

**PLANNING BOARD OF THE TOWN OF MARLBOROUGH**

**RESOLUTION**

**SDL Marlborough, LLC, as Owner and Applicant, for  
Special Use Permit, Site Plan Approval, and Lot Line Adjustment**

**October 20, 2025**

\_\_\_\_\_  
offered the following Resolution, which was seconded by

\_\_\_\_\_  
, who moved its adoption:

**WHEREAS**, at its regular March 4, 2024 meeting, the Town of Marlborough Planning Board (hereinafter, the “Planning Board”) reviewed and discussed a Preliminary Conceptual Application of Owner and Applicant SDL Marlborough, LLC (hereinafter, the “Applicant”); and

**WHEREAS**, on August 9, 2024, the Applicant submitted a formal Application to the Planning Board requesting Site Plan and Special Use Permit Approvals for a Project to be known as “The Orchards on Hudson Residential Development” for multi-family residential development (the “Project”); and

**WHEREAS**, the Project involves the redevelopment of 25±-acres of property located at 103-107 Dock Road, Marlborough NY 12542 (the “Subject Property”), which was previously utilized for quarry mining commercial use, with 74 single-family townhomes and 32 cottages (106 homes in total), a clubhouse, a pool, and a gated entrance; and

**WHEREAS**, the lands composing the Project site (S/B/L Numbers: 109.1-3-12, 109.1-3-13, 109.1-3-14, 109.1-3-14.200, 109.1-3-15, 109.1-3-16, 109.1-3-17.200, 109.1-3-18, 109.1-3-19, and 108.4-3-29.100) (the “Subject Site” or “Project Site”) are located within the R-Residential Zoning Districts under the Zoning Ordinance of the Town of Marlborough, New York, wherein the above-stated proposed uses are permitted pursuant to Site Plan and Special Use Permit reviews and approvals; and

**WHEREAS**, following comments from MHE Engineering, D.P.C., the Planning Board’s Consulting Engineers (“MHE”), the Applicant submitted an application for lot-line adjustment on May 23, 2025, which was a necessary addition to the Site Plan /Special Use Permit application to secure ingress and egress for the Project to Route 9W in accordance with New York State Department of Transportation conceptual approval; and

**WHEREAS**, the Site Plan, Special Use Permit, and Lot Line applications (hereinafter, the “Project Application”) were made pursuant to applicable provisions of the Zoning Ordinance of the Town of Marlborough, New York (the “Town Zoning Law”), the Town Subdivision Regulations (Chapter 134 of the Code of the Town of Marlborough) and the Code of the Town of Marlborough (the “Town Code”), as well as Sections 274-a, 274-b, 276 and 277 of the Town Law of the State of New York State; and

**WHEREAS**, on August 19, 2024, the Planning Board declared its intent to serve as Lead Agency under the State Environmental Quality Review Act (“SEQRA”) and circulated a Notice of Intent to Serve as Lead Agency to all Involved and Interested Agencies, together with the Application, Long Environmental Assessment Form (“EAF”) Part 1, Addendums and all exhibits (6 NYCRR Parts 617.6(b)(3)(i) and 617.6(b)(2)(i)); and

**WHEREAS**, on August 28, 2024, the Planning Board declared this action a Type I Action for SEQRA purposes under 6 NYCRR 617.4(b)(6)(i), which was not contested by the Applicant; and

**WHEREAS**, as no objections were raised to the establishment of Lead Agency, the Planning Board declared itself Lead Agency for SEQRA review on November 4, 2024 and, as Lead Agency, thereafter continued to coordinate with its advisors and consultants to review the Project and its attendant environmental effects at numerous Planning Board meetings during the ensuing months and further reviewed various studies, reports, maps, documentation, and data made of record; and

**WHEREAS**, on December 16, 2024, the Planning Board directed the Applicant and the Planning Board's Consultants to begin drafting a Long Form EAF Part 2 for its review; and

**WHEREAS**, on June 2, 2025, the Planning Board determined to schedule a Public Hearing to be held on July 21, 2025 in consideration of the Site Plan, Special Use Permit, and Lot Line Applications; and

**WHEREAS**, notice of said Public Hearing was duly published in the official newspaper of the Town of Marlborough and written notice was circulated in accordance with the Town of Marlborough Subdivision Regulations and the Town Zoning Law; and

**WHEREAS**, on July 21, 2025, the Lead Agency held a duly-noticed Public Hearing in consideration of the proposed Project pursuant to Sections 274-a, 274-b, 276 and 277 of the New York State Town Law, the Town Zoning Law, the Town Subdivision Regulations, and SEQRA, at which verbal and written comments were received from the general public and the Applicant's and Planning Board Consultants, and all those who wished to be heard on the Project, for and against, were heard; and

**WHEREAS**, the Public Hearing was closed on July 21, 2025; and

**WHEREAS**, after months of administrative review, in consideration of the Applicant's submittal of a draft Long EAF Part 2 and review and comment by the Board's Consulting Engineer, the Lead Agency reviewed, completed, and adopted a revised Part 2 of the Full EAF at its meeting on July 21, 2025, considering the criteria set forth in 6 NYCRR Part 617.7(c) and evaluating, for each criteria, the identified impacts that may be reasonably expected to result from the proposed changes and activities against the indicators of significant adverse impacts on the environment; and

**WHEREAS**, on July 21, 2025, the Planning Board determined to refer the Site Development Plan, Special Use Permit, and Lot Line Revision Application Documents, as a "full

statement of the proposed action,” to the Ulster County Planning Board (“UCPB”) pursuant to Section 239-m of the General Municipal Law of New York State (“GML”); and

**WHEREAS**, the UCPB Recommendations, received September 9, 2025, were fully reviewed and considered at the Planning Board’s regular September 15, 2025 meeting, and are addressed at length in the Negative Declaration Notice of Determination of Non-Significance and herein; and

**WHEREAS**, on September 15, 2025, the Planning Board directed its Consultants to prepare a draft Part 3 of the Long Form EAF and a draft Negative Declaration pursuant to SEQRA for its review and consideration; and

**WHEREAS**, on September 15, 2025, the Planning Board further determined to schedule a second Public Hearing for October 6, 2025 pursuant to New York Town Law §267, to be held on the proposed lot line alterations and at which the public would have the opportunity to be heard thereon and with respect to the Proposed Site Plan and Special Permit applications; and

**WHEREAS**, notice of the October 6, 2025 Public Hearing was duly published in the official newspaper of the Town of Marlborough and written notice was circulated in accordance with the Town of Marlborough Subdivision Regulations with the Town of Marlborough Zoning Law; and

**WHEREAS**, on October 6, 2025, the Planning Board reviewed and adopted Part 3 of the Long Form EAF and further adopted and issued a SEQRA Negative Declaration and Notice of Environmental Non-Significance in accordance with the criteria set forth in 6 NYCRR Part 617.7, finding that, upon evaluation of all the relevant and probable environmental impacts related to the activities and actions involved in the proposed Project, there will be no significant adverse environmental impacts generated by the Project and no Environmental Impact Statement need be prepared; and

**WHEREAS**, on October 6, 2025, following the review and adoption of the Long Form EAF Part 3 and the Negative Declaration, the Planning Board opened the Public Hearing, received comment from all those who wished to be heard, for and against the Project, and determined to close the Public Hearing; and

**WHEREAS**, the Planning Board thereafter again considered the various maps, plans and submittals made by the Applicant with respect to the Project, including additional documentation submitted by Planning Board Consultants and written and verbal comments from the public, and directed the Planning Board Attorney to prepare a Draft Resolution of Approval; and

**WHEREAS**, the Applicant has presented the Planning Board with all requested additions and revisions to the Project site development plans and the Planning Board Members have duly considered the same, as well as drafts of this Resolution; and

**WHEREAS**, the Planning Board has heretofore duly held numerous public meetings upon the proposed project spanning the length of time encompassed within the following dates: March 4, 2024 through October 20, 2025, and the Planning Board members have considered this Resolution in light of the administrative record compiled.

**NOW THEREFORE, BE IT RESOLVED**, that pursuant to Sections 274-a, 274-b, 276 and 277 of the New York State Town Law, the Town Subdivision Regulations, the Town Zoning Law and the Town Code, the Town of Marlborough Planning Board hereby adopts and issues this Resolution upon the vote thereon and the signature of the Planning Board Chairman herewith and in accordance with the following additional recitations made a part hereof; and

**BE IT FURTHER RESOLVED**, that the October 6, 2025 SEQRA Negative Declaration and all of the Findings contained therein are hereby incorporated by reference within the Findings made part of this Resolution as if set forth at length herein and the history, methodology and reasoning set forth within said Negative Declaration are expressly relied upon in making all determinations articulated within this Resolution; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants Preliminary Subdivision Approval to the Lot Line Revision Plat of the Applicants as shown upon the Subdivision Map; and

**BE IT FURTHER RESOLVED**, that in consideration of the Findings herein and the Planning Board Administrative Record, the Applicant shall make a payment of a fee in lieu of parkland set aside in the amount as required pursuant to the Town of Marlborough Fees Schedule, same to be made payable to the order of the “Town of Marlborough” prior to the stamping of the approved plans by the Planning Board Chairman; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants Preliminary Lot Line Revision Approval to the Lot Line Revision Plat of the Applicants; and

**BE IT FURTHER RESOLVED**, the Planning Board hereby renders the following additional final determinations as part of this Resolution:

- a) Pursuant to the Town of Marlborough Local Waterfront Revitalization Program (“LWRP”) Criteria, as analyzed by the Planning Board and set forth at length within the Negative Declaration, the Project is consistent with the Town of Marlborough Local Waterfront Revitalization Program.
- b) Pursuant to Section 155-31(G) of the Town of Marlborough Zoning Law (“Standards for review and design”), the Site Plan Maps meet the applicable standards and are consistent with the following Findings, as further set forth in the Negative Declaration:
  - I) Site Plan:
    - i) Consistency within contiguous lands and adjacent neighborhoods.
    - ii) Minimization of material adverse effects upon the desirability of adjacent neighborhoods.
    - iii) Consistency with the Comprehensive Plan for the Town of Marlborough.

- iv) Awareness of and sensitivity to the views, terrain, soils, plant life and other unique qualities of the Project site to the extent practicable.
- v) Transitions between buildings of different architectural styles and uses.
- vi) New individual buildings relate, where practical and feasible, to the lot placement, scale, height and other elements.
- vii) Screening to the maximum extent practicable.
- viii) Access has given due consideration to traffic flow, safety, cross-access, vehicular, reparations, pedestrian movements and emergency vehicles.
- ix) On site circulation provides for vehicles, pedestrians and bicycle safety.
- x) Landscaped areas have been provided for.
- xi) Accessible areas will function in accordance with the Building Code of New York State and other laws.
- xii) Drainage provides proper surface water discharges.
- xiii) Existing watercourses have been protected from erosion and sedimentation.
- xiv) Proper water supply and sewer disposal.
- xv) Fire protection is adequate.
- xvi) Lighting minimizes glare, avoids creating traffic hazards, and conforms to neighborhood lighting patterns.
- xvii) Signage will comply with the Zoning Law.
- xviii) Noise has been mitigated to the extent practicable so that sound will not interfere with the use of adjacent property.
- xix) Landscaping will be provided for with the use of native plants and rock materials with preservation of wetland areas to provide for boundaries and transitions which preserve open space.

c) Pursuant to Section 155-32(E) of the Town Zoning Law (“General consideration for special use permits”), the Special Use Permit requirements under said Zoning Law have been met and the same are consistent with the following Findings, as comprehensively addressed within the Negative Declaration aforesaid:

I) Special Use Permit:

- i) Traffic access adequately provides for safety.
- ii) Parking areas are adequate for safety.
- iii) Parking and service areas are regionally screened.
- iv) Character and appearance of buildings is consistent with the surrounding neighborhood.
- v) Historic and natural features have been protected.
- vi) Level of service is commensurate with the needs of the proposed uses.
- vii) Fire, police and emergency access is adequate.
- viii) Traffic will not be hazardous, inconvenient or incongruous with the R-1 District.
- ix) Best Management Practices will be used to protect streams, steep slopes, wetlands, floodplains and other areas.

d) In rendering the above consistency Findings, the Planning Board further references the Applicant submittals, MHE Technical Review Comments, Creighton Manning Engineering Review Letter, and Planning Board Attorney advisement. Said submittals and the related address of these Site Plan and Special Use Permit issues are deemed sufficient under Sections 274-a and 274-b of the Town Law of New York State, as well as pursuant to the above cited Zoning Law statutory criteria.

e) The Project is consistent with the Town of Marlborough Comprehensive Plan and the stated goals as set forth therein and as described in the Negative Declaration.

f) On September 9, 2025, the Ulster County Planning Board (“UCPB”) provided its responses to referral by the Planning Board under General Municipal Law section 239-m. Eight (8) required modifications were recommended as follows:

1. “All easements will need to be identified on the plans. The UCPB further recommends cross-access easements along the parcels owned by the applicant fronting Route 9W, as well as from the T-shaped turnaround associated with the cottages nearest the Marlboro Elementary School site. The applicant should allow for the opportunity to connect this project across the school district parcel for access to the existing traffic signal as an alternative means for making safe turning movements onto and in from the Route 9W corridor.”
2. “The applicant is proposing access to U.S. Route 9W and will require a highway work permit from NYSDOT. A conceptual plan for this access does not appear to have been submitted to the County for review. The UCPB further recommends that complete street sidewalks be established along the applicant’s Route 9W frontage properties. The project needs to be further integrated with the Town’s sidewalk projects in the Hamlet area, including the placement of crosswalks.”
3. “Signage to provide directions to the various sections of the development, including house numbering range as well as directions to the clubhouse, should be incorporated into the project’s design.”
4. “It is recommended that these six parking spaces be relocated or removed from the design to avoid the proposed unsafe backing movements into the development’s main right-of-way. Exploring opportunities for parallel parking design is recommended.”
5. “If not already accomplished, the SWPPP should be reviewed by a third-party consultant acting on the Town’s behalf. Furthermore, clearing and grubbing

operations are recommended to be monitored daily, and regular inspections are conducted for SWPPP compliance. Inspection results are recommended to be filed on site, at Town Hall, and available through the Town's website.”

6. “A coastal zone consistency determination by the Town’s local waterfront advisory committee will be necessary.”
7. “A review of the current pedestrian plan for the project is needed and should include the development of a complete street design. Connections for all residents, including ADA-compliant access, need to be included. Clear connections from the clubhouse area to Route 9W need to be defined. Additionally, there is limited parking at the clubhouse, requiring owners and visitors to walk a considerable distance to access the nearest additional open parking area to the southwest. Sidewalk connections between the parking area and the clubhouse are recommended.”
8. “The Town and the applicant should look at the ways the proposal is meeting the NYStretch Energy code and actively seek to reduce the carbon footprint of the facility using alternatives to fossil fuels, such as passive solar and geothermal heating use of heat pumps. The UCPB also recommends that the infrastructure necessary to develop electric vehicle charging stations should be provided given the growing trend and goals of NYS and the Country to reduce automotive emissions.”

The Planning Board determined, at its September 15, 2025 meeting, as follows:

1. The Planning Board voted 6-1, pursuant to General Municipal Law §239-m(5), to act in contravention with the UCPB’s first recommendation for the following reasons: the Planning Board will not review future hypothetical, speculative projects which may or may not be developed on adjacent parcels owned, in part, by the Applicant. If adjacent parcels with frontage on Route 9W are developed in the

future, that applicant may, at that time, be subject to obtaining cross-easements from or to the Subject Property. The Planning Board is satisfied that such a connection will be the obligation of a future applicant. Further, the Applicant investigated whether a connection could be made between the Subject Property and the Marlboro Elementary School site. Such a connection is not feasible because of the slope and general topography of the Site.

2. The Planning Board voted unanimously to adopt the UCPB's recommendation to require NYSDOT permit approval as a condition of approval of the Project.
3. The Planning Board voted unanimously to adopt the UCPB's recommendation. Signage, including house numbering and directions to the clubhouse, will be conditions of approval of the Project.
4. The Planning Board voted 6-1, pursuant to General Municipal Law §239-m(5), to act in contravention with the UCPB's recommendation for the following reasons: the Applicant has increased the number of parking spaces it will provide from four (4) to six (6) pursuant to the Planning Board's concerns regarding lack of parking at the Subject Property. The Board finds that any backing movements resulting from the orientation of the parking spaces into the main right-of-way will be safe.
5. The Planning Board voted unanimously to adopt this required modification. The Planning Board's Engineer has received and reviewed the proposed SWPPP. The monitoring and inspection recommendations will be incorporated, as a condition of approval, into the Stormwater Facilities Maintenance Agreement to be effectuated between the Town and the Applicant to provide for long-term maintenance of the stormwater management systems.
6. The Planning Board voted unanimously to adopt this recommendation as modified pursuant to Section 99-3(A) of the Town Code. The Planning Board reviewed the

Project's consistency with the Local Waterfront Revitalization Program ("LWRP") pursuant to Chapter 99 of the Town Code, and made specific findings as to each of the individual Criteria in its Negative Declaration, adopted October 6, 2025. The Planning Board determined that the Project is consistent with the LWRP policies to the extent practicable and that no adverse effects to the LWRP or its policies will result from this Action.

7. The Planning Board voted 6-1, pursuant to General Municipal Law §239-m(5), to act in contravention with the UCPB's recommendation for the following reasons: the Planning Board has discussed the issue of sidewalks at length and has received significant feedback from the public regarding same. The initial Site Plan submitted by the Applicant did not include any sidewalks. In response to feedback from the Planning Board, the Applicant added sidewalks throughout the Site to the extent possible. There are certain site-specific limitations, such as the existing grade and topography, that make sidewalks in certain locations within the Site impractical or undesirable. The gate at the front of the community significantly limits vehicle speed and there is no through-traffic within the Site. Therefore, the Applicant has already addressed the concerns of sidewalks and connectivity to the fullest practicable extent.
8. The Planning Board unanimously voted to adopt the UCPB's recommendation. Further, the Planning Board finds that the Applicant is in satisfaction of this requirement, as each unit in the Proposed Project will be enabled with Electric-Vehicle charging capabilities.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants Conditional Site Plan Approval to the Project; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants Conditional Special Use Permit Approval to the Project; and

**BE IT FURTHER RESOLVED**, that Preliminary Subdivision Plat approval shall be subject to the following condition:

- i) Application to the Planning Board for Final Subdivision Approval within six (6) months, or this Preliminary Plat approval may be revoked pursuant to Town of Marlborough Code §134-9(F).

**BE IT FURTHER RESOLVED**, that these Site Plan and Special Use Permit approvals shall be subject to the following conditions:

- i) Payment of all Recreation Fees to the Town of Marlborough.
- ii) Filing of this Resolution in the Offices of the Town of Marlborough Town Clerk.
- iii) Payment of any outstanding Planning Board Consultant review escrows and application fees.
- iv) Execution of a Stormwater Facility Maintenance Agreement by and between the Applicant and the Town of Marlborough Town Board, to be reviewed and approved by the Attorney for the Town Board. The Agreement is to be executed and recorded in the Offices of the Ulster County Clerk, proved by delivery of paid receipt to the Town of Marlborough Planning Board.
  - a) Delivery of performance security securing the completion of the approved stormwater management facilities and erosion and sediment control facilities and the payment of all inspections fees as mandated by Sections 135-11 and 135-12 of the Code.

- v) Execution of sewer, water, and utility easements as shown upon the Final Approval Site Development Plan Maps, to be reviewed and approved by the Attorney for the Town Board. All easements are to be executed and recorded in the Offices of the Ulster County Clerk, proved by delivery of paid receipt to the Town of Marlborough Planning Board. This shall include an easement for emergency access across the Town-owned parcel containing the wastewater treatment plant.
- vi) Provision of construction building plans and sequencing documentation to the satisfaction of the Town of Marlborough Building Inspector and pursuant to the New York State Building and Fire Code.
- vii) Signage to provide directions to the various sections of the development, including house numbering range as well as directions to the clubhouse, incorporated into the Project plans and approved by the Town of Marlborough Building Inspector.
- viii) Payment to the Town of Marlborough of all Town of Marlborough Inspection Fees and/or Engineering Fees.
- ix) All discretionary permits/approvals from other involved agencies as set forth at length within the SEQRA Negative Declaration, including:
  - a) New York State Department of Environmental Conservation:
    - 1.) Stormwater Management Permit [SPDES General Permit GP-0-25-001].
    - 2.) New York State Department of Environmental Conservation approval of sanitary sewer

collection and conveyance system for the Project.

- b) New York State Department of State:
  - 1.) Coastal Consistency Approval.
- c) New York State Department of Transportation:
  - 1.) Final Approval pertaining to Route 9W access and State Highway improvements.
- d) Ulster County Department of Health:
  - 1.) Approval of watermain extension with fire hydrants and all RPZ devices.
- e) New York State Department of Law:
  - 1.) Filing of a Condominium Offering Plan for the sale of condominium units at the Subject Property. The Condominium Offering Plan shall disclose, as a special risk, the proximity of the Subject Property to the wastewater treatment plant owned and operated by the Town of Marlborough and the effects of such proximity.
- f) Town of Marlborough Town Board:
  - 1.) Execution and recording of a Stormwater Facilities Maintenance Agreement and all applicable easements as described above.
  - 2.) Compliance with Reservation Agreement with Town of Marlborough and requirements for Sewer District Extension

- 3.) Execution of an irrevocable Offer of Dedication  
for certain property to the Town for use as a  
municipal parking lot.
- x) Compliance with all applicable Town of Marlborough Zoning Law and Town of Marlborough Code Regulations governing noise, hours of operation, and assembly.
- xi) Use of non-reflective and earth-toned colors to further mitigate visual impacts.  
This condition will be deemed satisfied by approval by the Town of Marlborough Building Inspector.
- xii) Complete set of “as built” plans for the Project upon completion of all Project improvements provided to the Town of Marlborough Building Inspector.
- xiii) All above conditions, must be satisfied within six (6) months, or by extension at the discretion of the Planning Board upon application by the Applicant of a period of up to two (2) years, or the aforementioned Conditional Site Plan and Conditional Special Permit approvals may be nullified.

**BE IT FURTHER RESOLVED**, that all work shall be in compliance with the approved plans, regulations, laws, and ordinances governing the Site Plan and construction on the Project site. In the event the Town of Marlborough Consulting Engineer and Building Inspector agree that, as a result of conditions in the field, field changes are necessary to complete the work of the Site Plan and if in the opinion of the Town of Marlborough Consulting Engineer and Building Inspector such field changes are minor and do not have any material impact on the overall design of the Site Plan, including but not limited to roads, sewers, drainage, and structures, then the Town of Marlborough Consulting Engineer and Building Inspector may, upon the filing of plans which accurately reflect such field changes, allow such changes. In all other circumstances, any deviation

from or change in the approved plans shall require application to the Planning Board for Site Plan Amendment; and

**BE IT FURTHER RESOLVED**, that work shall not be commenced on any portion of the Subject Property until all plans have been stamped by the Planning Board Chairman, all conditions of these approvals have been satisfied, and without first contacting the Town of Marlborough Building Inspector and Consulting Engineer to ensure that all permits and approvals have been obtained and to establish an inspection schedule; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby identifies the following Development Maps/Plans as comprising the Project and as approved herewith:

- 1.) Legend and General Notes;
- 2.) Removals Plan;
- 3.) Overall Layout and Materials Plan;
- 4.) Layout and Materials Plan (01-05);
- 5.) Overall Grading and Drainage Plan;
- 6.) Grading and Drainage Plan (01-05);
- 7.) Main Road Plan Over Profile Station 10+00 to 15+00;
- 8.) Main Road Plan Over Profile Station 15+00 to 20+00;
- 9.) Main Road Plan Over Profile Station 20+00 to 25+00;
- 10.) Main Road Plan Over Profile Station 25+00 to 29+21;
- 11.) Side Road A and B Plan Over Profile;
- 12.) Side Road C Plan Over Profile;
- 13.) Fire Access Road Plan Over Profile Station 600+00 to 605+00;
- 14.) Fire Access Road Plan Over Profile Station 605+00 to 610+00;
- 15.) Fire Access Road Plan Over Profile Station 610+00 to 612+92;
- 16.) Overall Utility Plan;
- 17.) Utility Plan (01-05);
- 18.) Erosion and Sediment Control Plan (00-02);
- 19.) Site Details 1-4;
- 20.) Overall Planting Plan;
- 21.) Planting Plan (01-05);
- 22.) Planting Notes and Details;
- 23.) Boundary and Topographic Survey Overall Boundary;
- 24.) Boundary and Topographic Plan (SV 2 and 3).

**BE IT FURTHER RESOLVED**, that Preliminary Lot Line Revision Approval, Special Use Permit Approval, and Site Development Plan Approval for the Orchards on Hudson Residential Development are all hereby granted by the Town of Marlborough Planning Board upon

the vote set forth below and the execution of this Resolution by the Planning Board Chairman herewith; and

**BE IT FURTHER RESOLVED**, that the Town of Marlborough Planning Board Chairman shall sign and date the Preliminary Lot Line Revision Map and the Site Development Plan Maps following the execution and dating of this Resolution and the fulfillment of all conditions set forth herein.

The foregoing Resolution was duly put to a vote which resulted as follows:

	YEA	NAY
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Chairman Brand \_\_\_\_\_ \_\_\_\_\_

Member Lanzetta \_\_\_\_\_ \_\_\_\_\_

Member Lofaro \_\_\_\_\_ \_\_\_\_\_

Member Callo \_\_\_\_\_ \_\_\_\_\_

Member Jennison \_\_\_\_\_ \_\_\_\_\_

Member LaMela \_\_\_\_\_ \_\_\_\_\_

Member Troncillito \_\_\_\_\_ \_\_\_\_\_

Dated: Milton, New York  
October 20, 2025

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Jen Flynn,  
Planning Board Secretary

## **CERTIFICATION**

The undersigned hereby certifies that the annexed Resolution, being in the Matter of the Application of the Orchards on Hudson Residential Development, dated October 20, 2025, has been duly filed this day in the Office of the Clerk of the Town of Marlborough located at the Town of Marlborough Town Hall, 21 Milton Turnpike, Milton, New York 12547.

Dated: October , 2025

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COLLEEN CORCORAN, Town of  
Marlborough Town Clerk.