

TOWN OF MARLBOROUGH
PO Box 305 Milton NY 12547
“ Heart Of the Hudson Valley Fruit Section”
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406
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THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

Date: November 8, 2024

Re: Marlborough Resort Lattintown

S.B.L. : 102.4-3-8.320 / 102.4-2-12,13 & 29

This letter is in response to a request from the Planning Board looking for a determination of a roadway being modified to 16 foot wide, 10 foot paved with 3 foot shoulders being less than 20 feet required for the fire access road per N.Y.S. Fire Code.

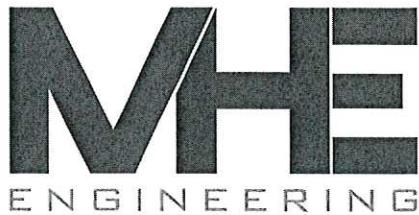
As in the past, I do not have opposition to the request as long as the fire department has no issue with the reduction in width and fire apparatus can access the property without obstruction or danger.

With the sign off from the fire company, I will consent to the reduction in width.

Thank You.



*Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer*



**TOWN OF MARLBOROUGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: MARLBOROUGH RESORT LATTINTOWN
PROJECT NO.: 24-01
PROJECT LOCATION: SECTION 102.4, BLOCK 3, LOT 8.320 & /626 LATTINTOWN ROAD
SECTION 102.4, BLOCK 2, LOT 12, 13 & 29/626 LATTINTOWN ROAD
REVIEW DATE: 30 OCTOBER 2024
MEETING DATE: 4 NOVEMBER 2024
PROJECT REPRESENTATIVE: PASSARO ENGINEERING

1. The applicant identified that the access road from Lattintown Road will be modified 16-foot wide roadway, 10 foot paved 3-foot shoulders. Approval of the Code Enforcement Department and jurisdictional Fire Department should be received regarding the roadway being less than 20 feet for fire access road per NYS Fire Code.
2. Details of the roadway widening should be incorporated into the plan set. Shoulder improvements must identify appropriate design to support loading from anticipated vehicle traffic including delivery trucks and emergency vehicles.
3. The note which states contractors shall coordinate with the Town regarding the access road should be modified. Actual design proposed for the access road should be incorporated into the plans.
4. During the previous Planning Board meeting residents of Ridge Road had a concern regarding staff dorm and locker room structure. Planning board may wish to have the applicant evaluate placing the staff dorm and locker room structure further west on the site and adjusting the parking areas to incorporate additional parking where the staff dorm and locker room are currently proposed. It is noted the distillery use has been relocated from this area previously.
5. Detail design of the proposed drainage swale along the west side of Ridge Road should be provided.
6. The applicant should update the Planning Board with regard to water supply for the project. Status of water district extensions should be addressed. Extension of the water district would require approval from NYSDEC, Ulster County Health Department, and potentially the Town of Newburgh and NYCDEP. Review of the water system by the Towns Water System Engineer Beiner and Larios should be received.
7. A proposed concrete washout area is depicted on Sheet C-160. This concrete washout area is within the NYSDEC regulated adjacent area.

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