



RECOMMENDATION

Chris Brand
Planning Board
PO Box 305
Milton, NY 12547

REFERRAL NO: 2019-098
DATE REVIEWED: 7/3/2019

Re: Buttermilk Falls Spa Expansion- Site Plan Review

Summary

This is a proposal to expand an existing spa through the addition of five treatment rooms, a women's locker room and/or lounge, and a quiet room/meditation area. The Ulster County Planning Board's (UCPB) previous comments regarding lighting were addressed since the project was previously referred. No changes are proposed to the existing lighting or parking for the spa.

The following materials were received for review:

- UCPB Referral Form
- Email from Marlborough Planning 6/14/19
- Planning Board application and checklist revised 6/20/19
- Short Eaf Part One revised 6/20/19
- Memo from MH&E dated 5/28/19
- Memo from Medenbach & Eggers 5/13/19
- Parking Narrative
- Site Plan 2/21/19
- Meeting minutes 2002 to 2005
- SPA expansion plans

Recommendations

Wastewater

The applicant is proposing to connect the expanded structure to the existing septic system.

Required Modification

Verification of the existing septic system to have adequate capacity to meet the needs of the expanded facility should be required. The Ulster County Health Department should be contacted with respect to the possible need for any additional permitting should capacity prove to be insufficient.

Accessible Parking

Based on the materials provided, no parking is currently identified in the proximity of the spa as being handicap accessible parking.

Required Modification

As a Condition of approval, the project will need to meet ADA requirements, particularly with respect to parking in the immediate vicinity of the Spa.

Coastal Zone

The proposed expansion is located within the New York State Coastal Zone along the Hudson River.

Required Modification

A consistency review of the project will need to be completed in comparison with the goals of the Town's Local Waterfront Revitalization Plan (LWRP)

Visual Impacts

It is unclear from the materials provided, what visual impacts will occur as result of this project especially with respect to what amount, if any, existing vegetation is or is not being cleared.

Required Modifications

Given the location of the project, visual impacts associated with the proposed expansion should be reviewed particularly with respect to view of the project site from the Hudson River as compared to the existing facility. The existing vegetation should be protected and so noted on the final plans so as to reduce any potential visual impacts.

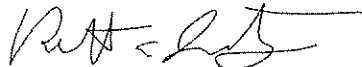
Fire Access

Feedback from the local fire district regarding their ability to respond to emergencies at this expanded facility is absent from the materials provided.

Required Modification

The applicant and planning board should have the local fire district review the proposed expansion to verify whether it hinders their ability to adequately serve and access the site in case of emergency.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: