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November 12, 2024

Town of Marlborough Planning Board

21 Milton Turnpike

Milton, NY 12547

Attn Christ Brand, Chairman

marlbroughplanning@@marlborough.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 September 13 and Creighton manning September 27 review memos. The response to Patrick Hiens September 30, 2024, memo for stormwater review is attached.

1. UCHD is in the process of reviewing the onsite septic systems in addition to NYDEP SPDES for the groundwater discharge permit.
2. The updates SWPPP is included for review that address the comments in the September 30 memo. An item-by-item response is attached.
3. The NYSPRHP has not yet issued the "No Adverse Effect" letter. However, the town planning board as lead agency is satisfied with the Avoidance Plan, Restrictive Deed Covenants and other related mitigation measures as determined in the October 7th Negative Declaration of No Significant Impact as per SEQRA.
4. The Town Water Superintendents sign off letter dated October 8, 2024 is attached
5. The Town Highway Superintendents sign off letter dated October 8, 2024 is attached.
6. Response to Creighton Manning review letter is as follows.

Traffic Study

Item 1. Acknowledge statement for accepting the Site Plans

Site Plan

Item 2. The driveways have been labeled on sheet 28 of the Site Plans

Item 3. The Sight Distances comments acknowledged.

Item 4 and 5. A "Signage Plan" (Sheet 28 of the Site Plans) has been added with location and descriptions of all proposed signs including a note concerning temporary signs during large event that may include self-parking and wayfinding signs in the parking lot directing pedestrians. The sign details are shown on sheet 12.

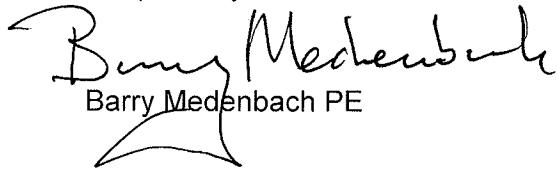
Item 6. Advance pedestrian signs for the North Road crossing are included.

Item 7. Lighting has been added to the North Road, Mahoney Road, Site main Entrance, and pedestrian crossing on sheet 24.

Item 8. One of each direction signs on North Road have been moved to the east side as requested.

7. We welcome any comments from the planning board concerning the architectural plans previously submitted.

Respectfully submitted,



Barry Medenbach PE

Attachments.

- a. Revised site plan, 28 sheets dated November 7, 2024.
- b. October 8, 2024, Superintendent of Highways letter approving the driveway locations.
- c. November 12, 2024 memo for stormwater review.

Copy.

Michael Moriello, Attorney

Robert Pollock, Owner

Patrick Hines