

November 22, 2024

Chairman Chris Brand
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Re: Marlborough Resort
Site Plan and Special Use Permit Applications
626 Lattintown Road & 255 Ridge Road, Marlboro, NY
Tax Parcels 102.4-3-8.8.320; 102.4-2-12; 102.4-2-13; 102.4-2-29

Dear Chairman Brand,

On behalf of Marlborough Resort LLC, we are pleased to submit the enclosed revised documents. These updates address the SEQR comments and are intended to facilitate the completion of the State Environmental Quality Review (SEQR) process. A summary of the adjustments included in the new materials is provided below.

Site Plans

Minor bulk table adjustments

Minor changes to coordinate architectural changes such as the staff housing building height. The parking layout was not change, but the overall parking count was outdated and is now current as well.

Acoustic

A callout has been added to sheet C132 identifying the area behind the events center as the area for outdoor events. Accoustical notes have been added to Sheet C132 to ensure the Acoustical Impact Report dated August 15, 2024, is adhered to and the post-construction evaluation is conducted.

Water & Sewer Report

Minor revisions have been made to the engineering report to clarify that Marlborough relies exclusively on its interconnection with Newburgh as its sole water source. Additionally, the report specifies that ductile iron will be used from the tap to the water meter, transitioning to PVC C900 piping beyond the meter. Further details have also been included to address the anticipated permit limits and discharge locations.

Cultural Resources

The applicant received a request from SHPO to conduct a Phase 1A archaeological survey, which included recommendations for a subsequent Phase 1B. To streamline the process, we coordinated with SHPO to complete a combined Phase 1A/1B survey for the entire area of potential impact. The survey revealed no cultural findings, and SHPO has issued the attached Letter of No Further Concern.

Staff Dormitory

Revisions have been implemented to reduce the building height and refine the exterior facade of the staff housing facility, resulting in notable visual enhancements. These improvements significantly enhance how the building is perceived from surrounding viewpoints, particularly from Ridge Road.

1. Reduced Vertical Presence

By lowering the overall height of the building, including both the floor-to-floor heights and the pitch of the roof, the structure presents a less imposing visual presence. The reduction from 44 feet to 40 feet at the peak of the roof results in a building that appears shorter and less dominant in the landscape. This can make the facility feel more in harmony with its surroundings, particularly when viewed from a distance. It mitigates the risk of the building appearing overly large or overpowering in scale, which can often detract from the aesthetic balance of the area and improves the visual fit with the surrounding structures.

2. Reduced Building Mass

The shallower roof pitch contributes to a softer, more restrained roofline, rather than a steep, more angular form that would emphasize the building's verticality. The change in roof angle reduces the overall perceived mass, making the building appear lighter and more proportionate in relation to its surroundings. The lower peak height diminishes the sense of bulk, allowing for a more nuanced integration of the building into the site. This visual reduction in mass creates a sense of openness around the building, preserving views and light, and enhancing the surrounding landscape.

3. Lowered Window Sills and Fire Rescue Considerations

The decision to lower the window sill heights in response to fire rescue access also has a subtle impact on the building's visual perception. While this change is primarily functional, it also alters the proportion of the windows in relation to the overall façade, contributing to a more human-scaled appearance. This adjustment is especially relevant when viewed from the street or from pedestrian pathways, making the building feel more approachable and less imposing.

4. Visual Impact from Public Ways

From the public way, particularly along Ridge Road, the building will now appear to be more in proportion to its environment. The reduction in height ensures that the structure will not dominate the street view but instead will coexist more seamlessly with the natural and built surroundings. Further, we have modified the exterior face material colors to a white palette which is more in keeping with the residential materials and colors of adjacent buildings. This is particularly important for maintaining the visual appeal of the area, ensuring that the facility does not overshadow adjacent properties or disrupt the overall aesthetic flow of the neighborhood.

5. More Subtle Architectural Form

The combination of a lower height, reduced roof pitch, and repositioned windows results in a more modest architectural form that feels less like a large, institutional building and more like a well-integrated, functional residential structure. It can give the facility a more familiar, residential feel, aligning it with the human-scale qualities that people typically associate with comfort and community.

In summary, the reduced building height for the staff dormitory results in a structure that feels less visually intrusive and more integrated into its surroundings. By lowering the overall mass and vertical presence of the building, while also addressing practical considerations such as fire rescue access, the design strikes a balance between functionality, aesthetic integration, and respect for the surrounding visual environment. The result is a more harmonious and thoughtful addition to the Marlborough Resort that enhances the area without overwhelming it.

We look forward to discussing the updated materials on December 2nd and continuing to advance project. Should you have any questions or require additional information, please do not hesitate to contact me at 585-455-0157 or via email at CLaporta@passero.com.

Thank you for your continued time and consideration.

Sincerely,



Christopher J. LaPorta, P.E.
Regional Director | Sr. Engineer