



Town of Marlborough Planning Board Transmittal

Submittal Date: January 14, 2025

Client Name Mount Rose Equestrian

CPA file # 12-220145-00

Attached please find the following items regarding this resubmission for Site Plan Application:

- 12 copies – Revised Site Plan maps
- 12 copies – Response memo dated January 13, 2025
- 12 copies – Long Form EAF – Part 1
- 12 copies – Special Use Permit Narrative
- E-mailed PDF application package/map

This information is not being submitted for placement on the January 21, 2025 meeting agenda; it is supplied for inclusion in the Notice of Intent to be Lead Agent that was motioned and approved to be circulated at the December 02, 2024 meeting.

Please advise when the circulation is made so I may note it for my calendar.

Thank you



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: January 13, 2025

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 and are in response to the comments received from MHE Engineering dated November 27, 2024.

The project is a proposed special use in the zone. Code Section 155-32 E should be addressed by the Planning Board. Items 1 through 9 as well as Special Uses E through O should be specifically addressed by the applicant and the Planning Board should review each of these items with regard to special use permit.

The applicant has prepared a narrative addressing these items and it is included with this submission.

The Code Enforcement Officer opined that the lots must be consolidated in order to meet the acreage requirement for the proposed use. Ten acre minimum for the use as required in the zone.

As previously stated, the application will undertake a lot consolidation upon receipt of conditional final approval.

A Traffic Report has been prepared for the project. The Planning Board may wish to have the Towns Traffic Consultant, Creighton Manning Engineers, Ken Wersted, PE evaluate the Traffic Report and the assumptions that the Traffic Report identifies.

We await comments from the Towns Traffic Consultant.

Ken Wersted' office should evaluate bus turning movements provided. The bus turning movement appears to create numerous conflicts with opposing traffic. Grade of the roadways should be taken into consideration regarding the bus turning movements.

We await comments from the Towns Traffic Consultant.

Bus access through the parking areas and the site should be identified.

No buses will traverse the parking areas or site. Any bus or transport van traffic will unload guests along Mount Rose Road in front of the Barn/Event space and turn around within mount Rose Road and the Loading/unloading area.

Narrative report identifies that 30-40 full venue gatherings will be hosted each year. It appears that the proposed parking for these events will be in an existing lawn area. Based on the intensity of use proposed, it is recommended that conventional parking be provided on the site for the venue. Parking calculations should be provided on the plan.

Event parking is not located within a lawn area. The all weather surface of the parking area has been clarified in the Special Use Permit narrative.

A Sound Study has been provided. The Sound Study bases analysis on the event location within a closed structure, the barn. Several other venues are proposed on the site plan which have not been analyzed in the Sound Study.

A revised sound study is being prepared.

Hours of operations should be identified on the plans to correlate to sound levels in the study.

The hours of operation for the resort and tourist & vacation homes will be 24 hours per day, 7 days per week. The sound study hours of operation relate solely to events taking place at the resort.

The Sound Study should address the hours of operation in regards to the 55-decibel measurement at the property line.

A revised sound study is being prepared.

Alternative location plan identifies a 60 dba contour. The Town Code has a 55 dba for certain hours.

A revised sound study is being prepared.

Other facilities which have been located in residential zoned areas have provided additional sound mitigation including sound monitoring devices located near the property lines in order to monitor impacts associated with noise.

A revised sound study is being prepared.

The study identifies an event in the barn area. It appears unclear if additional sound amplification of other uses of the facility would impact sound level readings. Different performers may have a higher sound level emanating from the venue. Planning Board may wish to obtain the services of a noise evaluation expert to evaluate the sound reports provided.

The Planning Board motioned and approved the engagement of a noise evaluation specialist at their December 02, 2024 meeting.

The Sound Study should take into account ambient noise levels and various times in order to apply the increased in noise levels at sensitive receptors in the vicinity. The report notes that the human ear results in perceived doubling of loudness with every 10 dba increase where as a 5 dba increase is a noticeable change.

A revised sound study is being prepared.

The facility proposes to utilize temporary portable toilet facilities for events. It appears based on the intensity of use permanent restroom facilities should be required. Health Department review of the project should be undertaken with regard for the need to provide permanent facilities. Location of portable toilet facilities should be addressed. Narrative report should identify the operation and maintenance of the portable facilities and the duration of time which they will be utilized if permanent restrooms are not provided.

All guest accommodations have permanent restroom facilities for use during their entire stay at the resort. Temporary restroom facilities will be brought in for the short term events and their discreet placement will be dependent upon the location of the event on site.

The Narrative Report identifies the existing facility has been undergoing renovations for the past year and half, and all the guest rooms will be contained in existing structures.

That is correct. The nature of the renovations is more clearly outlined in the Special Use Permit narrative.

The Planning Board may wish to have the applicants evaluate existing subsurface sanitary sewer disposal system serving the site.

Comment noted.

The narrative identifies the "Casas" 3 separate attached apartment with up to 5 bedrooms it is unclear if each apartment has 5 bedrooms or it is cumulative between the 3 apartments.

The five bedrooms is cumulative.

The definition of Resort Hotel states an area of land located in a hotel or ground of buildings containing living and sleeping accommodations for 20 or more persons hired out for compensation, which has a public lobby serving guests and contains 1 or more dining rooms and recreational facilities. The applicant's representative are requested to address the narrative.

These items are more clearly outlined in the Special Use Permit narrative.

The EAF identifies the project site or portion of it is located or adjacent to an area designated that is sensitive for archeological site. Coordination with the Office of Parks Recreation and Historical Preservation should be undertaken.

The designation is based on proximity to the Hudson River. As no excavation or major disturbance is proposed on site, there will be no impact.

The Planning Board may wish to declare its intent for Lead Agency for the review of the project.

We request that the Planning Board declare this action an unlisted action and circulate a notice of intent to serve as lead agent.

The EAF identifies .7 acres of disturbance. Limits of disturbance should be identified on the plans for review.

The 0.7 acres was conservative in that it was derived from the installation of 7 parking spaces by Building F, 6 parking spaces by Building B, and it includes the entire additional parking area southerly of Mount Rose Road in the event the applicant makes any improvements to the existing surface. None are proposed at this time.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Site Plan Prepared for Mount Rose Equestrian		
Project Location (describe, and attach a general location map): Southerly side of James Street, northerly and southerly sides of Mt. Rose Road Tax parcels 109.1-4-56.1, 57, & 58		
Brief Description of Proposed Action (include purpose or need): Site Plan and Special Use Permit for a Resort hotel with tourist and vacation buildings as more particularly described in the attached Letter of Intent. A lot consolidation map and deed will be filed with the office of the Ulster County Clerk upon receipt of conditional site plan and special use permit approval.		
Name of Applicant/Sponsor: Adam and Danielle Broza		Telephone: 617-487-9758
		E-Mail: abroza@gmail.com
Address: 20 Mount Rose Road		
City/PO: Marlboro	State: New York	Zip Code: 12542
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan & Special use Permit	May 2023
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Zoning Board area variances for building setbacks	June 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway Superintendent review Marlboro Fire Department review	June-October 2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County Planning Board Ulster County Board of Health	January 2025 January 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border-bottom: 1px solid black; padding-bottom: 5px;">Zone R-1 Residential 1 acre zoning</div>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, i. What is the proposed new zoning for the site? <div style="border-bottom: 1px solid black; width: 80%;"></div>	
C.4. Existing community services.	
a. In what school district is the project site located?	<div style="border-bottom: 1px solid black; width: 80%;">Marlboro School District</div>
b. What police or other public protection forces serve the project site?	<div style="border-bottom: 1px solid black; width: 80%;">Town of Marlborough Police, Ulster County Sheriff's Dept., and New York State Police</div>
c. Which fire protection and emergency medical services serve the project site?	<div style="border-bottom: 1px solid black; width: 80%;">Marlborough Fire District</div>
d. What parks serve the project site?	<div style="border-bottom: 1px solid black; width: 80%;">Cluett Schantz Memorial Park, Milton Landing Park, Marlboro Nature Trail</div>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? The use is primarily a Resort Hotel with recreational activities and events for overnight guests <div style="border-bottom: 1px solid black; width: 80%;"></div>	
b. a. Total acreage of the site of the proposed action?	<div style="border-bottom: 1px solid black; width: 100px;">14.02</div> acres
b. Total acreage to be physically disturbed?	<div style="border-bottom: 1px solid black; width: 100px;">0.7+</div> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<div style="border-bottom: 1px solid black; width: 100px;">26.51</div> acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <div style="border-bottom: 1px solid black; width: 150px;"></div> Units: <div style="border-bottom: 1px solid black; width: 150px;"></div>	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) A lot consolidation map & deed will be filed as a condition of final approval	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? <div style="border-bottom: 1px solid black; width: 50px;">one</div>	
iv. Minimum and maximum proposed lot sizes? Minimum <div style="border-bottom: 1px solid black; width: 50px;">14.02</div> Maximum <div style="border-bottom: 1px solid black; width: 50px;">14.02</div>	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: <div style="border-bottom: 1px solid black; width: 100px;">2</div> months	
ii. If Yes:	
<ul style="list-style-type: none"> • Total number of phases anticipated <div style="border-bottom: 1px solid black; width: 50px;"></div> • Anticipated commencement date of phase 1 (including demolition) <div style="border-bottom: 1px solid black; width: 50px;"></div> month <div style="border-bottom: 1px solid black; width: 50px;"></div> year • Anticipated completion date of final phase <div style="border-bottom: 1px solid black; width: 50px;"></div> month <div style="border-bottom: 1px solid black; width: 50px;"></div> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <div style="border-bottom: 1px solid black; width: 80%;"></div> 	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Town of Marlborough Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ <u>Individual septic systems service the existing structures and will continue to be utilized as no increase in demand is proposed</u> _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>There are no plans to capture, recycle, or reuse liquid waste</u> _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
70,000 to 75,000 kWh per year anticipated

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility Company supplies all electricity and solar powered walkway lighting will be used in the site interior

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: _____ N/A	• Monday - Friday: _____ 24 hrs/day
• Saturday: _____ N/A	• Saturday: _____ 24 hrs/day
• Sunday: _____ N/A	• Sunday: _____ 24 hrs/day
• Holidays: _____ N/A	• Holidays: _____ 24 hrs/day

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>String lights will mark the perimeter of the site to contain guests within property limits, and solar path lighting will be utilized to direct guests between amenity locations</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: N/A ... tons per _____ (unit of time) • Operation : Household waste 1+- tons per 2 weeks (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: No construction waste proposed • Operation: Single use food service items will be avoided, recycling will be utilized in accordance with Ulster County requirements <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: No construction waste proposed • Operation: A local Ulster County approved and permitted waste hauler has been contracted for curbside pickup 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.76	1.86	N/A
• Forested	0.2	0.2	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.6	3.6	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	1.5	1.5	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	.14	.14	N/A
• Wetlands (freshwater or tidal)	0	0	N/A
• Non-vegetated (bare rock, earth or fill)	0	0	N/A
• Other Describe: lawns, landscaped areas, gardens	6.8	6.7	-0.1 acre

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Marlboro Middle School _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 0' to over 5 feet

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 2 %

c. Predominant soil type(s) present on project site:

MgB	_____	48 %
BnC	_____	25 %
BOD & NBF each	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ 2' to 5' feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 35 % of site
☐ Moderately Well Drained: _____ 59 % of site
☒ Poorly Drained: _____ 6 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 50 % of site
☒ 10-15%: _____ 30 % of site
☒ 15% or greater: _____ 20 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-375 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 6,000 square feet +-
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>small mammals such as rabbits _____</p> <p>deer _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Freshwater Subtidal Aquatic Bed</p> <p>ii. Source(s) of description or evaluation: <u>along Hudson River & does not affect this site</u></p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 2013.77 acres • Following completion of project as proposed: _____ 2013.77 acres • Gain or loss (indicate + or -): _____ 0 acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Atlantic Sturgeon, Shortnose Sturgeon</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>ULST001</u></p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? <u>7+</u></p> <p>ii. Source(s) of soil rating(s): <u>USDA NRCS Soil Data Access</u></p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

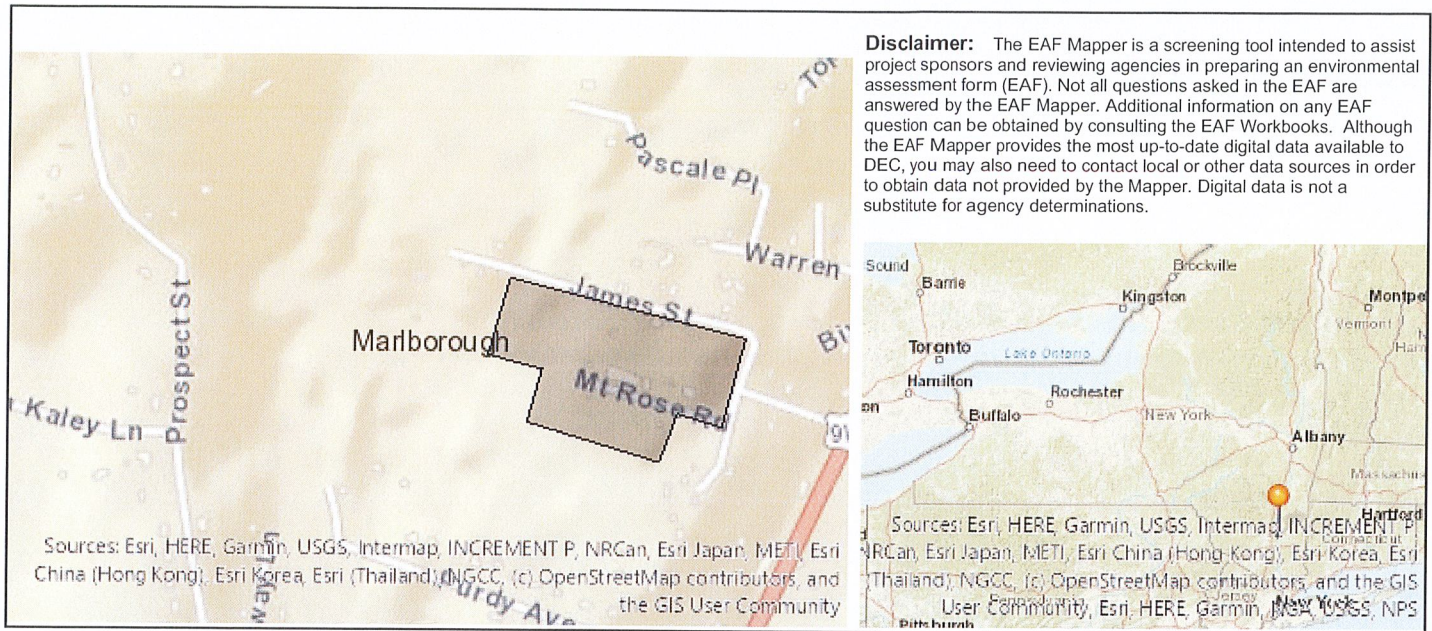
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Adam Broza & Danielle Broza Date January 10, 2025

Signature  Title owners & applicants

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B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-375
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Freshwater Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	2013.77
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ULST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Mount Rose Equestrian Site Plan & Special Use Permit Application:

General consideration for special use permits. *In permitting any special use, the Planning Board shall take into consideration the public health, safety and general welfare and the comfort and convenience of the public in general in the Town and of the immediate neighborhood in particular. The Planning board may require modifications to development proposals, submission of alternative design and layout proposals and may attach reasonable conditions and safeguards to eliminate or minimize potential impacts as a precondition of its approval. The Planning Board, after public notice and hearing, may approve the issuance of a permit, provided that it shall find that all of the following conditions and standards have been met:*

(1) Traffic access. *All proposed traffic access shall be adequate but not excessive in number, adequate in width, grade and alignment and visibility, and sufficiently separated from street intersections and other places of public assembly and shall meet other similar safety considerations.*

As determined in the study prepared by Barton & Loguidice, the roads servicing the Property are adequate for the proposed traffic access, meeting relevant code requirements. The road provides ample turning radii for ingress and egress from the property, and capacity for potential traffic volumes is adequately satisfied by the road conditions.

(2) Parking. *Parking areas will be of adequate size for the particular use, and the entrance and exit drives shall be laid out so as to achieve maximum safety.*

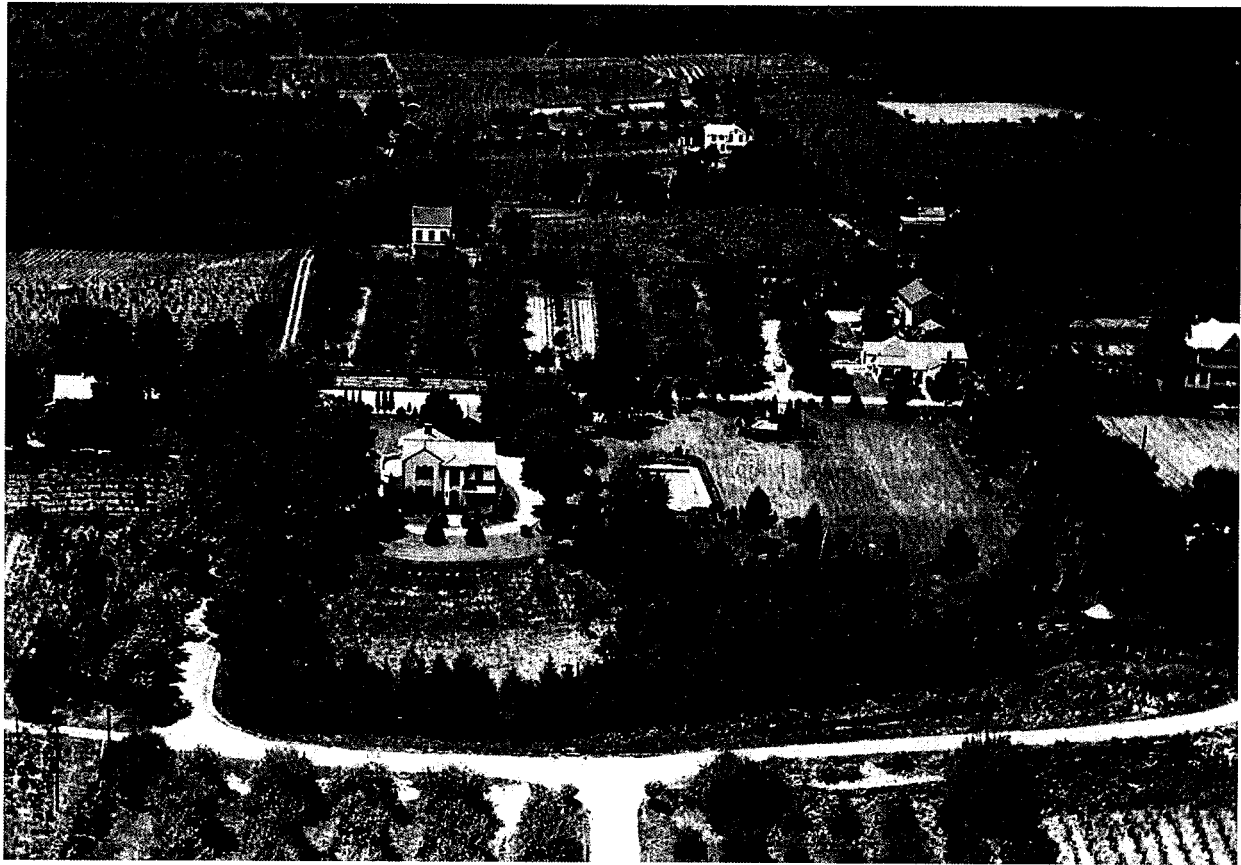
Short term parking is provided on the northerly side of Mt. Rose Road adjacent to the Bellflower Lobby. It will serve as the primary location for guest check-in with guests being provided specific driving and parking instructions for each guest accommodation through the internal roadway from Mt. Rose Road. As determined in the study prepared by Barton & Loguidice, the existing supplemental parking facility located on the southerly side of Mt. Rose Road is a well-drained and permeable parking surface composed of high-grade compacted equestrian riding sand and soil with sufficient space to accommodate 90 vehicles. The entrance and exit ways for the parking facility will be clearly designated to ensure driver clarity. During large events, guests will be directed to utilize the supplemental parking lot in accordance with the appropriate parking bays and rows.

(3) Landscaping and screening. *All parking and service areas shall be reasonably screened from the view of adjacent residential lots and streets, and the general landscaping of the site shall be in character.*

The lot is reasonably screened from the view of adjacent residential lots and streets by topography and existing landscaping. In keeping with the character of the property and its history, proposed enhancements will include seasonal landscaping, including planting flowers and herbs such as lavender, rosemary, roses, wildflowers, grasses, and certain tree and hedge varieties to match the existing diversity around the northern perimeter of the lot.

***(4) Character and appearance.** The character and appearance of the proposed use, buildings, structures, outdoor signs and lighting shall be the character of the surrounding neighborhood and that of the Town of Marlborough.*

The proposed use specifically and exclusively preserves the character of the neighborhood, with our primary objective being restoration of the property to its original appearance at its peak almost a century ago:



That is the spirit that we are aiming to recapture. We have no new construction proposed or planned. All renovations and improvements which we intend to undertake are thoughtfully and meticulously designed to restore the property's original beauty. No increase in square footage is proposed. The guest accommodations include a dining room in each of those respective structures. The key renovations undertaken to date have included: restoring and modernizing interior spaces with updated appliances, cabinetry, color schemes, and amenities, or undertaking repairs and

maintenance, such as re-paving surfaces and tilework, roofing repairs, equipment and facilities upgrades, painting, and identifying and patching leaks.

***(5) Historic and natural resources.** The proposed use shall be designed and shall be carried out in a manner that protects historic and natural environmental features on the site and in adjacent areas.*

The proposed resort hotel has been designed to blend with the historic and natural resources of the site or its adjacent areas. The proposed use is intended to preserve the property's character as a private agricultural estate for the Resort Hotel's patrons to enjoy the natural surroundings.

***(6) Level of service.** The level of services required to support the proposed activity or use is or will be available to meet the needs of the proposed activity or use. This consideration shall include the suitability of water supply and sanitary sewage facilities and protection from pollution of surface water or groundwater.*

The property is serviced by municipal water. The septic systems are designed to support year-round multifamily residential use, and the proposed resort hotel occupancy will not overburden the existing systems' properties. Notably, anticipated resort hotel septic use is expected to go down as compared to a 365-day multifamily residential use. The services of Willingham & Towne Engineering are being engaged to assess the current septic services.

For events, portable restroom facilities will be rented and used. These professional facilities will be kept in clean and working standard, serviced by trained vendors and maintained at appropriate levels. They will be rented out case-by-case and replaced between events.

***(7) Emergency services.** All proposed buildings, structures, equipment and/or material shall be readily accessible for fire, police, and other emergency service protection.*

We are reaching out to the Office of the Building Inspector to schedule an inspection to confirm compliance with NYS Building and Fire Code requirements (i.e., the Uniform Fire Prevention and Building Code and Energy Conservation Construction Code).

***(8) In or adjacent to a residence district.** In addition to the above criteria, in the case of any use located in or directly adjacent to a residence district:*

***(a)** The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, the size of the site in relation to the use, its site layout and its relation to existing and future*

access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to or incongruous with said residence district or conflict with the normal traffic of the neighborhood.

As determined in the study prepared by Barton & Loguidice, on the average day, guests will arrive on the Mount Rose side of the estate and check-in at the Bellflower lobby before parking in accordance with the parking section above. When there are events at the property, the peak intensity of operations will be centered around up to 25 weekend events, typically Friday through Sunday, and that traffic will also follow the procedures outlined in the parking section above.

(9) The use of best management practices in the protection of streams, steep slopes, wetlands, floodplains and other natural features.

As noted in item (5), the resort hotel will preserve and enhance the natural features within the project site to its prior grandeur. As no new clearing or site disturbance is proposed, there will not be any wildlife displacement or loss of habitat for flora or fauna. In reviewing the information obtained from the NYS DEC, the only natural community and rare plants and animals found near the proposed project site are the Hudson River Estuary and Sturgeon which are approximately 2500 feet from the resort hotel.

Adam & Danielle Broza
13, January 2025