



PLANNING CONSULTANTS, INC.

December 29, 2025

Mr. Lenny Conn, Chairman
Town of Marlborough Zoning Board of Appeals
21 Milton Turnpike
Milton, NY 12547

**RE: Santini Project
Tax ID: 102.3-2-15.300
Ridgeline Protection Area - Interpretation**

Dear Chairman Conn and Members of the Zoning Board of Appeals,

As you may recall, we represent the owner of the parcel located at 229 Mount Zion Road in the Town of Marlborough, comprising approximately 18.69 acres within the Rural Agricultural (R-Ag-1) Zoning District. On August 28, 2025, we submitted a request for an interpretation of Section 155-41.1(F)(4) of the Town of Marlborough Code. During the November 13, 2025, ZBA meeting, the Board requested additional information. That information is included with this submission as **Exhibit I** and is intended to be added to the record along with the previously submitted materials.

Enclosed please find the following:

1. **Exhibit I** – Response to ZBA comments prepared by Control Point Associates dated December 29, 2025.

Please advise if you require anything further to complete your review. We kindly request that this matter be placed on the next Zoning Board Agenda scheduled for January 8, 2026.

Thank you.

Sincerely,

Kelly Libolt, Agent for Applicant