

c r o s s r o a d s v e n t u r e s l l c

DRAFT
Environmental Impact Statement

Appendix 1

SEQRA Documentation

The Belleayre Resort at Catskill Park

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance. The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: [] Part 1 [] Part 2 [] Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- [] A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
[] B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*
[] C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

BELLEAYRE RESORT AT CATSKILL PARK

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is available, so indicate and specify each instance.

NAME OF ACTION BELLEAYRE RESORT AT CATSKILL PARK		
LOCATION OF ACTION (Include Street Address, Municipality and County) NY Route 28/Ulster County Route 49A, Towns of Shandaken and Middletown, Ulster and Delaware County		
NAME OF APPLICANT/SPONSOR Crossroads Ventures, LLC	BUSINESS TELEPHONE (914) 688-4470	
ADDRESS 72 Andrew Lane Rd., PO Box 267		
CITY/PO Mt. Tremper	STATE ZIP CODE New York, 12457	
NAME OF OWNER (if different)	BUSINESS TELEPHONE ()	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION See Attached Project Narrative		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 1,900 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>83</u> acres	<u>400</u> acres
Forested	<u>1,800</u> acres	<u>1,400</u> acres
Agricultural (includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>20</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u><1 (streams)</u> acres	<u>20</u> acres
Unvegetated (Rock, earth or fill)	<u>+/- 15 (dirt roads)</u> acres	<u>20</u> acres
Roads, buildings and other paved surfaces	<u><1</u> acres	<u>40</u> acres
Other (Indicate type)	<u>N/A</u> acres	<u>N/A</u> acres

3. What is predominant soil type(s) on project site? Arnot, Oquaga, Lackawanna, Swartswood
- a. Soil drainage: Well drained _____ % of site Moderately well drained _____ % of site
Poorly drained _____ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres.
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? 0 - >6 (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% 380 acres 10-15% 475 acres
15% or greater 1045 acres
6. Is project substantially contiguous to, or contain a building site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0.5->6 seasonal (in feet)
9. Is site located over a primary, principal, or sole aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
Yes No According to NYSDEC Natural Heritage Program, LA Group Biologists site investigations
 Identify each species N/A
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
Yes No
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
Yes No If yes, explain current easement for State hiking trail
14. Does the present site include scenic views known to be important to the community?
Yes No
15. Streams within or contiguous to project area: unnamed stream in Lost Clove, Giggle Hollow, Woodchuck Hollow, and two tributaries in Highmount area
- a. Name of Stream and name of River to which it is tributary Birch Creek/Esopus Creek and Bush Kill/East Branch Delaware
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Belleayre Day Use (off property) b. Size (In acres) 7+
 Unnamed pond at Highmount Ski Area (.8 acres); Some wetlands at extreme western portion (measurement underway).
17. Is the site served by existing public utilities? Yes No
- a) If yes, does sufficient capacity exist to allow connection? Yes No
- b) If yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
 - a. Total contiguous acreage owned or controlled by project sponsor 1,900 acres.
 - b. Project acreage to be developed: 300 acres initially; 500 acres ultimately.
 - c. Project acreage to remain undeveloped 1,400 acres.
 - d. Length of project, in miles: N/A (if appropriate)
 - e. If the project is an expansion, indicate percent of expansion proposed N/A %;
 - f. Number of off-street parking spaces existing 50; proposed 1,500.
 - g. Maximum vehicular trips generated per hour Approx. 500 (upon completion in full of project).
 - h. If residential: Number and type of housing units: approximately 225

	One Family	Two Family	Multiple Family	Condominium
Initially	25	_____	_____	_____
Ultimately	225	_____ 6 1/4	_____ 2 2/3	_____
 - i. Dimensions (in feet) of largest proposed structure 75'' height; 100'' width; 400' length.
 - j. Linear feet of frontage along a public thoroughfare project will occupy is? 5,000 ft.
2. How much natural material (i.e., rock, earth, etc) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No NA
 - a. If yes, for what intended purpose is the site being reclaimed? golf course, lawns, landscaping
 - b. Will topsoil be stockpiled for reclamation? Yes No
 - c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction 8 year buildout months, (including demolition).
7. If multi-phased: N/A
 - a. Total number of phases anticipated _____ (number).
 - b. Anticipated date of commencement Phase 1 _____ month _____ year, (including demolition).
 - c. Approximate completion date of final phase _____ month _____ year.
 - d. Is Phase 1 functionally dependent on subsequent phases? _____ Yes _____ No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction 300; after project is complete 300
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? Yes No
If yes explain _____
12. Is surface liquid waste disposal involved? To be determined Yes - Yes, if NYC Plant is utilized
 - a. If yes, indicate type of waste (sewage, industrial, etc.) and amount Sewage
 - b. Name of water body into which effluent will be discharged Birch Creek
13. Is subsurface liquid waste disposal involved? To be determined Yes, if onsite disposal systems are used. No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No

- a. If yes, what is the amount per month – up to 250 tons at final buildout.
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Commercial disposal – hauler's preference; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain Plan to do extensive composting of acceptable materials and extensive recycling.

- 17. Will the project involve the disposal of solid waste? Yes No
 - a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 - b. If yes, what is the anticipated site life? _____ years.
- 18. Will project use herbicides or pesticides? Yes No (See Attached Project Description)
- 19. Will project routinely produce odors (more than one hour per day)? Yes No
- 20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
- 21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) electric, oil, propane
- 22. If water supply is from wells, indicate pumping capacity : Total will exceed 500-600 gallons/minute.
- 23. Total anticipated water usage per day approx. 250,000 maximum gallons/day (174 gpm).
- 24. Does project involve Local, State or Federal funding? Yes No
If Yes, explain _____
- 25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Zoning Ordinance Amendment, PUD approval</u>	October 27, 1999
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Site Plan, Subdivision, special use permit</u> <u>Zoning Ordinance Amendment/PUD Approval</u> <u>Advise Town Board on PUD</u>	<u>On approval of</u>
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Area (height) Variance</u>	<u>To be determined</u>
City, County, State Health Departments	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Water Supply and Wastewater</u>	"
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No _____	"
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>DEP Wastewater and Erosion Control</u>	"
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>DEC SPDES, Article 15, stormwater SPDES</u>	"
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>USACOE wetlands</u>	"

C. ZONING AND PLANNING INFORMATION

- 1. Does proposed action involve a planning or zoning decision? Yes No
If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- 2. What is the zoning classification(s) of the site? R5, R3, R1.5 Shandaken, R5, R3 Middletown
- 3. What is the maximum potential development of the site if developed as permitted by the present zoning?
One unit per each 2.5 buildable acres, except in areas of less than R5 zoning (using municipal sewage system) – (approximately 410 units)

4. What is the proposed zoning of the site? Recreational Resort PUD
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? As is determined by the reviewing authorities _____
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Ski areas, commercial, residential, R5, R3, R1.5, HB, HC
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? Approx. 225 plus other facilities - total of approximately 325 density units.
a. What is the minimum lot size proposed? ¼ acre under RPUD
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
a. If yes, is existing capacity sufficient to handle projected demand? Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No minor improvements may be necessary

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Crossroads Ventures, LLC Date October, 1999

Signature  Title MANAGING MEMBER

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

Visibility	Distance Between Project and Resource (in miles)				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State Parks? <u>Screened view from Day Use Area</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The State Forest Preserve? <u>From ski area but not hiking trails</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Wildlife Refuges and State Game Refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Park Service Lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal park or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• County road? <u>Filtered views only</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State road? <u>Limited duration only</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road? <u>Filtered views only</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Is the Visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible.					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

Within
*1/4 mile *1 mile

4. From each item checked in question 1, check those that generally describe the surrounding environment.

Essentially undeveloped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Forested	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mountainous	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Note: add attachments as needed SKI AREAS

5. Are there visually similar projects within:

- | | | |
|------------|---|-----------------------------|
| * 1/2 mile | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| * 1 mile | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| * 2 miles | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| * 3 miles | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

**Distance from project site is provided for assistance. Substitute other distances as appropriate*

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is +930,000 ?

NOTE: When user data is unavailable or unknown, use best estimate. SAME NUMBER AS SEEING SKI AREA

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

FREQUENCY

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
fvTravel to and from work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Routine travel by residents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

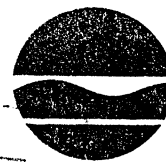
New York State Department of Environmental Conservation

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, New York 12561-1696

Phone: (914) 256-3032 FAX: (914) 255-3042

Website: www.dec.state.ny.us



John P. Cahill
Commissioner

RECEIVED

JUN 5 2000

June 1, 2000

ARTHUR RASHAP PROJECT MANAGER
CROSSROADS VENTURES, LLC
PO BOX 267
ANDREW LANE ROAD
MT TREMPER NY 12457

RE: Belleayre Resort At The Catskill Park
NYS DEC No. 3-9903-00059/00001

Dear Mr. Rashap:

The NYS Department of Environmental Conservation (DEC), as lead agency, has determined that the proposed Belleayre Resort At The Catskill Park development may have a significant effect on the environment and a Draft Environmental Impact Statement (DEIS) must be prepared. A copy of this Positive Declaration determination is enclosed. Applications for DEC permits are incomplete pursuant to Uniform Procedures (6NYCRR Part 621) until the DEIS has been accepted as complete.

DEC will conduct a public scoping process to focus the DEIS on potentially significant adverse impacts and to eliminate consideration of impacts that are not relevant or significant. A public scoping meeting has been scheduled for June 21, 2000 at the Belleayre Mountain Ski Center. A copy of the notice announcing this meeting is enclosed. I ask that you have this notice published once in the appropriate newspaper(s) serving the Towns of Middletown and Shandaken. Publication should be done at least ten days prior to the scheduled scoping meeting. DEC will publish the Positive Declaration and the Public Scoping notice in the Environmental Notice Bulletin. Also, please make arrangements to provide a stenographic record of the two scoping sessions. DEC requires two copies and one copy should be provided directly to the Town Planning Boards of Middletown and Shandaken and the NYC Department of Environmental Protection, attention Mr. Jeffrey Graff.

Under separate letter, I will notify you regarding the specifics of DEC's intent to require the use of SEQRR fees to assist in the scoping and review of the DEIS.

If you have any questions regarding the environmental review of your project, please call me at (914) 256-3014.

Sincerely,

Alexander F. Ciesluk, Jr.
Deputy Regional Permit Administrator
Region 3

AFC/II
Enclosure