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June 28, 2024

Town of Marlborough Planning Board

21 Milton Turnpike

Milton, NY 12547

Attn Christ Brand, Chairman

[marlbroughplanning@@marlobough.us](mailto:marlbroughplanning@@marlobough.us)

Re: Buttermilk Falls Resort Site Plan, Special Use Permit and Revised Boundary line

Dear Chairman and members,

Please find attached revised site plans for the above project and the following response to Partick Hines PE May 3, 2024, memo to the planning board.

1. We acknowledge the Town Planning Board is the lead agency for SEQRA review.
2. The most recent review comments by Creighton Manning were addressed in April 24,24 letter.
3. Updated SWPPP is included with this submission.
4. We are still waiting for SHPO approval. Our archaeologist is working on this. A detail avoidance plan was prepared and sent to SHPO and is included as sheet 20 in the plan set.
5. Attached is letter from Thomas Corcoran CEO stating the 15 ft wide fire access road is adequate and a memo from fire chief Stephan Riveccio states the 15 ft road is adequate. In addition, pursuant to section 280a of the Town Law of New York State, a 15' wide roadway travel way is deemed adequate.
6. Attached is the design water report for the 6" water line extension to Van Order Road with application to UCHD
7. UCHD is in the process of reviewing the onsite septic systems in addition to application to NYDEC to add three new outfalls for SPDES groundwater discharge permit. Copy of Design Report, application and June 20, 2024, NYDEC review letter are attached.

8. We are in receipt of the June 05, 2024, Ulster County Planning Board review letter and the four Required Modification have been or will be provided.
9. Coastal Consistency Determination from Dept of State is in process of being acquired. In this regard. A Coastal Assessment Form (CAF) will be submitted to the New York State Department of State, together with a Consistency Determination Assessment, which will be completed in accordance with the local Waterfront Revitalization Plan.
10. We cannot find any additional requirements for SWPPP as required for the Hudson River listed as Impaired Waterway 303D of USEPA
11. The access easement for lot SBL 103.1-2-12.100 is shown on the existing conditions plan sheet 3 in the Plan set. An easement agreement will be prepared for recording with the Offices of the Ulster County Clerk.
12. Detailed Landscaping is provided on sheet 23, 24 & 25 of the plan set.
13. The height of the Porte-cochere for the banquet hall will not provide clearance for fire trucks and a bypass lane has been provided.
14. No pedestrian access is proposed along the lower river side of the hotel. A level 10 ft wide vegetated strip for service access is provided.
15. A design report for the proposed access road culvert for main entrance to the hotel site is attached. The existing entrance stone arch bridge will not be used for hotel guests but will remain for easement access to lot 12.100 mention above. The wood bridge Plans just north of the proposed bridge will be removed. The stream crossing further north will remain for pedestrian access.
16. The proposed 83 Green Parking spaces will be constructed with structural base material to support vehicles and use for overflow parking. Grass will be planted on the surface and mowed to reduce runoff. This parking lot can be activated anytime once constructed with the Banquet Hall. See sheet 16 for phasing plan.
17. Details for the proposed dumpsters are located on sheet 11 of the site plan.
18. The green parking areas proposed will not need a “trigger mechanism” for future construction since they will be completed in phase III with the proposed buildings. See item #16 above.
19. A 50 ft right of way dedication is proposed along all frontage on town roads, see sheet 3 of site plans. A continuing offer of Cession Agreement will be provided to the Town of Marlborough Town Board and this agreement will be followed up by a deed conveyance deeding the requested lands which will be merged with all relevant roads.

20. NYSDEC SPDES permit application for wastewater disposal has been made, see item #7 above.
21. Report for subsurface sanitary sewer disposal is attached, see item #7 above.
22. The site development SWPPP includes disturbance plan that has been divided into three phases to reduce disturbance at any time to be less than 5 acres and will not require a waiver. Phases as follows. See SESC sheet 16
  - a. Phase One; Cabins with portion of parking lot
  - b. Phase Two; Hotel with portion of parking lot,
  - c. Phase Three; Banquet Hall with balance of parking and site work.
23. The applicant is working with SHPO to determine what restriction needs to be applied to the archaeological sensitive area to be avoided and we would request the planning board to agree with this restriction without additional requirements.

Respectfully submitted,



Barry Medenbach PE

Attachments.

- a. Complete set of revised site plan, 25 sheets dated June 24, 2024
- b. SWPPP
- c. CEO letter approving 15 ft Access Road
- d. Fire Chief Letter approving 15 ft Access Road
- e. Design Report for Water Usage
- f. Design Report for Proposed Wastewater
- g. Design Report for proposed Access Road Culvert

Copy.

Michael Moriello, Attorney

Robert Pollock, Owner