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December 29, 2025

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

RE: Santini Residence
Single-family Residential Development
Tax ID: 102.3-2-15.300
Response to ZBA Comments

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. During the November 13, 2025 Town of Marlborough Zoning Board of Appeals meeting, the board had requested the following information regarding the project site compared to the Town of Marlborough Ridgeline:

1. What is the length in miles of the entire Marlborough ridgeline from North to South?

Response: The length in miles of the entire Town of Marlborough Ridgeline is 6 +/- miles. See attached Exhibit A, depicting these dimensions.

2. What is the distance from the proposed house location to the 1100 ft ridge to the north?

Response: The distance from the proposed house location to the taller ridge to the north is approximately 0.8 +/- mile or 4300' +/- linear feet.

3. What was the virgin elevation of the proposed house location prior to clearing the trees from the homesite. The elevation is currently 1007.5.

Response: As shown on Exhibit H, Slope Conditions Map dated September 13, 2024, of the KARC submission dated August 28, 2025, the spot elevations depicted on the map reflect virgin elevations of the site.

Thank you.

Patricia P. Brooks

