



Landscape Architecture

Site Planning

Golf Course Design

April 7, 2021

Via Hand Delivery & Email

Chris Gerver, Chairman
Village of Woodbury Planning Board
P.O. Box 1004
Highland Mills, NY 10930

Re: **Courtyard by Marriot**
SBL: 226-1-6.1, 7, 8
Village of Woodbury

Dear Mr. Gerver:

With this letter, we are requesting a spot on the April 21, 2021 Planning Board agenda to advance the Site Plan review process for the referenced project. At the Planning Board meeting of February 3, 2021, the Board directed the Applicant to meet with the Village Board to present the proposed improvements of Turner Road and corresponding right-of-way. The Applicant appeared before the Village Board of Trustees at their March 11, 2021 meeting where we presented a brief history of the Project, coordination between NYSDOT, adjoining Avalon application and Village traffic consultant with regards to offsite improvements within NYS Route 32 and Turner Road. Attached for the Board's review are the following documents:

- Five (5) full size and ten (10) half size copies of the Site Plan prepared by Engineering & Surveying Properties bearing the latest revision date April 6, 2021.¹
- Four (4) copies of the Stormwater Pollution Prevention Plan prepared by Engineering & Surveying Properties dated April 2021.
- Fifteen (15) copies of the revised Full Environmental Assessment Form Part 1 bearing the latest revision date of April 7, 2021.
- Fifteen (15) copies of the Revised Traffic Impact Study (four copies include Appendices) prepared by Provident Design Engineering bearing the latest revision date of April 7, 2021 addressing Maser Consulting's comments in their memorandum of January 28, 2021.

As previously discussed, the Applicant is preparing Part 2 of the PERM33 for DOT processing and will be submitted to the Department on-or-before April 9, 2021. We will provide the Building Department copies of all submittals to outside agencies.

The revisions have been made in response to the comments received in an H2M Memorandum dated January 28, 2021. Below are our responses to the comments in the order in which they appear in the memorandum referenced above.

¹ Please note: Landscape & Lighting Plans are not included in this submission as no comments were received during previous review. Based on current review comments, these Plans will be updated and included in the next submission.

Chris Gerver, Chairman
Page 2
April 7, 2021

1. Access – See reference to NYSDOT above and PDE’s revised Report/Response dated April 7, 2021 to Maser Consulting’s January 28, 2021 memorandum.
 - i. General – Current Plans show proposed access, offsite improvements and truck turning radii for Route 32 and Turner Road.
 - ii. Emergency – Previously proposed emergency access from Turner Road has been revised to a full access.
 - iii. ESO’s – Based on ESO comments, sight distances and turning radius have been provided on the Plans.

At this time, we are requesting that a new ESO meeting be arranged to review the current Site Plans and offsite improvements.

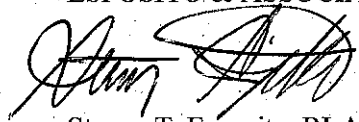
2. Traffic Circulation – As noted above, over the past year the Applicant has been coordinating with the Village traffic consultant, ESO’s, NYSDOT and adjoining Avalon project. Please see PDE’s submission dated April 7, 2021 for further information.
3. Dedication of right-of-way – Comment noted.
4. SEQRA – Applicant concurs that the action is an Unlisted Action under SEQRA.

The previously submitted EAF has been revised as follows:

- C.2.a. has been revised to “Yes”.
 - C.3.a. typo has been fixed.
 - D.2.1. has been revised to comply with Village Noise Ordinance.
 - E.2.h.i. was answered by the DEC Mapper and cannot be changed. Applicant concurs the answer should be “Yes” regarding onsite wetlands.
5. GML 239 – No response necessary.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to call our office.

Very truly yours,
ESPOSITO & ASSOCIATES



Steven T. Esposito, RLA

STE:skr
Enclosure

ecc: Bilal Ahmad
William Frank, Esq.
Carlito Holt, PE
Jay Samuelson, PE