

Ulster County Planning Board



Dennis Doyle, Director

Chris Brand
Town of Marlborough Planning Board
PO Box 305
Milton, NY 12547

RECOMMENDATION

REFERRAL NO: 2024-122
2024-123
DATE REVIEWED: 10/2/2024

Re: Marlborough Lattintown Resort – Special Permit and Site Plan Review

Summary

The applicant proposes renovating and expanding an existing commercial business for resort use located at 626 Lattintown Rd./CR-11 in the RAG-1 zoning district.

Materials Submitted for Review:

- Referral Form
- Application
- Survey
- Architecture
- Site Plan Rendering
- Civil Plans and supplement with Fire Access and Roadway Design
- SWPPP
- FEAF
- Water and Sewer Engineering Report
- Checklist
- Traffic Impact Study
- Threatened/Endangered Species Habitat Assessment
- Viewshed Analysis
- HECRAS Flood Study Update
- Agricultural Soils Management Plan
- Acoustical Impact Report

Recommendations

Water District – Required Modifications

The applicant proposes a water tower and an extension of the Marlboro Water District, including the resort. The applicant is already aware, but as a condition of approval, they would require the approval of the City of Newburgh and NYC DEP to obtain access to the water district. Absent this connection, well-testing results, and revised site plans will need to be provided to the Town as part of a re-referral package to the UCPB.

Wastewater – Required Modification

The applicant will require the NYS Department of Health's approval of the proposed WWTP/package plant.

Phasing and Traffic Improvements – Required Modification

The UCPB has reviewed the traffic analysis and recommends that any proposed traffic improvements indicated in the traffic analysis (turning lanes, etc.) occur during the project's first phase before proceeding to subsequent phases to avoid adding additional traffic to the State highway system without first mitigating the issue.

Staff Housing and Phasing – Required Modification

Housing availability for staff in the site's development should be required in the first or second phase. Not only will this help the resort hire and place staff, but it will also reduce the competition for affordable housing elsewhere in the Town and surrounding area and reduce commuting traffic to the site.

*2024-122-123 Marlborough Resort Lattintown
Special Permit and Site Plan Review*

Special Events – Required Modification

A special events traffic and parking plan and an emergency response plan for special events are recommended as a condition of approval. These plans should be shared with local law enforcement and emergency responders for their review.

Lighting – Required Modification

A more detailed photometric plan should be provided for each section of the site plan. All luminaires should be LED and must meet the “fully shielded” definition adopted by the International Dark-Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided. An average lighting level for each section of the site plan should be identified, and trespassing on the adjacent roadways and properties should be avoided. Lighting cut sheets of proposed fixtures will need to be provided. Using lighted bollards along walking paths rather than pole-mounted fixtures where practicable is recommended. Any pole-mounted fixtures should be limited to a height of 15’ or less.

Limits of Disturbance and Conservation Easement – Required Modification

The Town recently reviewed the proposed expansion of Buttermilk Falls, where the applicant kept the limits of disturbance as close as possible to the proposed cabins while limiting the removal of existing trees and vegetation to preserve privacy and limit visual impacts. The UCPB recommends a similar treatment whereby the limits of disturbance are similarly handled on the site plans and marked in the field. A typical site/landscaping plan for the proposed cabins and homes should also be provided to the Town Planning Board for review. The UCPB also recommends that the remaining existing vegetation be noted on the plans as not to be removed and a conservation easement to ensure it should be considered.

Sustainability Features – Required Modification

Electric heating and cooling are recommended, and sustainable materials are used during construction. EV-charging stations and infrastructure are also recommended for guest and employee use. Where practicable, the Board recommends the development of solar arrays to make the resort as self-sufficient as possible to handle its energy consumption needs.

Distillery – Required Modification

Given the proximity of the existing structure for this part of the proposal to the residential neighborhood on Ridge Road and the availability of land in the proposed project, on the project in total, the UCPB recommends that the existing structure be renovated for storage use only and that the Distillery and Tasting Room be established elsewhere in a location that is more integrated and walkable to access within the resort complex. Truck traffic associated with the Distillery should access the site only from the County Route on Lattintown Road, not the residential roadway.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Cindy Lanzetta, UCPB
Brendan Masterson, UC DPW
Andrew Emerich, UC DPW
Tim Rose, UC Health