



5/22/2025

Ref: 20578.01

Town of Marlborough Planning Board  
Town of Marlborough Town Hall  
21 Milton Park Drive, Suite 200  
Milton, New York 12547  
Attn: Ms. Jen Flynn, Planning Board Secretary

Re: Materials in support of the Site Plan Application for 103-137 Dock Road  
Orchards on Hudson

Dear Chairman Brand and Members of the Town of Marlborough Planning Board:

The 103-137 Dock Road Applicant Team is pleased to submit the following materials in response to comments received by the Planning Board at the board meeting on May 5, 2025:

1. Planning Board Application Form and Fees for the proposed Lot Line Revision, which will be undertaken to secure ingress-egress for the project to Route 9W in accordance with New York State Department of Transportation conceptual approval.
2. In response to the Part 2 EAF markups discussed at the May 5, 2025 Planning Board meeting and shared with the Applicant Team on May 6, 2025, the Applicant Team has prepared a draft Part III EAF Attachment for the Planning Board's review and consideration. The Attachment assesses the magnitude of potential impacts for those parameters that, as indicated in the Part 2 EAF markups, were checked "Moderate to large impact may occur." The Attachment summarizes the conclusions resulting from the analyses and materials previously provided by the Applicant as part of the project application materials. As detailed, the analyses show that no significant adverse impacts would occur as a result of the project.

The Applicant looks forward to addressing any further questions at your regularly scheduled meeting on June 2, 2025, and respectfully requests that a public hearing be scheduled to continue the collaborative review of this project.

Warmly,

A handwritten signature in black ink that reads "Abbi Rudow".

VHB  
Abbi Rudow, AICP  
Senior Environmental Planner

Attachments