

September 27, 2024



Mr. Chris Brand  
Town of Marlborough Planning Board  
21 Milton Turnpike  
Milton, NY 12547

**RE: Review Comments for Buttermilk Falls Resort Hotel, North Road, Town of Marlborough, NY;  
CM Project #124-004, Town Project #23-1019**

Dear Chairman and Board Members:

We have received the site plan prepared by Medenbach & Eggers, last revised June 24, 2024, and the comment response letter dated April 24, 2024, and the February 23, 2024 comment response letter prepared by Stephan A. Maffia, PE. Based on our review of the referenced materials, we offer the following:

Traffic Study

1. The sensitivity analysis provided considers the potential simultaneous use of the banquet hall, restaurant and hotel. We expect that there will be some overlap of banquet guests using the hotel, but this offers a worst-case condition. The resulting intersection operations are as expected, particularly during the Friday evening (late afternoon) period – level of service E and F on the unsignalized side street movements. In our opinion, this is acceptable given the relatively low volumes using these roads and the expectation that conditions will be improved when background traffic volumes are lower in the evening/night when an event concludes.

Site Plan

2. Consider labeling/naming the driveways on the site plan.
3. Sight Distances:
  - a. The sight distances on the driveway to North Road from buildings 14, 15, 16, 17 is adequate.
  - b. The sight distances from the driveway on the east side of North Road at this same location is adequate looking north and slightly less than desirable looking south but can be increased with vegetation clearing along the road.
  - c. The sight distance at the new driveway opposite Mahoney Road is adequate looking north, but less than desirable looking to the site – presumably limited by the slight vertical curve of North Road. Stopping sight distance isn't indicated but the available intersection sight distance (250') exceeds the recommended stopping sight distance (175'). We don't anticipate there to be a large volume of exiting traffic from the east side of the road under normal operations. However, if there is a large event or many vehicles doing pickups/drop offs at the main building, staff could direct exiting traffic to use the gatehouse parking lot onto North Road where better sight distances are available.
  - d. The sight distance at the Mahoney Rd driveway is adequate looking east, but less than desirable looking west. Similarly, looking west exceeds stopping sight distance. Given that this driveway will be used infrequently and the volumes on Mahoney Rd are low, we consider this acceptable. Under large event conditions, cones could be placed along the centerline of Mahoney Rd to a) warn drivers on Mahoney Rd of conditions ahead, and/or b) arranged to force exiting vehicles to the west to turn onto Route 9W, then removed once the event is over.

- e. The sight distance on VanOrden Rd is limited but given the very low volumes on this road and the limited/gated access from the site, this is acceptable in our opinion.
- 4. Operationally, we suggest having the ability to close the entrance opposite Mahoney Rd and use signs (sandwich boards) to direct event attendees to the driveway further north on North Road to allow for more valet stacking. Alternatively, the boards could indicate “← Self-Park, Valet →” to direct guests to the parking on the west side of North Road and valet guests to the east side and to the gate house.
- 5. Wayfinding signs (sandwich boards?) in the parking lot directing pedestrians from around building 15, 16, 17 through the parking lot to the NW corner of the intersection is suggested to deter them from walking along North Road. Alternatively, they could be directed to cross North Road into the Gatehouse parking lot.
- 6. Advanced pedestrian warning signs should be considered on North Road in advance on the pedestrian crossing areas.
- 7. Lighting at the North Road/Mahoney Rd/site driveway and pedestrian crossing should be considered.
- 8. Both sets of directional signs are located on the west side of North Road. Move one set to the east side for the opposing driveway.

If you have any questions about the above comments, please don't hesitate to contact our office at 518-689-1834 or [kwersted@cmellp.com](mailto:kwersted@cmellp.com).

Respectfully,

Creighton Manning Engineering, LLP

C: Pat Hines – MHE



Kenneth Wersted, PE, PTOE  
Associate

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