



November 21, 2024

Letter of Intent
Mount Rose Equestrian
(Formerly Someplace Upstate)

Owner/applicants Adam Broza and Danielle Broza are the owners of three contiguous parcels of land totaling approximately 14.0 acres of land located on Mt. Rose Road and James Street in the Town of Marlborough. The assemblage is located in the R-1 Zone, adjoining the HD Zone on the east. The owners have applied for a Site Plan and Special Use Permit in accordance with Zoning Code Section 155-12 B.(4)(k) to create an agritourism Resort at the site with accommodations for overnight guests and associated amenities. The existing facility has been undergoing renovations for the past year and a half, and all the guest rooms will be contained within existing structures.

The resort will center around existing amenities at the site including the following:

1. Agricultural fruit and flower farming to include herbs, lavender and wildflowers
2. Equine uses including boarding, lessons, and education
3. Recreational activities such as swimming and spa activities, pickleball, and tennis
4. Property enjoyment of existing gazebo, hot tub, fire pits, and strolling the grounds
5. The existing "Belltower" will be improved to support a farm stand with resort shop for sale of on premise grown flowers and other local agricultural products to guests
6. A portion of one existing barn to be renovated as the welcoming lobby for the facility guests

It is proposed that guest events will be hosted at the site for weddings, corporate retreats, wellness retreats, family reunion gatherings, and other similar events. Portable restrooms will be brought on site to accommodate day guests for these events. The guest season will be year round, but it is anticipated that the greatest demand will be during the May through October wedding season. Only one wedding or other celebration will be permitted at a time, and the guests will be required to book the entire venue for their celebration. It is anticipated that 30 to 40 full venue gatherings will be hosted each year, with individual resort accommodations available when the site is not hosting a full venue event. The site shall be in compliance with Section 105 of the Zoning Code regulating noise.

The existing buildings on the site are proposed to be utilized as follows:

The "Villa" – 6 individual bedrooms existing

The "Tennis House" Artist studio loft

The "Casas" three separate attached apartments with up to five bedrooms

The "White House" 4 existing bedrooms

In accordance with Town Code Section 155-18B.(1)(d), no structure may be within fifty feet of any property line. As all the structures are existing and that criteria cannot be met, an area variance was granted on August 08, 2024.