



**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: 16 OCTOBER 2024
MEETING DATE: 21 OCTOBER 2024
PROJECT REPRESENTATIVE: PASSARO ENGINEERING

1. The applicant's have addressed previous SWPPP comments in a narrative response. A revised SWPPP addressing the comments must be submitted for further review.
2. Detailed plans showing all revisions must be provided.
3. The project access road has been revised to provide for turn outs/ passing lanes. This should be reviewed by the Towns Traffic Consultant with regard to single lane access to the site. Creighton Mannings traffic comments in general should also be received by the Board.
4. The proposed distillery use previously identified in the vicinity of Ridge Road has been relocated on the site to the vicinity of the proposed water tank. It is noted, that Ulster County Planning Department concerns regarding use and traffic to the previous distillery location were received.
5. Status of the water system design including the size of the proposed water tank should be addressed. Outside agency approvals for the water district extension may be required including, but not limiting the potential Town of Newburgh and NYCDEP. Water Taking/Water Conservation Program approval through NYSDEC is also required for water district extensions. Water main extension plans require Department of Health approval.
6. The project is proposed to be served by an on-site packaged sewer treatment plant. This facility will require approval from the New York State Department of Environmental Conservation and the New York State Health Department.
7. Ulster County Planning identify the requirement for additional detail plan for site lighting. Lighting plan in compliance with the Ulster County Planning comments should be provided.
8. Limits of disturbance should be added to the plans.
9. 8 one-bedroom cabins associated infrastructure have been removed and replaced by 2 four-bedroom guest cabins. The relocated cabins are grouped in an area with other cabins proposed.

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10. The applicant's representative should review with the Planning Board the changes to the project since the previous appearance.
11. NYSDEC wetland permits are required for activities on the site which impact the wetlands and associated buffers. Status of any outside agency approvals should be addressed with the Board.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kmm



Michael W. Weeks, P.E.
Principal