

# Medenbach & Eggers

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May 13, 2019

1 of 2

Town of Marlborough Planning Board  
Town of Marlborough  
21 Milton Turnpike  
Milton, New York 12547

Re: Buttermilk Falls Spa Expansion

Dear Planning Board Members

Please find attached, the following for your consideration at the 03 JUNE 2019 Planning Board Meeting;

1. Twelve full sets of revised Site Plan Drawings, 24x36, 3 sheets each,
2. One Complete Set emailed to Town of Marlborough Planning Board,
3. One Narrative,
4. This Response Letter

#### **Item #1**

The proposed Spa Expansion is +/- 4,616 sq. ft. for a total building area of +/- 9,450 sq. ft.

#### **Item #2**

The existing parking lot and site lighting provides the required parking spaces.

#### **Item #3**

The Site Plan Drawing has been updated to reflect the existing conditions and the proposed Spa Expansion.

#### **Item #4**

All drawings being herewith submitted have been reviewed, signed and sealed by the principal engineer of Medenbach & Eggers.

#### **Item #5**

This submittal includes an additional sheet (A-201) Sheet 3 of 3 which contains a Floor Plan and two Elevations of the Spa Expansion.

#### **Item #6**

The drawings have been updated to reflect the existing and relocated sanitary sewer disposal system components.

**Item #7**

The drawings have been updated to reflect the existing Spa with six (6) treatment rooms and the proposed Spa Expansion showing five (5) treatment rooms.

**Item #8**

The response to Item #8 (and in some other item numbers) is contained in the Narrative provided herein.

Sincerely,

Barry Medenbach P.E.  
Medenbach and Eggers Civil Engineering and Land Surveying PC

For Barry Medenbach;



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Cc:  
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## Parking Narrative: Buttermilk Falls Inn & Spa

Buttermilk Falls sits on 75 acres. We have 18 guest accommodations that can sleep up to 50 guests. We have an onsite 50 seat restaurant that services guests at the inn and is also open to the local community. We have an onsite spa that has 6 treatment rooms and 2 mani/pedi stations. This spa is available for guests staying at the inn as well as the local community. At any given time, the spa can accommodate up to 20 guests: either in service, or waiting for service. We have an indoor event space located in our barn that can seat up to 90 guests. We also have an outdoor event patio that is limited use, that can seat up to 200 guests.

### Existing parking conditions:

Parking near and around the Inn guest accommodations includes 21 spaces. These spaces are reserved for overnight guests. The North Cottage, Riverknoll House, and River Birch house have a total of 10 parking spaces reserved for guests staying in those accommodations (North Cottage: 2, Riverknoll: 4, River Birch: 4).

Parking near and around the spa includes 20 spaces as well as 3 electric vehicle charging stations.

Parking for the restaurant and catering facilities is available on the north side of the property and includes 100 spaces. As a courtesy to our restaurant guests, when business warrants it, we offer complimentary valet service. However it should be noted that one of the main draws of our property is strolling the grounds. All catered events are required to have valet parking available and shuttle buses are encouraged for all bookings.

We have an employee parking area that includes 30 spaces and is also on the north end of the property.

### Proposed Parking conditions with the addition of 5 treatment rooms to the existing spa:

With the addition of 5 treatment rooms for the spa, there is potential to increase our daily guest count by 2 guests per room, and 1 employee per room, bringing the total to an additional 15 people. We plan to use the existing parking set up on the northern end of the property, and expand our use of valet, when business warrants it, as a courtesy to our guests. It is estimated that valet will be needed most Saturdays, Sundays, and Holidays.