

October 11, 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**

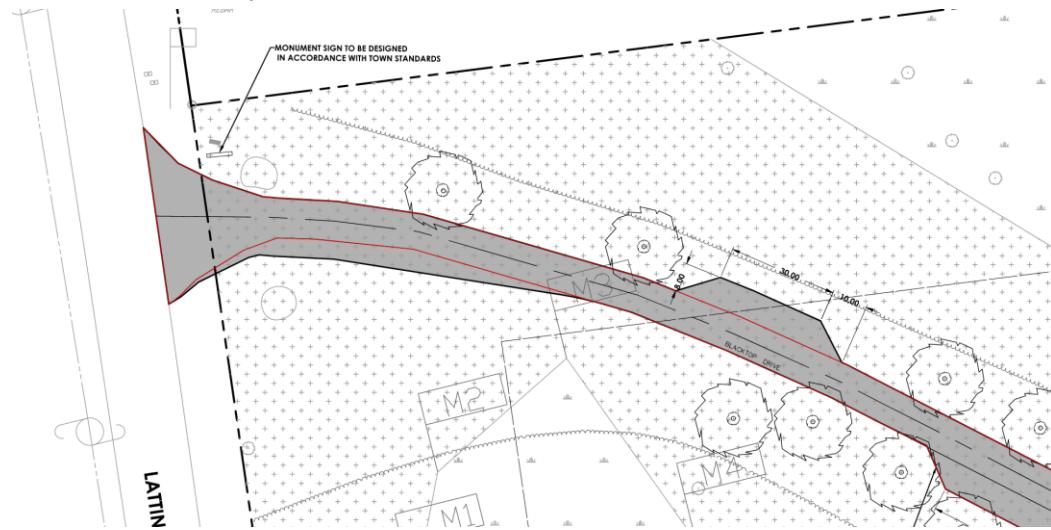
Dear Chairman Brand,

On behalf of Marlborough Resort LLC, we are pleased to submit the enclosed updated site plan drawings. These revisions address key comments from the State Environmental Quality Review (SEQR) process and incorporate minor footprint adjustments to the proposed buildings. For clarity, the changes that we've made reduce the overall disturbances, utility demands, and square footages of the project. We have relocated the Distillery further within our site to a new building on the hilltop. The former Distillery site will now serve as additional staff parking, addressing a concern raised by members of the Planning Board. Additionally, we have removed the eight standalone cabins, replacing them with four two-guestroom cabins clustered in the main cabin area. This adjustment significantly reduces trenching, clearing, impervious, grading, and utility infrastructure.

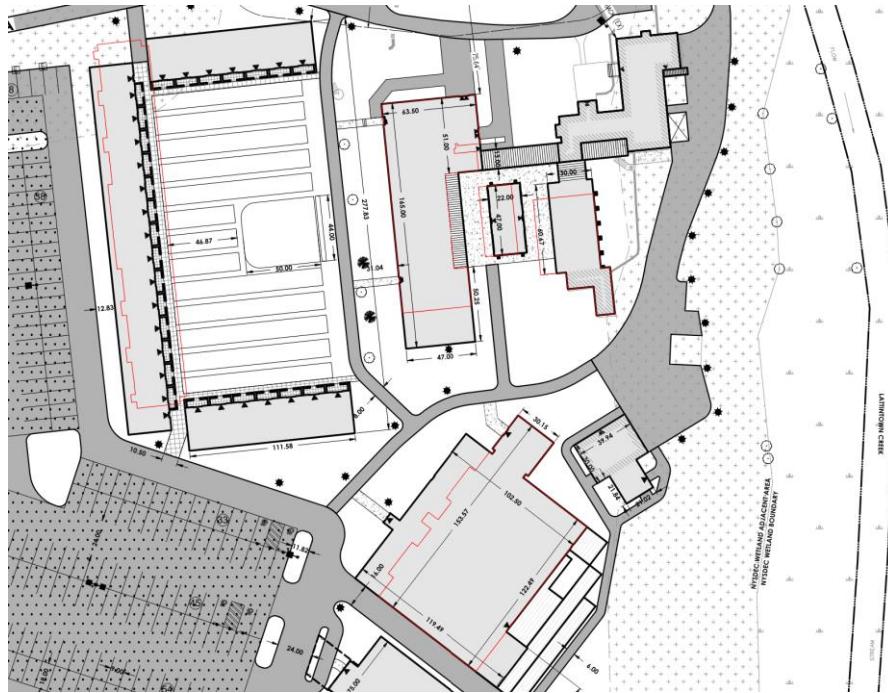
The following is a summary of our updates:

Site Plans:

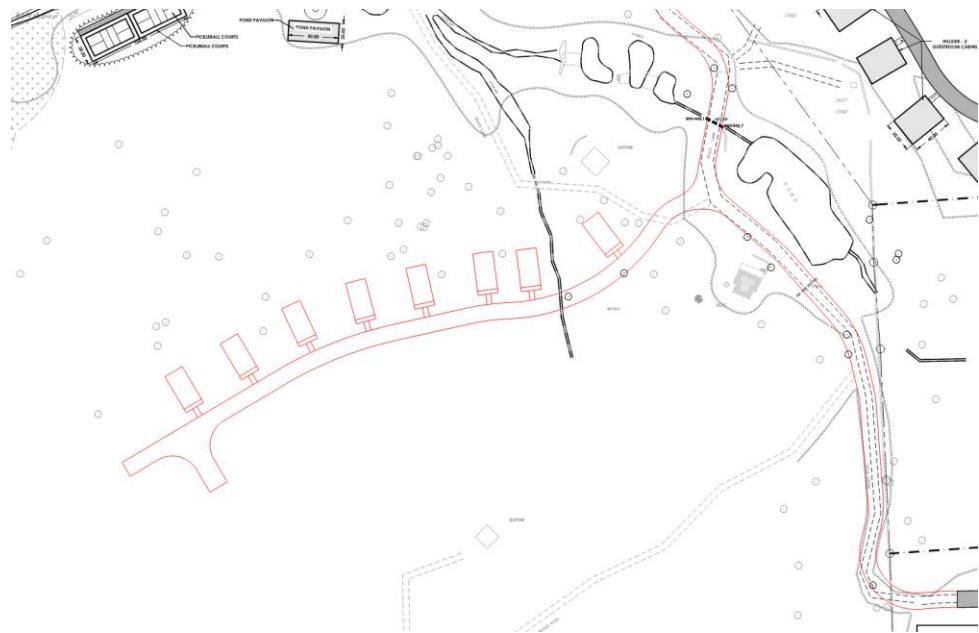
a. The road entrance at Lattintown Road has been widened, and three additional pull-off areas have been added. A traffic addendum outlines the applicant's commitment to providing traffic control staff for larger events, ensuring smooth inflow and outflow of traffic. The previous plan is also shown in red for comparison.



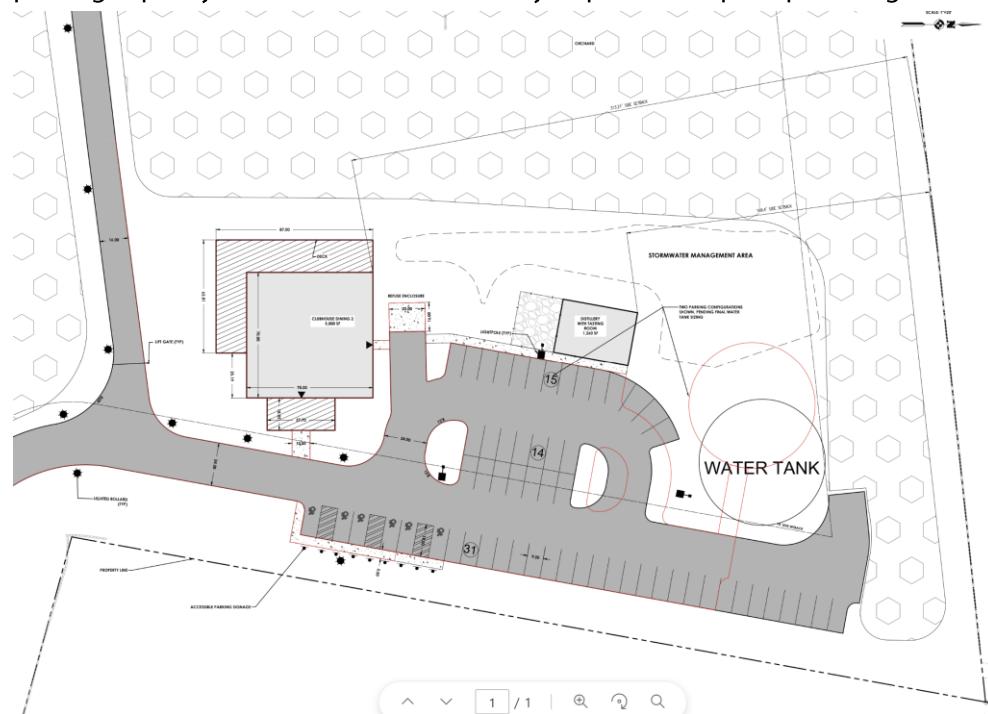
b. Minor footprint adjustments have been made to the spa, orangerie, restaurant, and 28-key hotel. The prior plan is again marked in red.



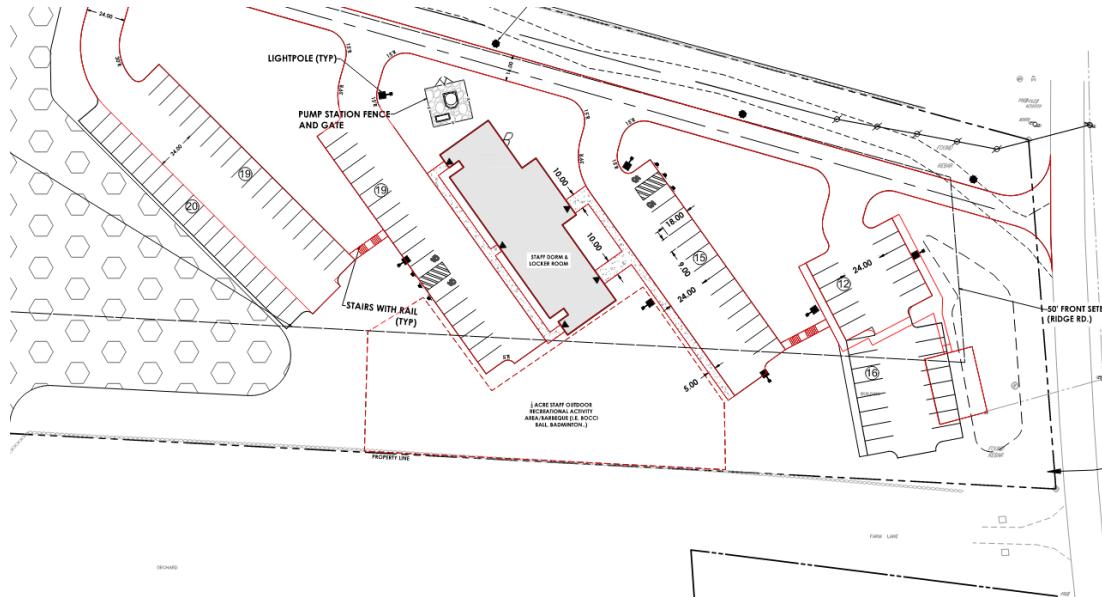
c. The eight 1-guestroom cabins and associated infrastructure have been removed and replaced by four 2-guestroom cabins, reducing the overall project impervious surfaces, clearing of existing trees and vegetation, disturbance and infrastructure requirements. The prior plan is again marked in red.



d. In response to public comment the Distillery has been relocated to the hilltop area. The net parking capacity in this area will increase by 9 spaces. The prior plan is again marked in red.



e. The former Distillery site has been repurposed for staff parking. The net parking capacity in this area will increase by 36 spaces. The landscaping plan will include screening to minimize visual impacts on the neighbors. The prior plan is again marked in red.



Water Storage:

The Town's consulting engineer continues to evaluate water storage options. We are in regular communication with the Town and fully support the ongoing due diligence process. Neither will be visible due to their identical height.

SEQR:

The proposed revisions do not alter the intent or overall design of the project. We have maintained our commitment to green infrastructure by using already cleared areas, existing roadways, and developed land. This approach helps preserve the site's natural features and minimizes environmental disturbance. The plans include the expansion of certain agricultural uses (walled garden and open field being upgraded to cherry and peach orchard). The project continues to align with our goal of rejuvenating the property while maintaining a harmonious balance between hospitality, agriculture, and nature.

In terms of SEQR, the updates further reduce the project's environmental impacts. Specifically, the limit of disturbance is reduced by 1.7 acres, and the overall building area is decreased by 17,308 square feet. The Spa, Events Building, and 28-key hotel have all been reduced from two stories to one, though their footprints have slightly increased within the previously proposed limit of disturbance. The net impervious area is reduced by 0.44 acres due to roads and pathways. The updated traffic generation, water, and wastewater projections are also reduced, with no material impact on our prior studies.

Given the comprehensive nature of the studies conducted and the reduction in project impacts, we respectfully request that the Planning Board consider authorizing their attorney to draft a resolution for a negative declaration under SEQR and conditional site plan approval. For convenience, we have also provided a draft of the FEAF Part 2 form to assist in this process. We understand that technical review comments may arise and are committed to addressing any that are noted in a resolution collaboratively.

We look forward to presenting the updated plans at your meeting on October 21st. In support of our application, enclosed are the following materials:

- Site Plan Drawings (12 sets, 11x17)
- Traffic Comments Response Memo
- SWPPP Comments Response Memo
- Draft FEAF Part 2 Form

Should you have any questions or require additional information, please do not hesitate to contact me at 585-455-0157 or via email at Claporta@passero.com.

Thank you for your continued time and consideration.

Sincerely,



Christopher J. LaPorta, P.E.

Regional Director | Sr. Engineer