

# DEVELOPMENT PLAN

FOR

## Buttermilk Falls

### PROPOSED Hotel and Resort

SITUATE:

North Road

Town of Marlborough  
Ulster County, NY

East side of North Road

103.1-2-12.200  $\pm 39.5$  AC

103.1-2-13  $\pm 12.5$  AC

103.1-2-11.200  $\pm 1.3$  AC

103.1-2-10  $\pm 2.5$  AC

103.1-2-11.100  $\pm 1.2$  AC

total acreage:  $\pm 57.0$  AC

West side of North Road

103.1-2-75  $\pm 1.4$  AC

103.1-2-71  $\pm 3.8$  AC

103.1-2-72  $\pm 0.8$  AC

total acreage:  $\pm 6.0$  AC

TOTAL ACREAGE OF SITE:  $\pm 63.0$  AC

OWNER / APPLICANT:  
220 Road L.L.C / Robert Pollock  
220 North Road  
Milton NY, 12547

DATE:

DRAFT July 2023

PREPARED BY:

**MEDENBACH & EGGERS**

**CIVIL ENGINEERING AND LAND SURVEYING, P.C.**

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## ATTACHED:

1. Site Plan – 24x36 Under Separate Cover, xx Sheets
2. Aerial Map
3. Building Rendering
4. Floor Plans and Building Elevations, X Sheets
5. Tax Map
6. Zoning Map
7. Environmental Assessment Form

## **1. General Description:**

Buttermilk Falls is an existing Bed and Breakfast facility with a restaurant known as Henry's and Spa, banquet hall, and accessory facilities situated on 52 acres overlooking the Hudson River on east side of North Road in Milton New York.

The proposal is to add a 65-room hotel, 35 individual cabins, 60 seat restaurant and 300 seat banquet hall among other accessory facilities. This will include adding 5 adjacent acres to the main parcel and 6 acres on the west side of North Road on corner of Mahoney Road for parking.

The main hotel building will be located on top of a hilltop overlooking the Hudson River with the restaurant and banquet hall attached. The cabins will be situated in a wooded area to the north with some on piers to protect the old growth trees. Two existing single-family homes with access from VanOrden Road and Two on North Road will remain for workforce housing. The proposed parking lot on the west side of North Road contains an existing warehouse type building portion to be removed and balance renovated for facility storage and deliveries. Two of the existing single-family homes will remain for workforce housing on this site.

Guests will enter the main driveway off North Road for valet parking and then shuttled to their room with small vehicles.

The facility will include trails for walking and some farm animals onsite and adjacent parcels for guests use and education.

The applicant has a single-family home on 3.5 acres situated within the site development plan upon a small area (0.3acres) will be conveyed to the development site to provide required setback for the proposed hotel.

The intent of this report is to summarize the physical characteristic of the site and to present the details of the proposed development. This report will discuss the project's suitability under the Town of Marlborough Zoning Code and identify any potential environmental impact and includes an Environmental Assessment Form (EAF) with supporting data for determination of significance under the State Environmental Quality Review Act (SEQRA). It is anticipated that the analysis provided within this report may be supplemented by the applicant during the project review by all involved administrative agencies.

## **2. Neighborhood Characteristics:**

The surrounding neighborhood is a mix of single-family homes, warehouses, manufacturing, agricultural lands, and vacant undeveloped land. The warehouses and manufacturing is located mostly along Route 9W about 500 ft west of the site. Residential and agricultural lands are predominantly along North Road, VanOrden Road and River Knoll Drive. The west side of the site has approximately 1600 ft of frontage along North Road and 1800 ft of frontage along the Hudson River on the east. A railroad exists along Hudson River that is at an elevation about 160 ft lower than the developed portion of the site.

## **3. Zoning & Density**

A total of 8 tax parcels makes up the existing and proposed facility for a total of 64 acres. Land on the east side of North Road is zoned R-1 that allows Resort Hotels with a Special Use Permit and minimum of 10 acres. See 155-12 B(4)(k). The proposed storage service buildings and accessory parking lot on the west side of North Road is zoned HD and principal permitted uses include Storage, Off Site Parking, Loading and Unloading with site plan approval. The project sponsor owns eleven additional parcel adjacent to this site totaling 11.4 acres and are not included in this application. These parcels contain single family houses with some agricultural use.

### **Zoning requirements:**

#### **R-1 Requirements**

- Minimum Lot area: 1 acre
  - Minimum yards:
    - Front 35 ft.
    - Rear 50 ft.
    - Side 35 FT.
- Minimum Lot Width: 150 ft
- Minimum Lot Depth: 200 ft.
  - Maximum Building Coverage: 20%
  - Maximum Building Height: 2½ Stories, 35 ft.

## **HD Requirements**

- Minimum Lot area: 2 acres
- Minimum yards:
  - Front 75 ft.
  - Rear 75 ft.
  - Side 25 ft.
- Minimum Lot Width: 200 ft
- Minimum Lot Depth: 200 ft.
- Maximum Building Coverage: 40%
- Maximum Building Height: 4 Stories, 45 ft.

The revisions to the existing storage building and proposed parking lots all meet these requirements.

The Proposed Hotel with accessories meets all of the above requirements.

A Boundary Line Revision is proposed within the R-1 zone conveying 0.3 ac from the private residence lot of the owner to the development plan to provide the necessary setback to the proposed hotel. The revised private lot will be reduced to 3.2 ac and will meet all zoning requirements for R-1 Zone.

## **4. Parking and Traffic**

The attached Traffic Impact Study prepared by Stephan A. Maffin PB concluded that, while there will be modest increase in traffic volume on the adjacent streets, control delay time at key intersections and traffic flows and Levels of Service would not be negatively impacted. Also, with a shared parking supply, all needed parking demands would be accommodated within the Buttermilk Falls site – and that will include a new parking lot on the west side of North Road at Mahoney Road. It is concluded that the proposed project will not adversely impact traffic conditions on the adjacent streets and at the intersections in the study area. Therefore, no mitigation is required.

## **Traffic Impacts During construction**

All necessary work permits will be obtained from the appropriate agencies in accordance with all relevant policies and standards. Impacts due to construction traffic will be temporary in nature, lasting for the duration of the on-going building program at the site. Traffic would consist of occasional heavy trucks delivering building materials to the project site and daily

equipment such as bulldozers and excavators are brought to the site (if needed) at the beginning of the project and kept on-site until no longer needed. Construction may also require the temporary, short-term closure of traffic lanes and flagging to direct traffic during the closure. This will be coordinated with the local Police Department if required. Construction workers' vehicles would be parked on-site.

## Parking

### Existing Facilities

Bed and Breakfast rooms	14 rooms	= 14
Henry' Restaurant	150 seats	= 50
Single Family Cottage	1	= 2
SPA w/expansion under const.	11 rooms	= 11
	13 employees	= 13
Barn Banquet Hall	120 seats	= 40
Outside Special Event Area	225 seats	= 75
	<b>Total Existing</b>	<b>= 205</b>

### Proposed Facilities

Hotel	65 rooms @1	= 65
Cabins	35 rooms @1	= 35
Restaurant	60 seats / 3	= 20
Banquet hall	300 seats /3	=100
Employees	1 each @70	= 70
	<b>Total Proposed</b>	<b>= 290</b>
	<b>Project Total</b>	<b>= 495</b>

Reduction for uses not in service at same time = (-90) See Traffic Study

**Net Project Total 405**

Required Accessible = 8 spaces, 12 proposed

48 existing parking to remain on East side of North Road and 19 on West Side on Mahoney Road (-67)

**Total required new parking to be provided = 338 spaces.**

### Parking Code Requirements

Hotel	1 per room	<b>s</b>
Restaurant	1 per 3 seats	
Banquet	1 per 3 seats	
Spa	1 per room	
Residential	1.5 per dwelling unit	

## **5. Wetlands, Species and Habitats:**

The site does not contain any NYDEC protected wetlands. A stream than runs along the east side of North Road and then into an onsite manmade pond and on to the Hudson River in not classified as protected stream NYDEC. A Threatened and Endangered Species Habitat Suitability Assessment for the site does not appear to contain any significant habitat or any habitat associated with the Indiana Bat or Northern long-eared bat,

## **6. Soil and Topography:**

The site lies within the Marlboro Mountains, a series of ridges and peaks that extend from Newburgh to Kingston. Slopes on the eastern side of the site and dipping towards Hudson River are steep (>25%) while the slopes on the central area of site are more gradual. Soils are predominantly marine/delta deposits comprised primarily of Bath gravelly silt loam, Canandaigua silt loam and Volusia gravelly silt loam. An initial series of 7 test holes dug to a depth of 60" confirmed the presence of gravelly silt loams. These soils are excellent for on-site septic disposal

No portion of the site lies within any federally designated flood hazard area.

## **7. Water & Sewer**

The existing facility has existing public water from the town on site with fire hydrants. The proposed facilities will connect to the existing piping. The increase in usage will be 16,800 gpd and the town's supply is determined to have adequate capacity.

Current sewerage is provided by some onsite septic systems (1,833 gpd) and a connection to the Milton sewer system (5,000 gpd approved). Since the flow for the proposed facilities exceeds the reserve capacity in the Milton Sewer plant, the proposal for new construction is to provide onsite septic systems. Three separate septic systems are proposed in



the existing agricultural field. Test holes and percolation have been conducted and confirm adequate soils and conditions exist to accommodate this usage. The Ulster County Health Department is currently reviewing the design for approve the proposed systems. In addition, a NYDEC discharge permit (SPDES) will be required. Following are the design flow for existing and proposed water and septic usage and basic design requirement for each proposed septic system.

### Design Flows:

#### Existing Facilities on Town Sewer

Bed and Breakfast rooms	14 rooms @110 gpd	= 1,540 gpd
Henry' Restaurant	120 seats @ 28gpd	=3,360 gpd
<b>Existing Total to Town Sewer</b>		<b>= 4,900 gpd</b>

#### Existing onsite septic disposal

SPA w/expansion under const.	11 rooms @ 75 gpd	=825 gpd
	13 employees @12 gpd	= 156 gpd
Single Family Cottage	one bedroom @110gpd	= 110 gpd
Barn Banquet Hall	120 seats @ 10 gpd	= 1,200 gpd
	<b>Total</b>	<b>= 2,291 gpd</b>
20% reduction for water conservation		= (458 gpd)
<b>Existing Total Onsite Septic</b>		<b>= 1,833 gpd</b>
Outside Special Event Area	225 guests use portable toilets	

#### Proposed Facilities

Hotel	65 rooms @ 110 gpd	= 7,150 gpd
Cabins	35 rooms @110 gpd	
	With 8 two bedrooms	= 4,730 gpd
Restaurant	60 seats @ 28 gpd	= 1,680 gpd
Banquet hall	300 seats @ 8 gpd	= 2,400 gpd
Employees	70 @12 gpd	= 840 gpd
<b>Total Proposed for onsite septic</b>	<b>Total</b>	<b>= 16,800 gpd</b>

The three proposed onsite septic system are proposed for the facilities as follows:

#### Hotel at 7150 gpd

Proposes 4 septic tanks at 3000 gallons and 4 disposal beds 34' X 104'

#### Restaurant, Banquet Hall and Employees at 4920 gpd

Propose 4 septic tanks at 2000 gallons and 4 disposal bed 28' X 90'

#### Cabins at 4730gpd

Propose 4 septic tanks at 2000 gallons and 4 disposal beds 22'X104'

## **8. Drainage & Stormwater Management:**

To mitigate the impacts of increased pollutants and runoff in stormwater from the proposed development several methods will be used to treat stormwater from the project before they are discharged into downstream waters. The facility will comply with the NYS Stormwater Management Design Manual will be implemented for all proposed on-site development.

Stormwater management for the project will include temporary erosion controls during construction as well as permanent post-construction controls such as swales, bioretention areas, sedimentation basins and stormwater ponds. The bioretention areas will mitigate the impacts of the proposed development on runoff quantity and quality by removing pollutants from the stormwater before it is discharged offsite. Stormwater ponds will be used after the bioretention areas to achieve any water quality volume. control that is not accounted for by the bioretention areas. The stormwater ponds will also serve to mitigate the peak flows off the property.

A full Storm Water Pollution Prevention Plan (SWPPP) will be prepared and submitted under separate cover as part of the approval process with the town planning board.

## **9. SEQRA, (State Environmental Quality Review Act):**

A complete Full Environmental Assessment Form (FEAF) is attached to the report for review and determination of significance as required by the Lead Agency. We would assume the Town Planning Board will request this status from the other involved agency that includes the Ulster County Health Department and the New York State Department of Environmental Conservation.

## **10. New York State Historic and Archeological Report:**

