

State Environmental Quality Review
NEGATIVE DECLARATION
 Notice of Determination of Non-Significance
 Buttermilk Falls Inn and Spa

Project Number 09-3017

Date: 16 August 2010

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Marlborough Planning Board as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Negative Declaration Statement will not be prepared.

Name of Action: Buttermilk Falls Inn and Spa

SEQR Status: Unlisted

Conditioned Negative Declaration: Yes
No X

Description of Action: The Project involves the conversion of an existing garage structure to 80 seat multi-purpose meeting and dinning room with kitchen and restrooms. In addition, an existing garage will be converted to an exercise room with a one bedroom apartment to remain within the structure. Additional parking has been shown on the site for use by the multi-purpose meeting room/dinning room facility. The project is located on a 11.32 +/- acre parcel of property off of north road in the hamlet of Milton. The project served by existing municipal water and will be served by a proposed sewage pump station discharging to a 2 inch forcemain to be constructed within North Road. The project has an outside user agreement with the Town of Marlborough for discharge of sanitary sewer. No additional grading or land disturbance is proposed and no stormwater management plan has been required based on the limit amount of development on the site.

Location: The project is located on east side of North Road, just north of the hamlet of Milton, in the Town of Marlborough. The project is more specifically identified on the Town of Marlborough Tax map as being Section 103.00 Block 2 Lot 13

Reasons Supporting This Determination:

The Planning Board, as Lead Agency has determined based on a review of site plans and supplemental information submitted on behalf of the application that the application will not have a significant impact on the following items:

1. **Site grading:** Limited amount of site disturbance proposed in the immediate vicinity of building to be renovated. Less than ½ acre of disturbances proposed on the site plan which is below the threshold which would require a permit for stormwater management and/or grading from the Town of Marlborough.
2. **Impacts to water:** Due to the limited amount of disturbance impacts to water were not identified as a significant concern by the Planning Board. Soil Erosion and Sediment Control will be implemented during site construction.
3. **Impacts on air.** The Planning Board has reviewed the project and no significant impact to air resources was identified.
4. **Impacts on plants and animals.** The Planning Board has reviewed the project with regard to potential impacts to plants and animals. The project site is located on existing resort/hotel property with proposed improvements to be undertaken to existing structure. No critical habitat will be impacted by the proposed project. Limits of disturbance are shown on the plans to reduce the amount of impact to existing vegetation.
5. **Impacts to agricultural land resources.** The site does not contain any areas of active agriculture. The site is currently developed as resort/hotel facility with no agricultural use of the parcel.
6. **Impacts to aesthetic resources.** The project is not located at any identified view shed areas. Existing structure surround the proposed construction. No impact to aesthetic resources have been identified.
7. **Impacts on Historical and Archeological Resources.** The project site has been previously disturbed by human activities associated with agriculture. No historic or archeological resources have been identified on the project or adjacent properties.
8. **Impact on open and space recreation.** No public open space or recreational opportunities exist on the project site as the project is privately owned .
9. **No impact to critical environmental areas.** The project is not located in any identified critical environmental areas.
10. **Impacts on transportation.** The Planning Board has reviewed the project with regard to transportation impacts. Off site parking arrangements and restrictions on bus movement have been incorporated into the Planning Board's special use permit in order to mitigate traffic issues identified by the public. Additional temporary parking has been depicted on the plans to allow the site to function. Valet parking is required to be utilized for all special events.
11. **Noise and Odor Impact.** Impacts relating to noise and odor were not identified during the Planning Board's review of the project. Temporary noise impacts due to

construction activities will exist however, were identified as being temporary in nature. Noise impacts related to traffic have been addressed by requiring bus traffic to park off site during events to prevent idling buses from parking on North Road.

12.Impacts on Growth and Community Character. The project is located in a residentially zoned portion of the Town of Marlborough. The project has functioned as a resort/hotel for many years including the use of the site for special events including weddings and other gatherings. The addition of the multi-purpose/dinning room within the facility has not been identified as causing significant growth impacts or impacts to the community character. Parking shown interior to the site will be utilized by the proposed multi-purpose/dinning room. The proposed project fits the Town of Marlborough/s Zoning for the site has a resort hotel with the issuance of a special use permit.

For Further Information:

Contact Person: Joseph Porco Chairman
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Telephone Number (845)795-2220

Negative Declaration, a Copy of this Notice is sent to:

Applicant
Ulster County Health Department
Town Board
Town of Marlborough Water Department
Town of Marlborough Highway Department