

MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Mount Rose Equestrian Site Plan (formerly Someplace Upstate)
Our file #12-220145-00
DATE: September 20, 2024 (REVISED November 20, 2024)

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Danielle and Adam Broza for their Someplace Upstate Resort Hotel Site Plan and Special Use Permit. Revisions to the original application are included in this submission and are reflected in the answers below in response to the comments received from MHE Engineering dated November 03, 2023:

The parcels of property appear to not be in common ownership.

The three affected parcels with tax identification numbers 109.1-4-57, 109.1-4-58, and 109.1-4-56.1 will be combined into one lot with single ownership as a condition of site plan and special use permit approval.

None of the parcels has the minimum 10 acre lot size. The Planning Board Attorney's comments regarding the need to combine the parcels under similar use should be received.

See response above.

Zoning Bulk Table should be complete with all existing and proposed setback lines labeled.

Comment noted.

Water and Sewer provisions for the entire site should be addressed.

The lot is currently serviced by municipal water service and individual septic systems. No increase in intensity of use for the septic systems is proposed as the number of bedrooms will not be increased and event use will be limited to portable restroom facilities.

All permitted parking should be detailed on the plans.

Parking spaces have been delineated on the updated plan.

We question the use of summer event lawn parking.

Parking shown on the plat is consistent with other similar facilities such as Buttermilk Falls and is adequate for the proposed use. See Barton & Loguidice report.

A Narrative Report should be submitted. The application references a letter of Intent, however this was not received by this office.

The revised Letter of Intent is included in this submission.

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Boulder piles are labeled in the twenty (20) parking spots located in the summer event lawn parking.

The parking lot near the boulders has been removed from this application.

Traffic and access may be an issue on the site. Vehicle access through the existing farm lane may be problematic. Rights of this parcel to utilize the farm lane should be addressed.

Any activities utilizing the farm lane have been removed from this application.

The applicants are requested to address all items in Section 155-18 B(10) (a-i) .

All items will be addressed as the application proceeds.

155-18B1(d) "No structure in such use shall be within 50 feet of any property line or within 100 feet of any water course which is part of a public water supply system. A couple of the structures are within 50 feet of the property line." Once Bulk Tables have been complete referral to the Zoning Board of Appeals may be required.

The required area variances were granted by the Zoning Board of Appeals on August 08, 2024.

Future plans should address noise from amplified music and lighting on the site.

The study and report prepared by Barton & Loguidice is included in this submission.

The parcel boundary between Tax Lot 58 and Tax Lot 71 appears to be a stream. No access is depicted across the stream.

There is an existing culvert depicted on the map, however, the lot westerly of the stream has been removed from this application.

Item in the Legend of Use refers to "possible event space" and "flex space," etc. should be defined use not "possible".

The word "possible" has been removed from the plan.

The item I on the plan identifies a retail Gift Shop. Retail component does not appear in the R-1 Zoning District allowable uses.

The minor retail component is a customary accessory use to a Resort.

Access to all uses on the site should be depicted. Access to proposed parking in the area of Buildings J, K and L should be detailed.

Buildings J, K, and L are no longer part of this application.

The EAF submitted identifies the project in an Archeologically sensitive area. Coordination with NYSOPRHP is required.

Comment noted.

Provision for potable water for the uses must be approved by the Ulster County Health Department. Similar comment for sanitary sewer disposal.

The lot is serviced by municipal water.

The width of all internal roadways should be identified. Minimum fire access road width of 20 feet is required for structures less than 30 feet high.

Please provide a code reference so we can ensure compliance.

The Fifty Scale Plan does not address items to the westerly most portion of the site.

The westerly lots have been removed from the application.

Accessible parking and access must be provided in compliance with ADA Standards.

The proposed locations have been provided with this submission.

Summer events space lawn parking should have defined access. The intensity of the use on the site appears to be in excess of that which would be supported by year round parking or by parking on the lawn areas.

Permanent uses should have permanent dust free parking surfaces.

Comment noted.

Parking and access for large vehicles should be addressed.

See report prepared by Barton & Loguidice.

Loading docks are required. Locations of loading docks and delivery truck access on the site should be identified. Large vehicles/Bus turning radius plans should be identified.

See report prepared by Barton & Loguidice.

Height of all existing structures should be provided to determine compliance with fire access road requirements.

This will be detailed in a future submission as the traffic engineer is addressing in his report.

Comments from Jurisdictional Emergency Services should be received.

A site walk has been conducted at the site and an additional access point has been added from James Street in accordance with recommendation from the jurisdictional fire department. Written comments will be requested.

The applicant's representative is asked to explain Note 10. Is a dedication parcel proposed?

The lot affected has been removed from the application.

All structures within 100 feet of the parcel are to be depicted on the plans. Adjoining residential uses should be depicted to assist with any Public Hearing to be held in the future.

The adjoining residences have been added to the site plan.

Details of all delineated parking spot should be added to the plans.

All parking spaces have been added to the plan. Parking attendants will be available to ensure orderly parking in any areas where spaces are not clearly marked.

Status of the ownership of Mount Rose Road and James Street should be identified.

A portion of Mt. Rose Road is owned by the applicant and a portion was dedicated to the Town. Both Mount Rose Road and James Street are user roads within underlying ownership by adjoining land owners.

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Highway Superintendent's comments regarding access should be received. Parking spots which back out into roadways should not be permitted.

The highway superintendent has conducted a site visit and a snow storage area has been depicted in accordance with his recommendations.

The use of Structure M on tax parcel 56.1 should be further clarified. Use is identified as a farmhouse.

The structure is an existing four bedroom farmhouse that will be utilized for overnight accommodations.

Property lines are depicted extending into the roadways. Roadway dedication should be provided on all existing Town roadways.

That request is not feasible due to the locations of existing structures.

Confirmation should be provided determining if parcel is in the water district. Water supply to all structures on the site should be identified.

It has been confirmed that the parcels are in the water district and currently served by municipal water.

Sanitary sewer disposal for the site should be addressed. All uses should be considered when identifying sanitary sewer.

As stated above, no increase in intensity of use for the septic systems is proposed as the number of bedrooms will not be increased and event use will be limited to portable restroom facilities.

The structure identified as Structure J does not appear to have any parking associated with it. Access and parking for this structure as well as potable water and sanitary sewer should be addressed.

The structure is no longer part of this application.

The Planning Board may wish to declare its intent for Lead Agency for review of the project as an unlisted action coordinated review.

Comment noted.

A site lighting plan should be provided identifying existing and proposed security and safety lighting for all proposed uses on the site.

Internal solar and string lighting is utilized during events as outlined in the Barton & Loguidice report.

We would recommend a separate plan sheet be developed for review by Jurisdictional Emergency Services which identifies emergency vehicle access to all structures and uses on the site, water supply and fire protection facilities on the site.

Comment noted. A site inspection was conducted by the jurisdictional fire department and we will seek written confirmation of their findings.

The applicants are requested to identify the maximum intensity use on the site. Numerous events spaces are depicted as well as temporary tent areas.

Please see attached Letter of Intent for details.

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