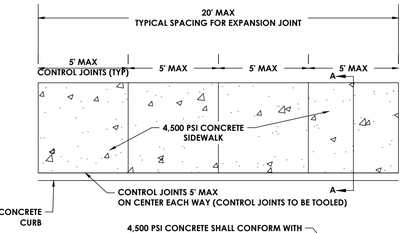
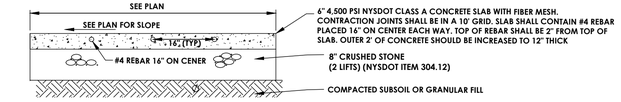


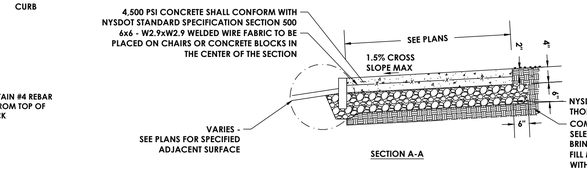
NOTES:

1. SIDEWALK WIDTH SHALL BE MEASURED FROM THE BACK OF THE CURB UNLESS OTHERWISE SPECIFIED.
2. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE. THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 203, LATEST EDITION
3. NYSDOT SUBBASE TYPE 2 SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION SECTION 304, LATEST EDITION.
4. CONCRETE SHALL NOT BE PLACE UNLESS THE AMBIENT AIR SURFACE TEMPERATURE IS ABOVE 40 DEGREES UNLESS DISCUSSED WITH OWNER AND ENGINEER.
5. SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% PER FOOT UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. ALL EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED AND THE EDGES SHALL BE FINISHED WITH A 1.5" RADIUS EDGING TOOL.
7. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH CONCRETE SEALER, HARDENER AND DUSTPROOFER. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

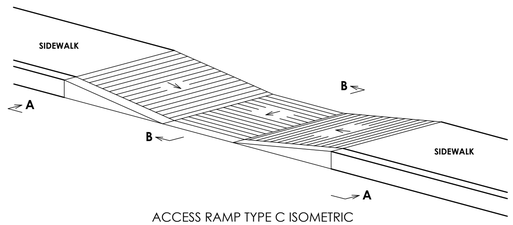


1. EACH LIFT TO BE COMPACTED WITH VIBRATORY ROLLER.

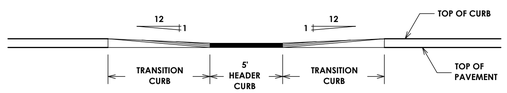
7 CONCRETE PAVEMENT
N.T.S.



SECTION A-A



ACCESS RAMP TYPE C ISOMETRIC

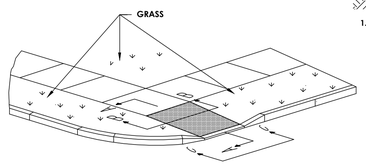


VIEW A-A

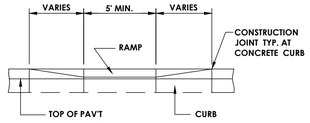
NOTES:

1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARES.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT, TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.

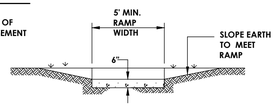
9 SIDEWALK ACCESS RAMP
N.T.S.



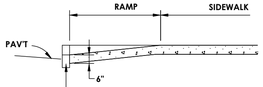
TYPE 1 RAMP ISOMETRIC



SECTION C-C



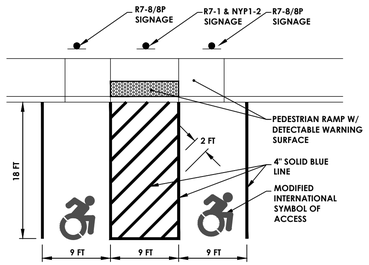
SECTION B-B



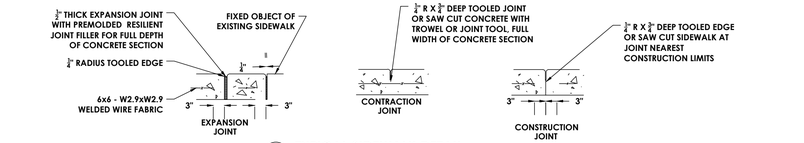
SECTION A-A

NOTES:
1.) TYPE 1 RAMPS MAY BE PROVIDED IN BOTH DIRECTIONS
2.) AT CONCRETE CURB, ROUND EDGE OF CURB WITH A RADIUS APPROX. EQUAL TO HEIGHT OF LIP RAMPS.
3.) MAXIMUM 1:12 SLOPE

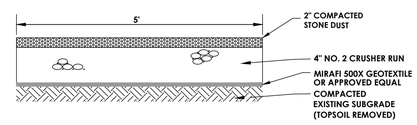
10 SIDEWALK RAMP TYPE 1
N.T.S.



11 ACCESSIBLE PARKING SPACE PAVEMENT MARKING DETAIL
N.T.S.

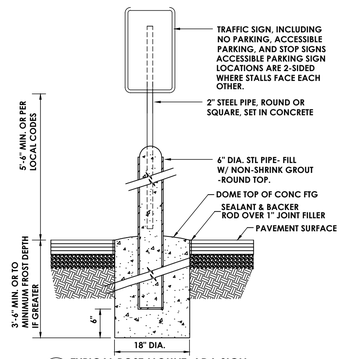


8 TYPICAL SIDEWALK DETAIL
N.T.S.



NOTE:
1.) TRAIL MATERIALS WILL VARY BASED ON THE LOCATION AND GRADE AND THE DETERMINATION WILL BE MADE IN THE FIELD. TRAILS WILL EITHER BE CRUSHED STONE OR A NATURAL CHIPPED PATH SUPPLEMENTED WITH STEPS AS REQUIRED TO MITIGATE GRADE. STEPS WILL USE NATURAL TIMBERS OR STONE.

12 STONE DUST WALKING TRAIL
N.T.S.



13 TYPICAL POST MOUNT ADA SIGN INSTALLATION
(SIGN IN PARKING LOT OR DRIVE)
N.T.S.

NOT FOR CONSTRUCTION

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engineering architecture

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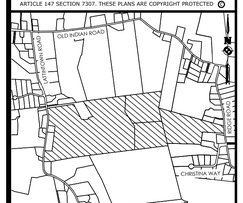

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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SITE DETAILS

MARLBOROUGH RESORT

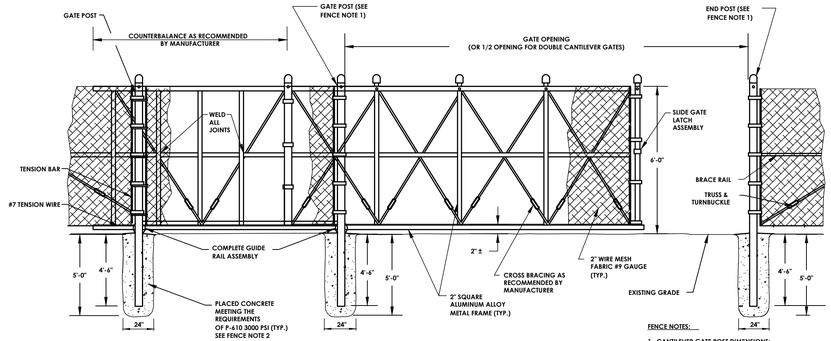
Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 530

Scale:
N.T.S.

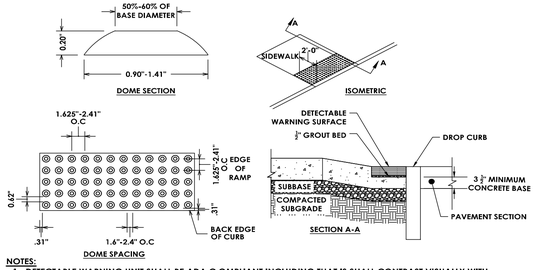
Date
AUGUST 16, 2024



1 AUTOMATIC CANTILEVER GATE (HYDRAULIC CONTROL)
N.T.S.

FENCE NOTES:

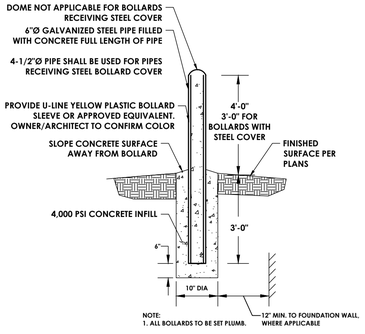
1. CANTILEVER GATE POST DIMENSIONS:
   -GATE WIDTHS = 0' TO 12': 4" O.D. X 0.226" WALL
   -GATE WIDTHS = 14' TO 20': 6" O.D. X 0.322" WALL
2. THE TOP OF ALL CONCRETE FOUNDATIONS SHALL BE CROWNED TO DRAIN WATER AWAY FROM THE FENCE POST OR BOLLARD.



NOTES:

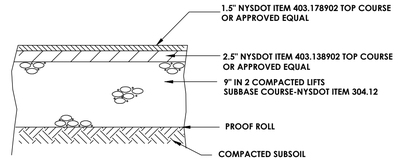
1. DETECTABLE WARNING UNIT SHALL BE ADA C OMPLIANT INCLUDING THAT IS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
2. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY, TO DEPICT REQUIRED SQUARE GRID PATTERN.
3. TRUNCATED DOMES ARE TO BE ALIGNED IN SQUARE GRID PATTERN IN PREDOMINANT DIRECTION OF TRAVEL.
4. DETECTABLE WARNING SYSTEM FIELD IS TO BE 2 FEET DEEP, AND IS TO EXTEND ACROSS FULL WIDTH OF SIDEWALK ACCESS RAMP, BUT NOT UP SIDE FLARES.
5. DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SUCH THAT OUTER EDGE OF WARNING FIELD NEAREST TO STREET IS 2 TO 4 INCHES OFF BACK EDGE OF CURB.
6. COORDINATE COLOR WITH OWNER.

5 DETECTABLE WARNING SURFACE
N.T.S.

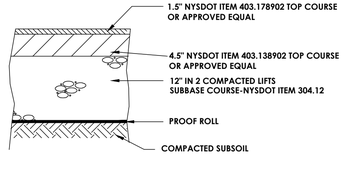


NOTE:
1. ALL BOLLARDS TO BE SET PLUMB.

6 BOLLARD
N.T.S.



STANDARD DUTY PAVEMENT

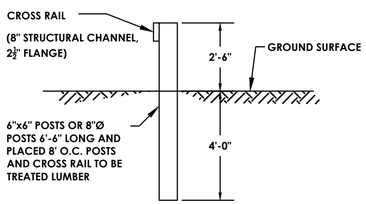


HEAVY DUTY PAVEMENT

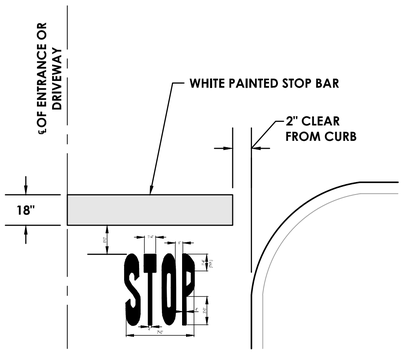
2 PAVEMENT SECTION
N.T.S.

NOTES:

1. ALL DEPTHS ARE COMPACTED THICKNESSES.
2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE INCORFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, "LATEST VERSION" AND ALL ADDENDA THERE TO.
3. WHEN SPECIFIED OR REQUIRED BY THE REFERENCED SPECIFICATIONS, TACK COAT SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATION.
4. BINDER COURSE SHALL BE SWEPT CLEAR TO REMOVE ANY LOOSE MATERIAL PRIOR TO PLACING TOP COAT. IF TOP COURSE IS NOT PLACED WITHIN TWENTY FOUR HOURS OF BINDER PLACEMENT, A TACK COAT SHALL BE APPLIED TO CLEAN SURFACE PRIOR TO PLACEMENT OF TOP COURSE.
5. PAVEMENT SECTIONS ARE BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION DATED AUGUST 6, 2024 PROVIDED BY FOUNDATION DESIGN, P.C.
6. USE STANDARD DUTY PAVEMENT IN ALL CAR PARKING SPACES AND LIMITED ACCESS ROADS AND USE HEAVY DUTY PAVEMENT IN ALL MAIN ACCESS ROADS.



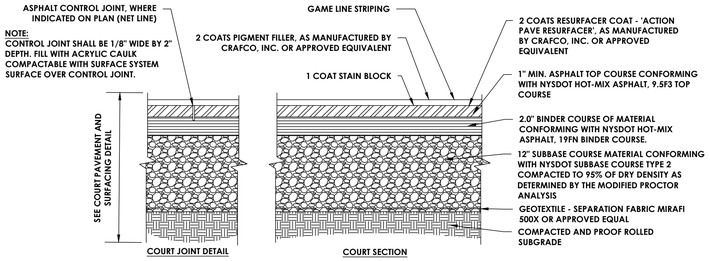
7 GUIDE RAIL DETAIL
N.T.S.



4 STOP BAR DETAIL
N.T.S.

NOTES:
1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2) END POST SHALL BE TERMINAL POST.

9 STANDARD SPLIT-RAIL FENCE
(TO BE INSTALLED NEAR BIORETENTION AREAS)
N.T.S.



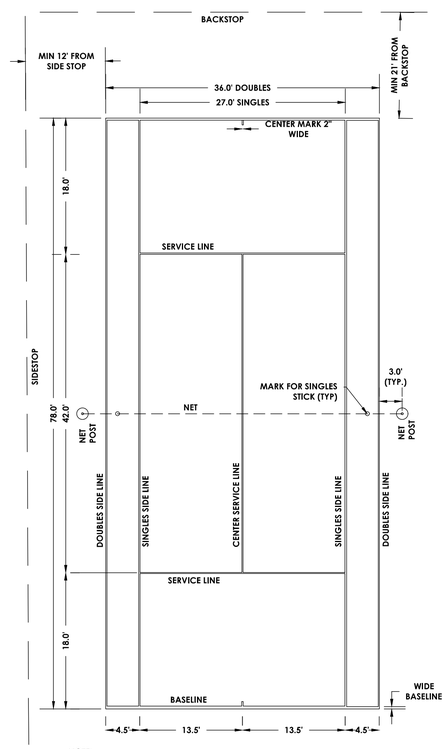
NOTE:
CONTROL JOINT SHALL BE 1/8" WIDE BY 2" DEPTH. FILL WITH ACRYLIC CAULK COMPACTABLE WITH SURFACE SYSTEM SURFACE OVER CONTROL JOINT.

COURT JOINT DETAIL

COURT SECTION

NOTE:
1. SEE STRIPING PLANS FOR PAINTED REQUIREMENTS OF EACH COURT
2. THE FINISHED COURT SURFACE(S) SHOULD HAVE A MINIMUM SLOPE OF ONE INCH (1") IN EVERY TEN FEET (10') ON A TRUE PLANE FROM SIDE TO SIDE, END TO END, OR CORNER TO CORNER. THE 12" DIFFERENCE IN ELEVATION FROM ONE END TO THE OTHER (8" IN THE IN-BOUNDS AREA) IS NOT NOTICEABLE BY THE PLAYERS. THE SURFACE SHOULD NOT SLOPE AWAY IN TWO DIRECTIONS FROM THE NET.

10 COURT PAVEMENT AND SURFACING
NOT TO SCALE



NOTE:
ALL LINES TO BE PAINTED WITH 2" WIDE ACRYLIC WHITE PAINT (UNLESS OTHERWISE INDICATED), IN ACCORDANCE WITH U.S. TENNIS ASSOCIATION STANDARDS.

11 TENNIS COURT STRIPING PLAN
NOT TO SCALE

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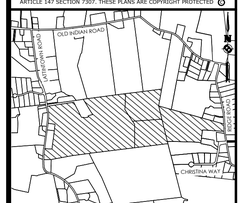

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge — Jess D. Sudol, P.E.
Project Manager — Chris LaPorta, P.E.
Designed by — Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
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SITE DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

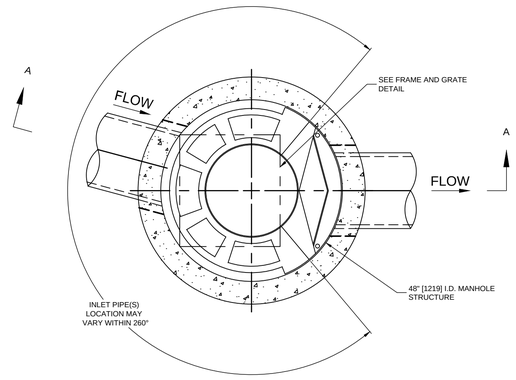
Project No.
20233707.0001

Drawing No.
C 531

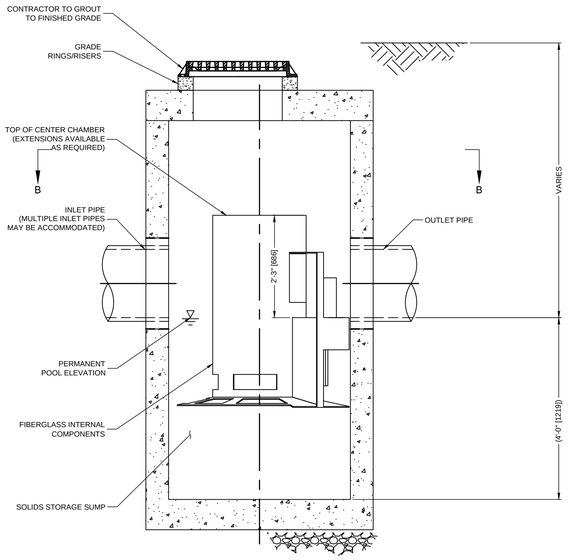
Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



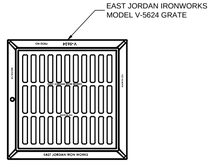
PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

1 CONTECH CS-4 UNIT DETAIL (3 REQUIRED)

N.T.S.
UNIT IS CONTECH "CASCADE SEPARATOR"
SEE PLAN FOR GRATE & INVERT ELEVATIONS AND PIPE ORIENTATIONS

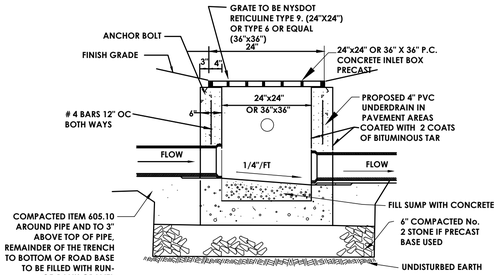


2 CONTECH CS-4 UNIT GRATE

N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

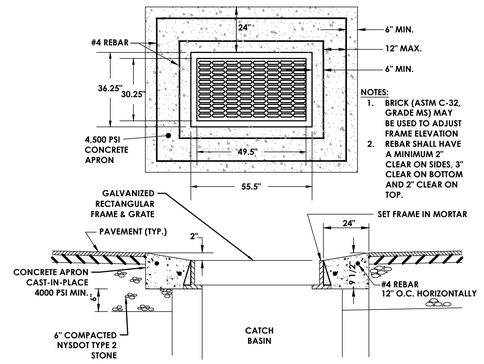
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



NOTES:
1. ALL CONCRETE TO BE 3500 psi CLASS A N.Y.S.D.O.T. ITEM 601.05
2. ALL CONCRETE IN CONTACT WITH ASPHALT PAVEMENT SHALL BE COVERED WITH A TACK COAT IN ACCORDANCE WITH N.Y.S.D.O.T. SECTION 407.

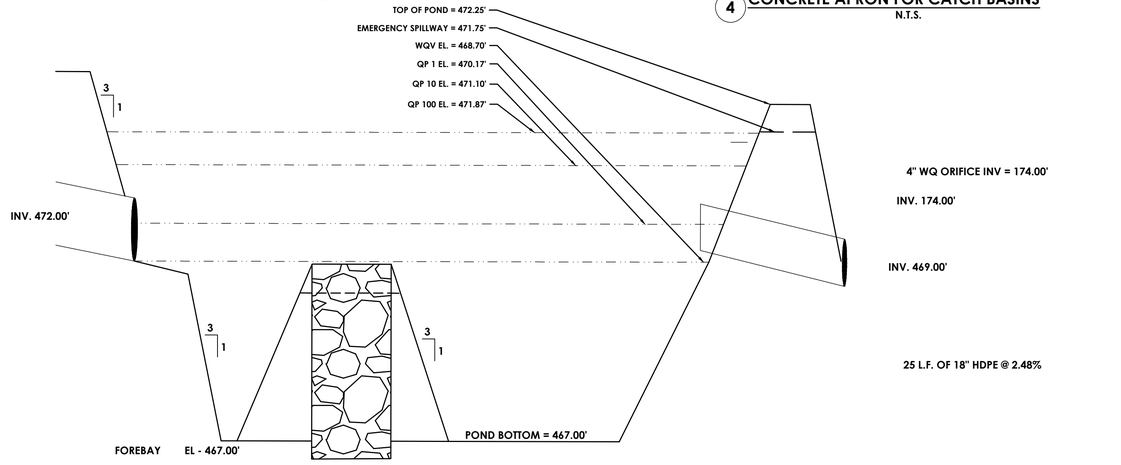
3 STANDARD CATCH BASIN DETAIL

N.T.S.



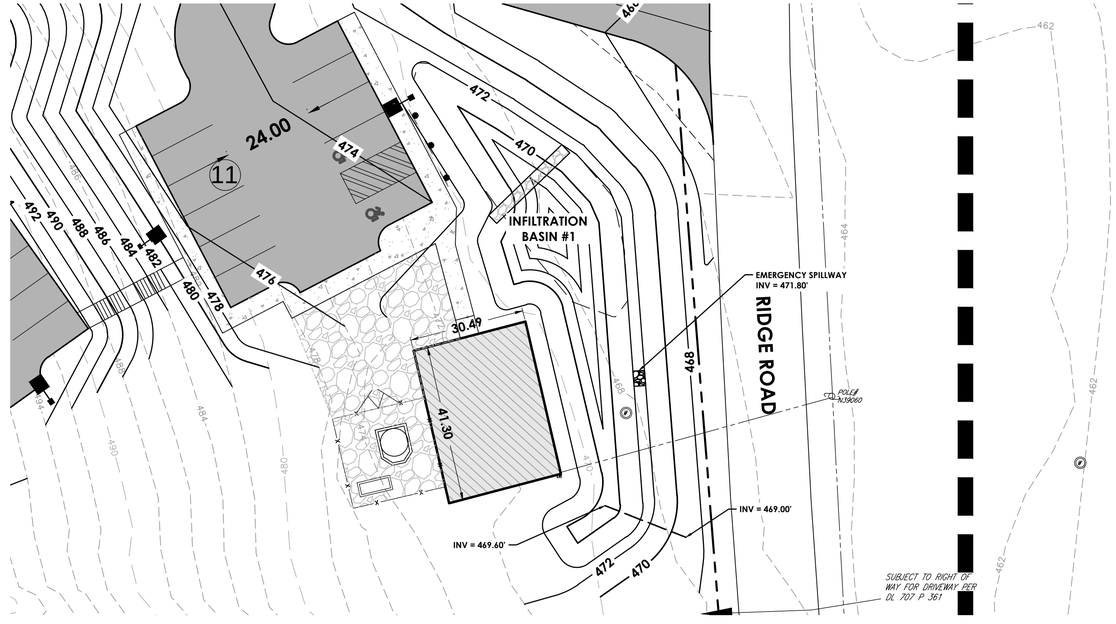
4 CONCRETE APRON FOR CATCH BASINS

N.T.S.



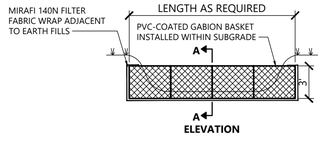
INFILTRATION BASIN #1 SECTION

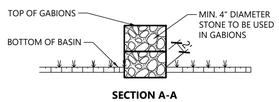
N.T.S.

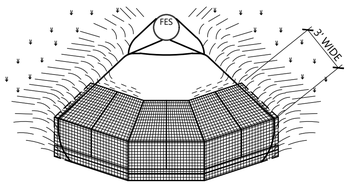


5 INFILTRATION BASIN #1

1" = 20'







SEE GRADING AND DRAINAGE PLANS FOR VOLUME AND DEPTH INFORMATION

Sediment Forebay with Gabion Baffles

1/16
N.T.S. Source: VHB REV LD_166

PASSERO
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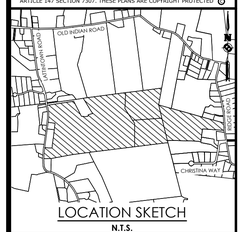

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STORMWATER MANAGEMENT DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

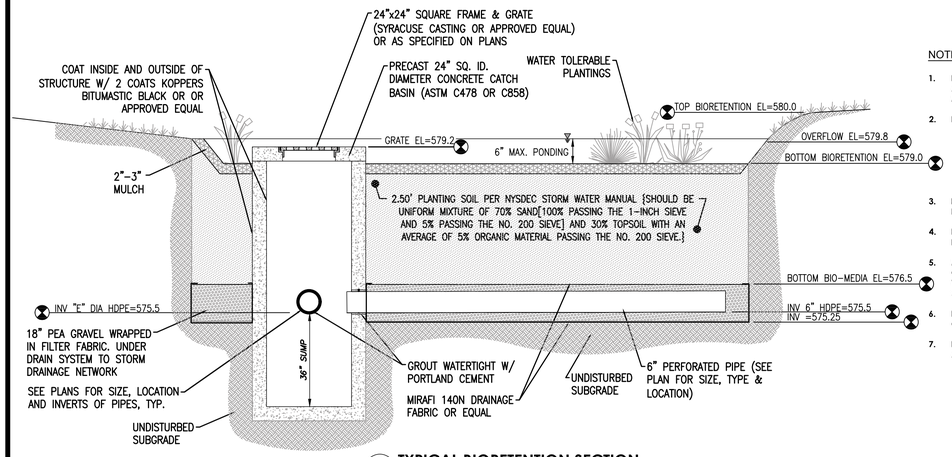
Project No.
20233707.0001

Drawing No.
C 540

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



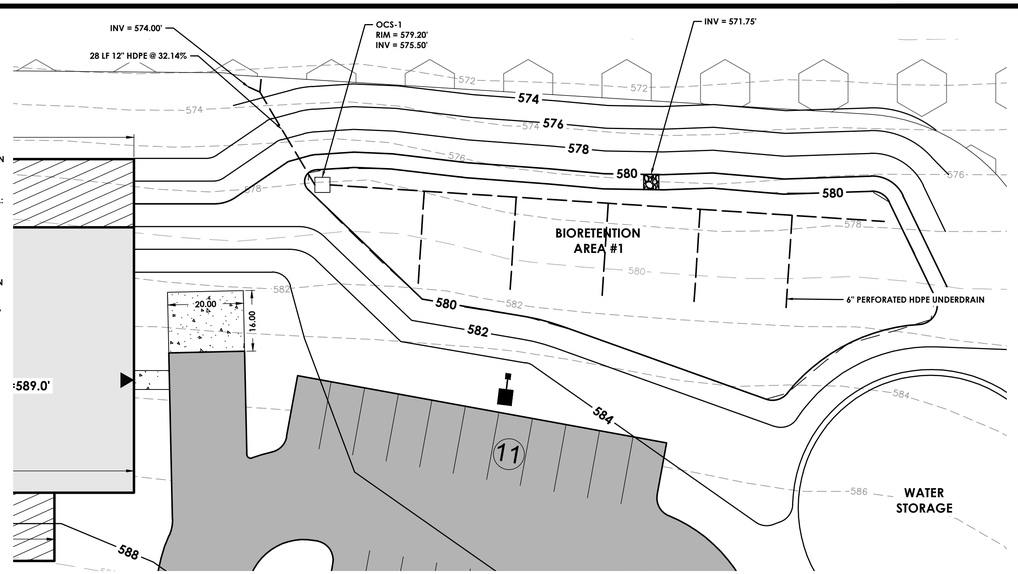
1 TYPICAL BIORETENTION SECTION
N.T.S.

NOTES:

1. BIORETENTION FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL", CHAPTER 6.
2. PLANTING SOIL SHALL BE TESTED & MEET THE FOLLOWING CRITERIA:

PH RANGE	5.2-7.0
ORGANIC MATTER	1.5-4%
MAGNESIUM	35 LB/AC
PHOSPHOROUS P_2O_5	75LB/AC
POTASSIUM K_2O	85/AC
SOLUBLE SALTS	NOT TO EXCEED 500PPM

3. ROTOTILL 2-3" OF SAND BASE INTO THE BASE OF THE BIORETENTION FACILITY.
4. BACK FILLING OF BIORETENTION FACILITY SHALL BE PLACED IN 12" LIFTS.
5. MAIN COLLECTOR PIPE OF THE UNDER DRAIN SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS OR CLEAN OUT PIPES MUST BE PLACED EVERY 10000SF OF SURFACE AREA.
6. BIORETENTION AREA MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. BIORETENTION MEDIA SHALL HAVE AN INFILTRATION RATE OF APPROXIMATELY 4" PER HOUR.



2 BIORETENTION AREA #1
1" = 20'

P E R S G V

BIORETENTION PLANT LIST

ABRV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
E	X	EUPATORIUM MACULATUM	JOE PYE WEED	#1 CONT.	24"
G	X	LOBELIA SIPHATICA	GREAT BLUE LOBELIA	#1 CONT.	12"
R	X	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#1 CONT.	4'
P	X	ILEX VERTICILLATA	WINTERBERRY	#1 CONT.	4'
V	X	CAREX VULPINOIDEA	FOX SEDGE	#1 CONT.	12"
S	X	PANICUM VIRGATUM	SWITCH GRASS	#1 CONT.	3'

MATERIALS SPECIFICATION FOR BIORETENTION

PARAMETERS	SPECIFICATIONS	SIZE	NOTES:
PLANTINGS	SEE YOUR LOCAL NRCS STANDARD SPECIFICATIONS GUIDANCE	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOILS [4"=DEEP]	SAND 35-60% SILT 30.55% CLAY 10-25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
MULCH	STONE MULCH		PEA GRAVEL, ROUNDED STONE <1"
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	PEA GRAVEL: ASTM D 448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO 6 STONE: 2"-5"	
GEOTEXTILE	CLASS "C" APPARENT OPPENING SIZE (ASTM-D-4751) GRAB TENSILE STREANGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43. NO. 67.	0.25" - 0.75"	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW; MINIMUM OF 3" GRAVEL OVER PIES; NOT NECESSARY UNDERNEATH PIPES
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-278	6" RIDGID SCHEDULE 40 PVC	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW
POUR IN PLACE CONCRETE (IF REQUIRED)	SEE LOCAL DOT STANDARDS SPECS.; f'm=3500PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED; RE-INFORCED TO MEET ASTM 615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED; 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST IN PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVES STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEAL & APPROVED BY A LICENCE PROFESSIONAL STRUCTURAL ENGINEER.
SAND [12"=DEEP]	AASHTO M-6 OR ASTM C-33	0.02" - 0.04"	SAND SUBSTITUTION SUCH AS DIABASE GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTE ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

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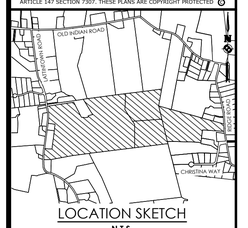

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge — Jess D. Sudol, P.E.
Project Manager — Chris LaPorta, P.E.
Designed by — Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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STORMWATER MANAGEMENT DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

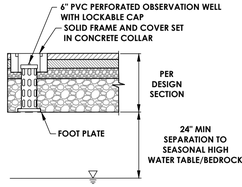
Project No.
20233707.0001

Drawing No.
C 541

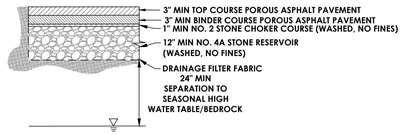
Scale:
N.T.S.

Date
AUGUST 16, 2024

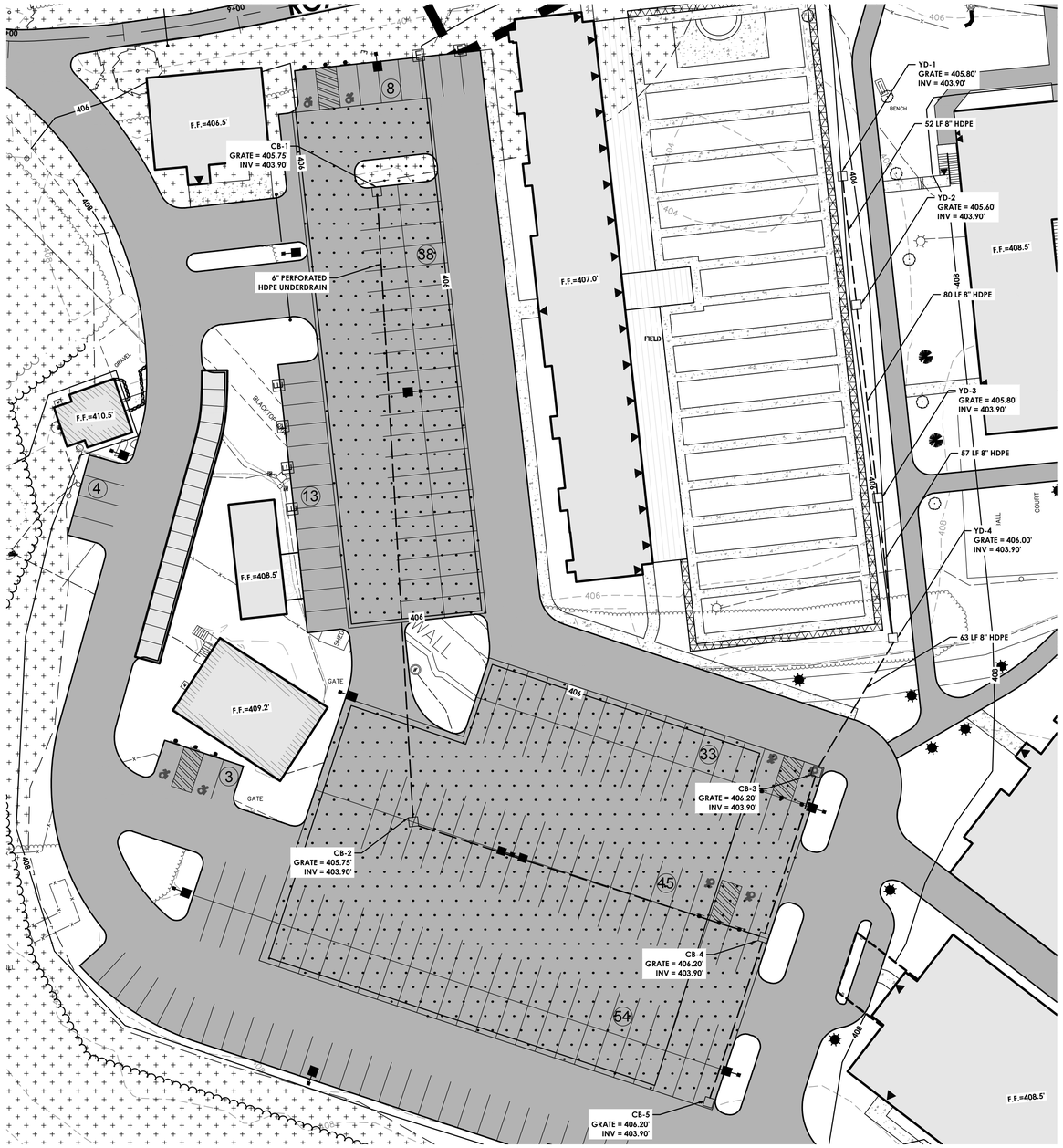
NOT FOR CONSTRUCTION



1 **OBSERVATION WELL WITHOUT UNDERDRAIN SECTION VIEW**
N.T.S.



2 **ROAD, DRIVE, AND PARKING LOT WITHOUT UNDERDRAIN SECTION VIEW**
N.T.S.



3 **POROUS PAVEMENT**
1" = 30'

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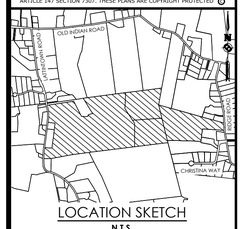

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STORMWATER MANAGEMENT DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 542

Scale:
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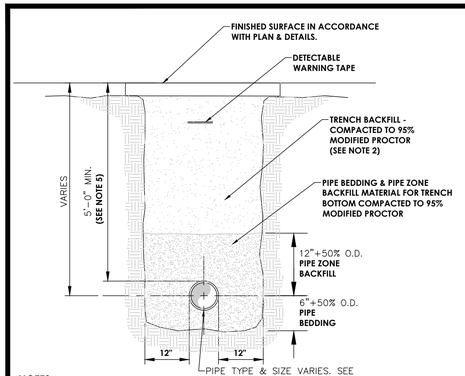


NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

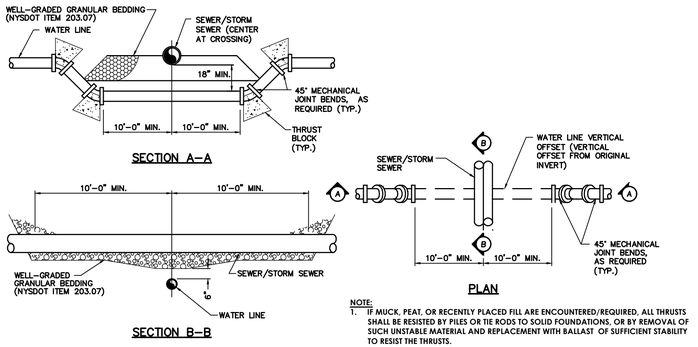
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

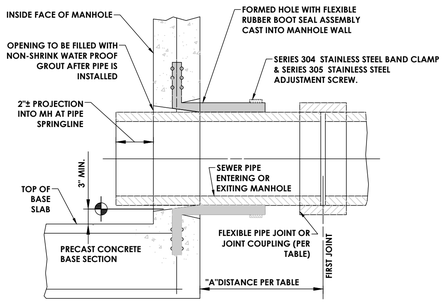
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

1 PIPE TRENCH DETAIL (TYPICAL)
N.T.S.



NOTE:
1. IF MUCK, PEAT, OR RECENTLY PLACED FILL ARE ENCOUNTERED/REQUIRED, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS.

2 WATER LINE/SEWER LINE CROSSING DETAIL
N.T.S.

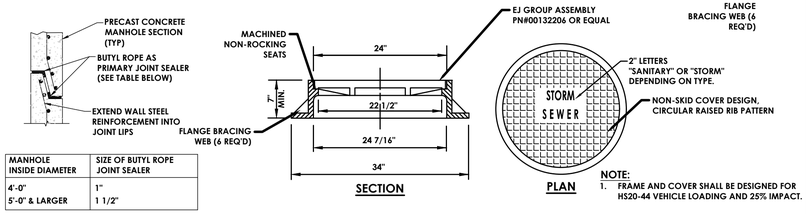


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

5 PIPE CONNECTION TO MANHOLE FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
N.T.S.

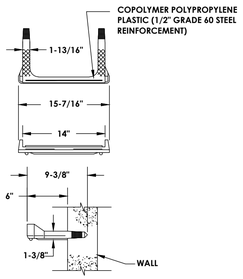


MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

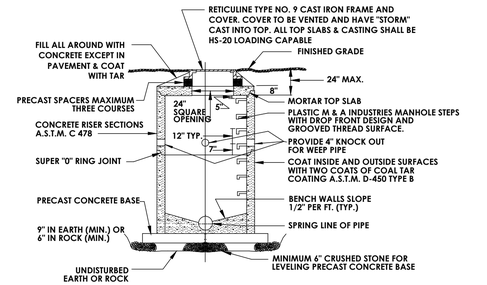
3 MANHOLE JOINT
N.T.S.

NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

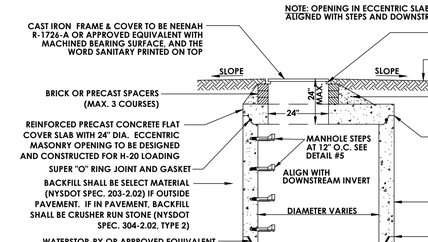
4 MANHOLE FRAME & COVER
N.T.S.



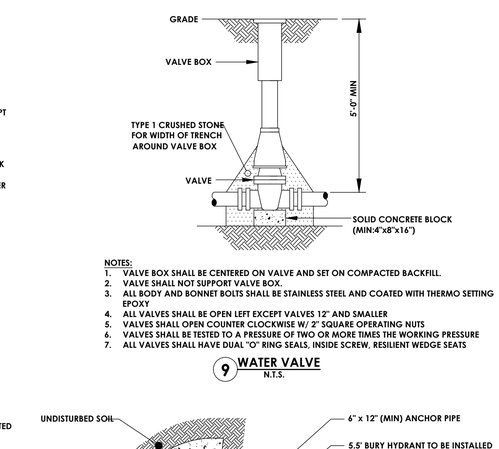
6 MANHOLE STEPS
N.T.S.



7 STANDARD STORM MANHOLE DETAIL
N.T.S.

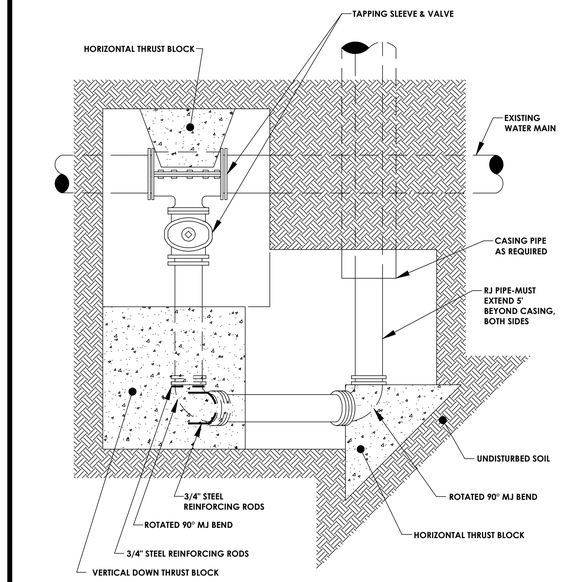


8 SANITARY SEWER MANHOLE
N.T.S.

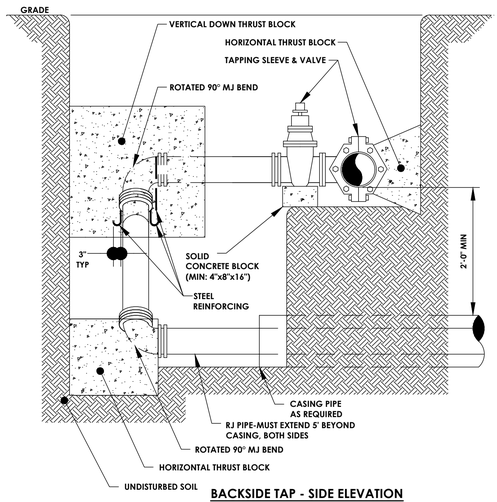


NOTES:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL AND COATED WITH THERMO SETTING EPOXY
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER
5. VALVES SHALL OPEN COUNTER CLOCKWISE W/ 2" SQUARE OPERATING NUTS
6. VALVES SHALL BE TESTED TO A PRESSURE OF TWO OR MORE TIMES THE WORKING PRESSURE
7. ALL VALVES SHALL HAVE DUAL "O" RING SEALS, INSIDE SCREW, RESILIENT WEDGE SEATS

9 WATER VALVE
N.T.S.

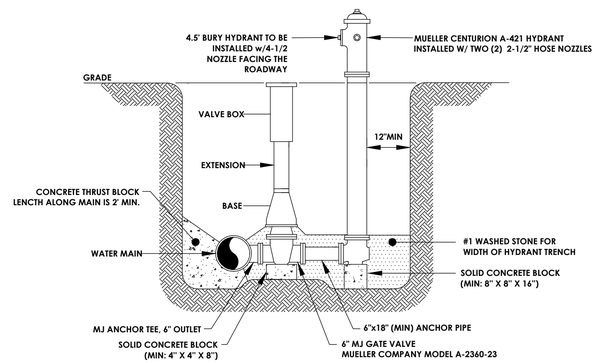


BACKSIDE TAP - PLAN VIEW
N.T.S.

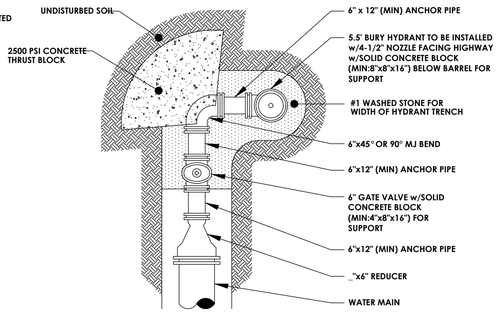


BACKSIDE TAP - SIDE ELEVATION
N.T.S.

10 CONNECTION TO EXISTING WATERMAIN
N.T.S.



11 PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.



NOTE:
TO BE USED WHEN WATER MAIN WILL NOT BE EXTENDED.

12 DEAD END PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.

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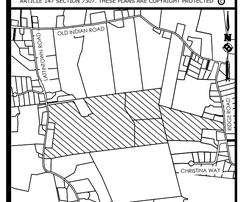

LOCATION SKETCH
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102592

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UTILITY DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 550

Scale:
N.T.S.

Date
AUGUST 16, 2024

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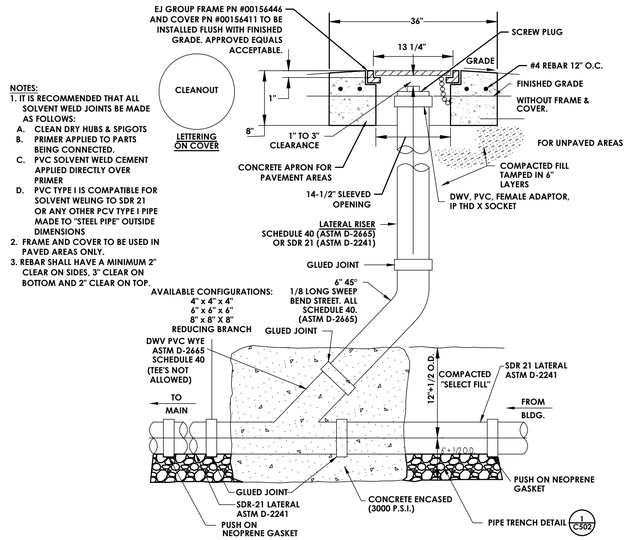


NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
   A. CLEAN DRY HUBS & SPIGOTS
   B. PRIMER APPLIED TO PARTS BEING CONNECTED.
   C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER
   D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELING TO SDR 21 OR ANY OTHER PCV TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

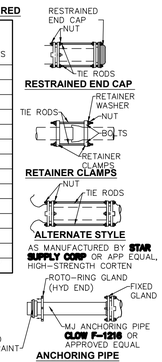
1 STORM SEWER/SANITARY SEWER CLEAN OUT DETAILS
N.T.S.

FINISHED GRADE IN LANDSCAPED AREAS

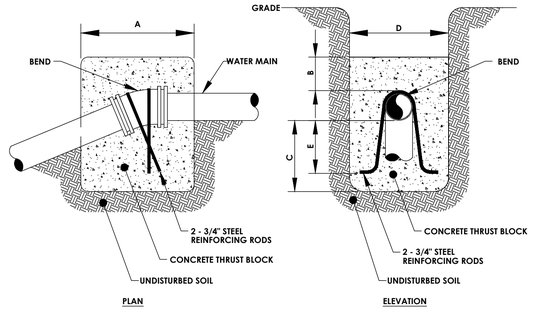
NO. OF TIE RODS REQUIRED

PIPE SIZE INCHES	MIN NO. OF 3/4 "RODS
2	2[1]
3	2[1]
4	2
6	2
8	2
10	2
12	2
14	4
16	4
18	6
20	6
24	8
30	14(8)[2]
36	18(12)[2]

NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.



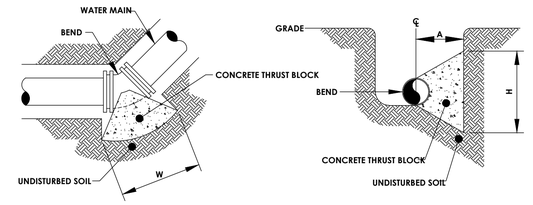
2 JOINT RESTRAINT OPTIONS
N.T.S.



PLAN ELEVATION

BEND	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
	DIMENSIONS	A	B	C	D	E
6" x 11-1/4°	0.7 CY	3.0	1.0	1.0	2.5	0.5
6" x 22-1/2°	1.1 CY	3.5	1.0	1.5	3.0	1.0
6" x 45°	2.2 CY	5.0	1.0	1.5	4.0	1.5

3 VERTICAL THRUST BLOCK
N.T.S.

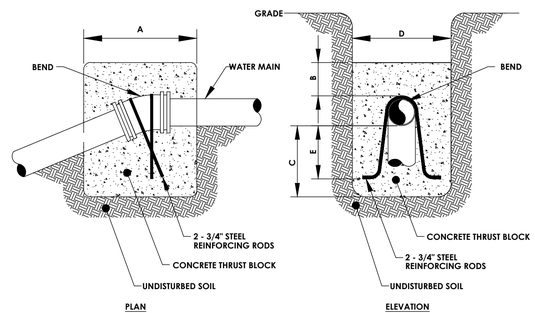


PLAN ELEVATION

MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
6" x 11-1/4° BEND	1.0	1.5	1.5
6" x 22-1/2° BEND	1.5	2.0	1.5
6" x 45° BEND	2.0	3.0	1.5
6" x 90° BEND	2.5	4.0	1.5
6" TEE OR PLUG	2.0	3.0	1.5

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

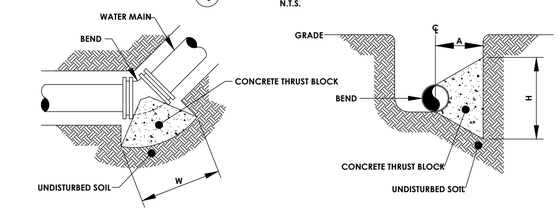
7 HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



PLAN ELEVATION

BEND *	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
	DIMENSIONS	A	B	C	D	E
8" x 11-1/4°	0.35 C.Y.	1.0	2.5	1.0	2.0	0.5
8" x 22-1/2°	0.70 C.Y.	1.5	2.5	1.5	2.0	1.0
8" x 45°	1.40 C.Y.	1.5	2.5	1.5	2.5	1.5

4 VERTICAL THRUST BLOCK
N.T.S.

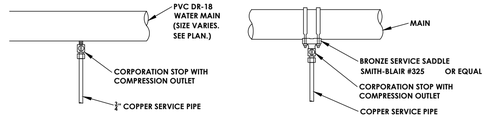


PLAN ELEVATION

MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
8" x 11-1/4° BEND	1.0	2.0	1.5
8" x 22-1/2° BEND	1.5	3.0	1.5
8" x 45° BEND	2.0	4.0	2.0
8" x 90° BEND	3.0	6.0	2.5
8" TEE OR PLUG	2.5	5.0	2.0

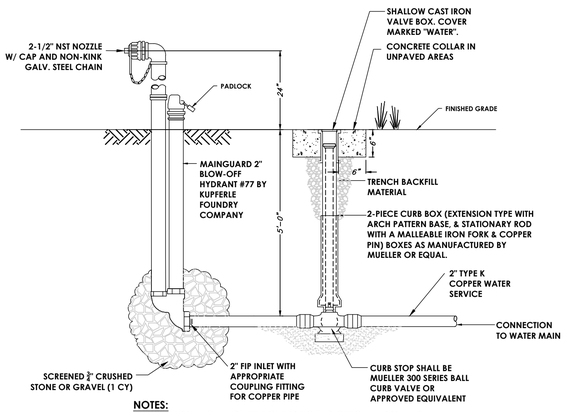
NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

8 HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



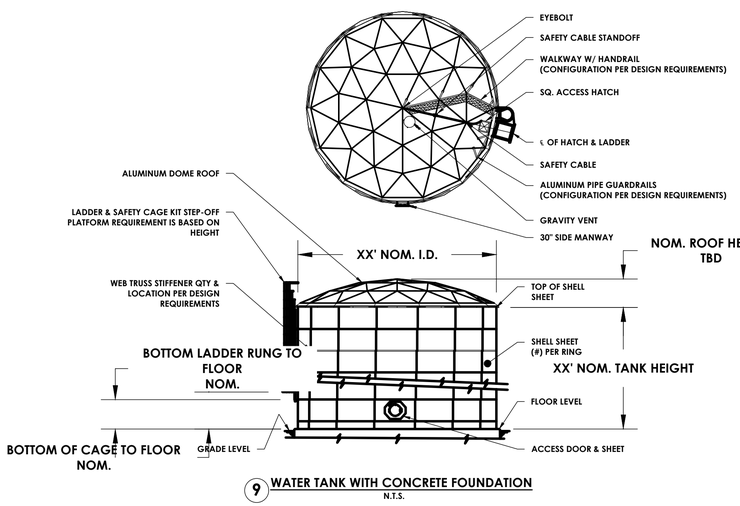
NOTE:
IF SERVICE TAP SIZE EXCEEDS LIMIT FOR DIRECT TAP USE SERVICE SADDLE- MAX SIZE OF CORPORATION AND COPPER SERVICE IS 2"

6 TYPICAL COPPER WATER SERVICE TAP
N.T.S.

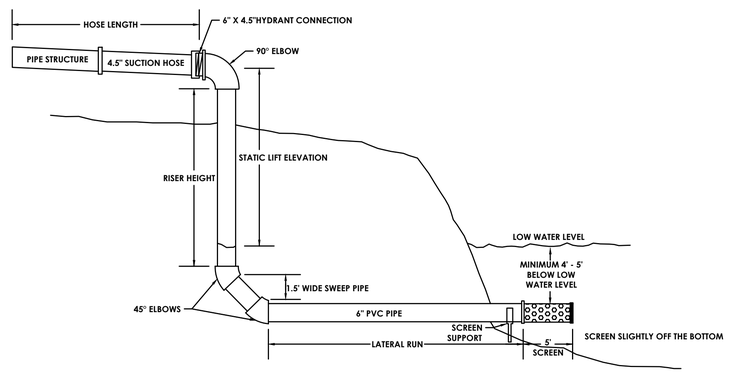


NOTES:
1. POST HYDRANT SHALL BE MAINGUARD NO.77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO.
2. HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 5'-0" BURY DEPTH. HYDRANT SHALL HAVE A 2" FIP HORIZONTAL INLET AND NON-TURNING OPERATING ROD. OUTLET SHALL BE 2-1/2" NST. HYDRANT SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
3. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE, AND SERVICEABLE FROM ABOVE GROUND.
4. HYDRANT SHALL BE SET IN 1 CUBIC YARD OF SCREENED CRUSHED STONE OR GRAVEL TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

5 TYPICAL BLOW-OFF HYDRANT
N.T.S.



9 WATER TANK WITH CONCRETE FOUNDATION
N.T.S.



8 DRY HYDRANT
N.T.S.

PASSERO
engineering architecture

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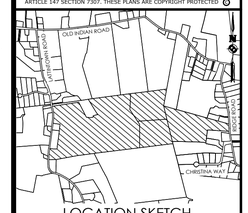

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

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UTILITY DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

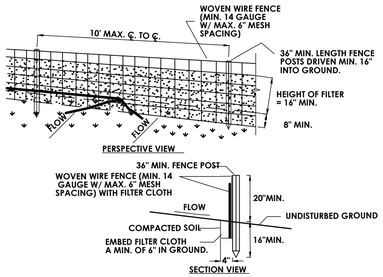
Project No.
20233707.0001

Drawing No.
C 551

Scale:
N.T.S.

Date
AUGUST 16, 2024

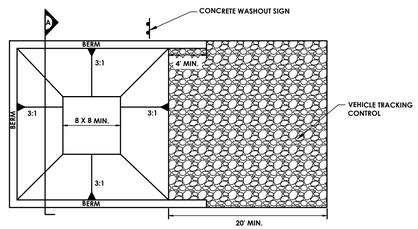
NOT FOR CONSTRUCTION



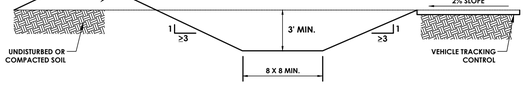
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 SILT FENCE
N.T.S.



CONCRETE WASHOUT AREA PLAN
N.T.S.

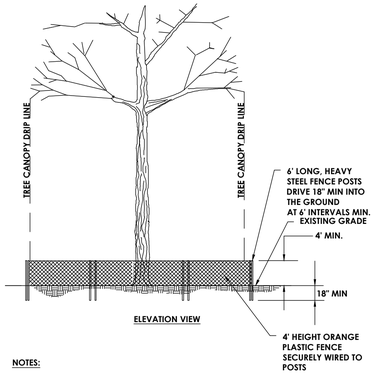


CWA INSTALLATION NOTES

1. SEE PLAN FOR:
   - CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL NE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP BIGS.
8. USE EXCAVATED MATERIAL FOR THE PERIMETER BERM CONSTRUCTION.

SECTION A

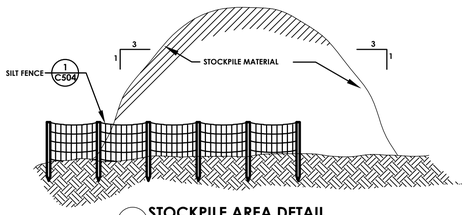
5 CONCRETE WASHOUT AREA



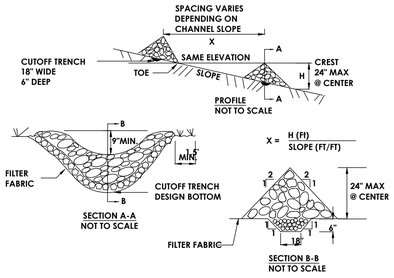
NOTES:

1. THE BARRIER SHALL BE LOCATED AT THE DRIP LINE OF THE CANOPY OF THE TREE, A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE TO BE PROTECTED, AND SHALL BE ROUND AND CENTERED ON THE TREE.
2. ACCESS FOR WATERING SHALL BE PROVIDED AND LOCATED AWAY FROM CONSTRUCTION.

14 TREE PROTECTION DETAIL
N.T.S.



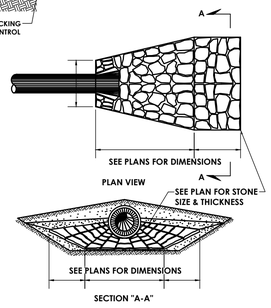
2 STOCKPILE AREA DETAIL
N.T.S.



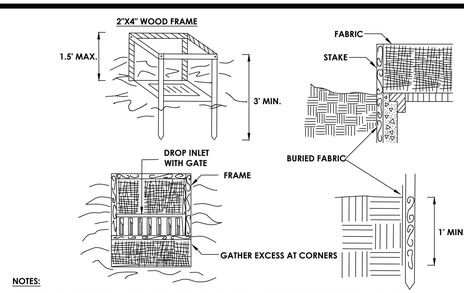
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

6 STONE CHECK DAM
N.T.S.



10 STONE RIP-RAP DETAIL
N.T.S.



NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY SHALL BE OVERLAPPED WITH THE NEXT STAKE.
3. STAKE MATERIALS SHALL BE STANDARD 2" x 4" WOOD, METAL WITH A MINIMUM LENGTH OF 3 FEET OR APPROVED EQUIVALENT.
4. STAKES SHALL BE SPACED EVENLY AROUND INLET 3 FEET APART AND EMBEDDED A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET SHALL BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. MAXIMUM DRAINAGE AREA TO BE DIVERTED TO THIS TEMPORARY MEASURE: 1 ACRE

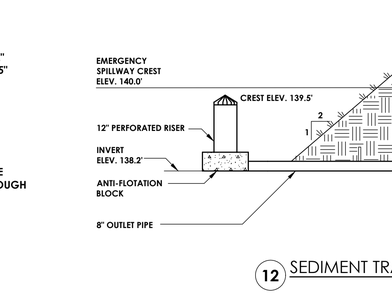
FILTER FABRIC DROP INLET PROTECTION

3 INLET PROTECTION DETAIL
N.T.S.

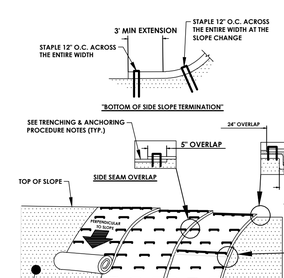
NOTES:
1. TEMPORARY CONSTRUCTION FENCING SHALL BE A MINIMUM OF 4' HIGH WITH POST SPACING AT A MAXIMUM OF 10' O.C.

2. FENCING SHALL NOT SAG WHEN INSTALLED. MATERIAL SHALL BE HIGHLY VISIBLE.

7 TEMPORARY CONSTRUCTION FENCING DETAIL



11 FLARED END SECTION DETAIL
N.T.S.



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.

2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS, SECURE ALL PRODUCT OVERLAPS, OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.

3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.

4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE IN LOOSE SOIL CONDITIONS. THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

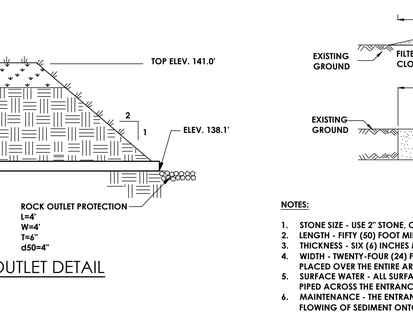
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D X 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

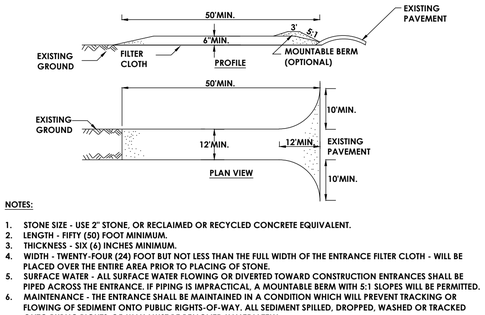
END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

4 EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.



12 SEDIMENT TRAP OUTLET DETAIL
N.T.S.

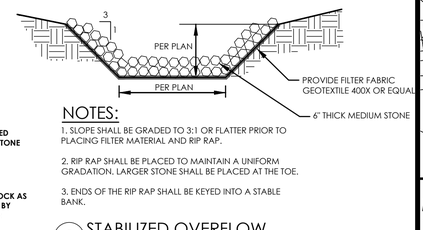
8 INLET PROTECTION IN PAVEMENT
N.T.S.



NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FOOT MINIMUM.
3. THICKNESS - SIX (6) INCHES MINIMUM.
4. WIDTH - TWENTY-FOUR (24) FOOT BUT NOT LESS THAN THE FULL WIDTH OF THE ENTRANCE FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE COMPLETED AFTER EACH RAIN.

13 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTES:

1. SLOPE SHALL BE GRADED TO 3:1 OR FLATTER PRIOR TO PLACING FILTER MATERIAL AND RIP RAP.

2. RIP RAP SHALL BE PLACED TO MAINTAIN A UNIFORM GRADATION. LARGER STONE SHALL BE PLACED AT THE TOE.

3. ENDS OF THE RIP RAP SHALL BE KEYED INTO A STABLE BANK.

9 STABILIZED OVERFLOW
N.T.S.

PASSERO
engineering architecture

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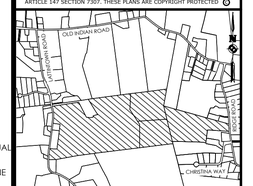

N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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Newburgh, New York 12550
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Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

STATE OF NEW YORK CHRISTOPHER J. LAPORTA 102592 LICENSED PROFESSIONAL ENGINEER

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No.	Date	By	Description
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EROSION AND SEDIMENT CONTROL DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 560

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION