

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			
 - 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"/>

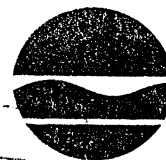
New York State Department of Environmental Conservation

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 SEQR 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

Arthur Rashap
Page 2
June 1, 2000

cc: (w/enclosures)
M. Moran, Regional Director
M. Duke, Region 3
C. Krebs, Region 3
R. Clark, Belleayre Ski Center
W. Clarke/J. Feltman, Region 4
S. Allen, DEC, Albany
D. Ligeikis, NYSDOT
A. Shareef, NYSDOT
T. Davis, NYS DOH
J. Graff, NYCDEP
D. Palen, UCHD
H. Heckler, UCPD
J. Donahue, UC Dept. of Highways
N. Franzese, Delaware Co. Planning
L. Utter, Supervisor T/Middletown
M. Porter, T/Middletown Planning Board
W. Gutman, Supervisor, T/Shandaken
E. Callahan, T/Shandaken Planning Board
G. Nieves, USACOE
K. Franke, LA Group
J. Baker, Young, Sommer et al
D. Downing, The Catskill Center
E. Green, NYS Fish & Wildlife Mgt. Bd.
A. Nagy, Catskill Heritage
Mt. Top Supervisor & Mayors Assoc.
D. Shuster, Shuster Assoc.
N. Woodworth, Adirondack Mtn. Club
J. Wyman

State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance

Project Number: 3-9903-00059/00001

Date: June 1, 2000

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The NYS Department of Environmental Conservation (DEC), as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Belleayre Resort At The Catskill Park

SEQR Status: Type I

Public Scoping process will be conducted

Description of Action:

Resort/residential development on approximately 450 acres of a 1,950 acre site consisting of two resort hotel complexes with a total of approximately 700 dispersed lodging units, 17 residential lots, two 18 hole golf courses, an amphitheater and interfaith chapel.

Location: The project is located adjacent to the NYS Belleayre Ski Center in the Towns of Middletown, Delaware County and Shandaken in Ulster County.

Reasons Supporting This Determination

Construction activities and future operation at project completion may result in significant impacts related to the following:

1. Water Quality: The project site is located within NYC Watershed and contains streams tributary to the Pepacton Reservoir in Delaware County and the Ashokan Reservoir in Ulster County. Numerous high quality NYS protected streams are located proximate to and/or within the project site and which are tributary to streams of regional and statewide importance. Stormwater runoff during construction and after completion of the project, including the two golf courses may contribute to degradation of these streams. The project will generate a considerable amount (250,000 gpd) of sanitary wastewater requiring treatment prior to disposal.
2. Water Supply: The project will require up to 250,000 gpd of potable water. Sources to meet this demand and impacts to existing supply systems must be evaluated. Existing groundwater and surface water resources may be affected due to this increased demand.
3. Aesthetics/Recreation: The site is located within the Catskill Park and is adjacent to State owned lands, including the Big Indian Wilderness Area (Forest Preserve) and the Belleayre Mountain Ski Center (a state owned and operated recreational facility). In addition, the DEC has an easement for a hiking trail to the Belleayre Mountain Fire Tower through a portion of the project site. The project will result in the clearing of more than 400 acres of forested land.
4. Traffic: The project will result in up to 500 additional vehicular trips per hour which will add to the existing traffic flow.
5. Community Character: The project will result in large seasonal population increases in a rural area. The demand for services will likely lead to secondary growth development of various retail/commercial facilities in the project vicinity to satisfy this demand.

For Further Information:

Contact Person: Alexander F. Ciesluk
Deputy Regional Permit Administrator
New York State Department of Environmental Conservation
Address: 21 South Putt Corners Rd
New Paltz NY 12561-1696

Telephone Number: (914) 256-3014

A Copy of This Notice Sent to:

Supervisor, Town of Middletown
Supervisor, Town of Shandaken
All Involved Agencies
Crossroads Ventures, LLC

NOTICE OF PUBLIC SCOPING SESSION

BELLEAYRE RESORT AT THE CATSKILL PARK

The New York State Department of Environmental Conservation (DEC), as lead agency, has determined that Crossroads Ventures LLC proposed "Belleayre Resort At The Catskill Park" project may have significant adverse environmental impacts and a Draft Environmental Impact Statement (DEIS) must be prepared.

A public scoping session will be held on Wednesday, June 21, 2000 at the Belleayre Mountain Ski Center, Overlook Lodge, located off NYS Route 28, Highmount, NY. An afternoon session will be held from 3 P.M. to 5 P.M., followed by an evening session beginning at 7 P.M. If you are planning to present comments, your attendance is required at only one of these sessions. The purpose of the meeting is to obtain comment regarding environmental issues of concern, reasonable alternatives and feasible mitigation measures to reduce or avoid adverse environmental effects for inclusion in the DEIS. A Draft Scope of Work for the DEIS, prepared by the project sponsor, is available for review at DEC's Region 3 Office, 21 South Putt Corners Road, New Paltz, New York 12561. Copies of this document and additional project information will be available at the sessions. In addition, documents related to this project will be available at the Middletown and Shandaken Town Halls (Town Clerk Offices), the Phoenicia Library, the Skene Memorial Library in Fleischmanns and the Fairview Public Library in Margaretville. Written comments will be accepted until July 14, 2000 and are considered equally with comments presented during the public scoping meeting.

The project involves a proposed resort/residential development of approximately 450 acres on each side of the of Belleayre Mountain Ski Center including:

- a. Two 18 hole golf courses;
- b. Two resort hotel complexes, one with a total of approximately 300 dispersed lodging units, the other with a total of approximately 400 dispersed lodging units

accompanied by amenities typically found at such resorts including tennis courts, exercise and spa facilities, clubhouses, and conference facilities;

- c. A residential subdivision of approximately 17 lots of varying sizes served by a central sewer and water system;
- d. Infrastructure for the development including access roads, water supply, sewerage disposal facilities, and recreational facilities such as trails, a teen center, etc., serving the resort clientele and the greater community;
- e. An amphitheater to accommodate the Belleayre Conservatory and other such groups to present outdoor concerts and other events;
- f. An interfaith chapel serving the resort clientele and greater community.

The Project is located adjacent to the New York State owned Belleayre Ski Center and portions of the State owned Catskill Preserve, including thousands of acres of forever-wild land. Access is via Route 28 and County Route 49A as well as several secondary Town or County roads.

For further information, please contact Alexander F. Ciesluk, Deputy Regional Permit Administrator, New York State Department of Environmental Conservation, 21 South Putt Corners Road, New Paltz, New York 12561 (914-256-3014).

June 14, 2000 CWB

subject to additional standards and requirements for the purpose of making significant changes, which included reconfiguring the property, relocating Grandview Avenue, construction of a new gymnasium, parking lot and building additions and modifications. The project is located on Cedar Street abutting Grandview Avenue, Boston Post Road and New Street.

Contact: Frederick E Zepf, City Planner, City of Rye, City Hall, Rye, New York 10580, phone: (914) 967-5400.

Positive Declaration with Public Scoping

Ulster County - The New York State Department of Environmental Conservation, as lead agency has determined that the proposed Belleayre Resort at the Catskill Park may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. A public scoping session will be held on **June 21, 2000 at 3:00 p.m. and 7:00 p.m.** at the Overlook Lodge, Belleayre Mountain Ski Center, Highmount, NY. The action involves a resort/residential development on approximately 450 acres of a 1,950 acre site consisting of two resort hotel complexes with a total of approximately 700 dispersed lodging units, 17 residential lots, two 18 hole golf courses, an amphitheater and interfaith chapel. The project is located adjacent to the NYS Belleayre Ski Center in the Towns of Middletown, Delaware County and Shandaken in Ulster County.

Contact: Alexander F. Ciesluk, Jr., New York State Department of Environmental Conservation, 21 South Putt Corners Rd., New Paltz, New York 12561, phone: (845) 256-3014, Fax: (845) 255-3042, E-mail afcieslu@gw.dec.state.ny.us.

Notice of Acceptance of Final EIS and Public Hearing

Rockland County - The Town of Orangetown Planning Board, as lead agency has accepted a Final Environmental Impact Statement on the proposed Oak Tree Park Subdivision. A public hearing on the Final EIS will be held on **June 28, 2000 at 8:00 p.m.** at the Town of Orangetown, Greenbush Auditorium, 20 Greenbush Road, Orangeburg, New York. The action involves the a subdivision of property into three lots. The property is located within a 100' wetland buffer. The project is located on the n/s of Lauren Road, Palisades, New York.

Contact: John Giardiello, Director, Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, 20 Greenbush Road, Orangeburg, New York 10962, phone: (914) 359-5100.

Notice of Acceptance of Final EIS

Westchester County - The Town of Greenburgh, Town Board, as lead agency has accepted a Final Environmental Impact Statement on the proposed Solomon Schechter School of Westchester Middle School and High School. Comments on the Final EIS are requested and will be accepted by the contact person until June 19, 2000. The action involves the construction of approximately 129,300 square foot middle school and high school on a 23.5 acre site. The project is located on the northeast corner of the intersection of West Hartsdale Avenue (Route 100A) and Pat Capone Roads, Town of Greenburgh, New York.

AFFIDAVIT OF PUBLICATION

State of New York
County of Delaware
Town of Middletown
Village of Margaretville

Laurie Sanford, Clerk of the *Catskill Mountain News*, a newspaper published at Margaretville, New York, who being duly sworn, states on oath that the attached was published one week(s) beginning 10-7-00 and ending 10-7-00.

Laurie Sanford

Laurie Sanford

Subscribed and sworn before me this 14th day of June, 2000.

Connie Conroy
Connie Conroy, Notary Public

Connie Conroy
Notary Public, State of New York
Qualified in Delaware County
Registration #01C05053686
My Commission Expires Dec. 26, 2000

NOTICE OF PUBLIC SCOPING SESSION BELLEAYRE RESORT AT THE CATSKILL PARK

The New York State Department of Environmental Conservation (DEC), as lead agency, has determined that Crossroads Ventures LLC proposed "Belleayre Resort At The Catskill Park" project may have significant adverse environmental impacts and a Draft Environmental Impact Statement (DEIS) must be prepared.

A public scoping session will be held on Wednesday, June 21, 2000 at the Belleayre Mountain Ski Center, Overlook Lodge, located off NYS Route 28, Highmount, NY. An afternoon session will be held from 3 p.m. to 5 p.m., followed by an evening session beginning at 7 p.m. If you are planning to present comments, your attendance is required at only one of these sessions. The purpose of the meeting is to obtain comment regarding environmental issues of concern, reasonable alternatives and feasible mitigation measures to reduce or avoid adverse environmental effects for inclusion in the DEIS. A Draft Scope of Work for the DEIS, prepared by the project sponsor, is available for review at DEC's Region 3 Office, 21 South Putt Corners Road, New Paltz, New York 12551. Copies of this document and additional project information will be available at the sessions. In addition, documents related to this project will be available at the Middletown and Shandaken Town Halls (Town Clerk Offices), the Phoenicia Library, the Skene Memorial Library in Fleischmanns and the Fairview Public Library in Margaretville. Written comments will be accepted until July 14, 2000 and are considered equally with comments

presented during the public scoping meeting.

The project involves a proposed resort/residential development of approximately 450 acres on each side of the Belleayre Mountain Ski Center including:

- a. Two 18-hole golf courses;
- b. Two resort hotel complexes, one with a total of approximately 300 dispersed lodging units, the other with a total of approximately 400 dispersed lodging units accompanied by amenities typically found at such resorts including tennis courts, exercise and spa facilities, clubhouses, and conference facilities;
- c. A residential subdivision of approximately 17 lots of varying sizes served by a central sewer and water system;
- d. Infrastructure for the development including access roads, water supply, sewerage disposal facilities, and recreational facilities such as trails, a teen center, etc., serving the resort clientele and the greater community;
- e. An amphitheater to accommodate the Belleayre Conservatory and other such groups to present outdoor concerts and other events;
- f. An interfaith chapel serving the resort clientele and greater community.

The project is located adjacent to the New York State owned Belleayre Ski Center and portions of the state owned Catskill Preserve, including thousands of acres of forever-wild land. Access is via Route 28 and County Route 49A as well as several secondary town or county roads.

For further information, please contact Alexander F. Ciesluk, Deputy Regional Permit Administrator, New York State Department of Environmental Conservation, 21 South Putt Corners Road, New Paltz, New York 12561 (845-256-3014).
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Richard D. Sanford
p u b l i s h e r

**FINAL SCOPING DOCUMENT
FOR
THE PROPOSED BELLEAYRE RESORT AT THE CATSKILL PARK
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Project Description

Crossroads Ventures, LLC is proposing to develop a recreation-oriented resort development that would be located south of New York Route 28 and on either side of Belleayre Mountain Ski Center. The area that comprises the project site consists of approximately 2,000 acres, 1,200 acres that are located east of the ski center and 800 acres west of the ski center. Of this 2,000 acres, approximately 500 acres would be affected by the proposed project and approximately 1,500 acres will remain undeveloped. Overall, the project consists of a mix of uses including recreational, residential and hotel with associated limited commercial development.

The lands to the west of Belleayre Mountain Ski Center consist of three areas known as Wildacres, Highmount, and Leach. One of the project's two 18-hole golf courses will be constructed at Wildacres. Development at Wildacres will also include two lodges with a combined 250 suites, 10 hotel-contained shops totaling approximately 20,000 square feet, and four restaurants/bars. Also proposed at Wildacres are 25 timeshare buildings to house 200 units, a conference center, a golf clubhouse, an interfaith chapel, golf course maintenance building(s), and a building for receiving/storage. The existing buildings at the former Highmount ski area will be adaptively re-used to provide a family activities center. A 20-lot residential subdivision is proposed on the former Leach property west of the old Highmount ski area. Central water and sewer is proposed for all of these components. All proposed internal roads will be private roads.

Two areas would be developed east of the ski center. East of Giggle Hollow the Big Indian Country Club is proposed. In addition to a signature championship 18-hole golf course, development in this area would include a 150-suite lodge including the golf clubhouse, 2 restaurants, meeting rooms, and a pool/spa. Sixty-five (65) detached lodging units would be built around the golf course. A golf course maintenance building is also proposed. West of Giggle Hollow and in the vicinity of the existing Turner Mansion 120 dwelling units are proposed within 30 timeshare buildings. Central water and sewer is proposed for all of these components. All proposed internal roads will be private roads.

DEIS Content

COVER SHEET

The cover sheet shall state that the document is a Draft Environmental Impact Statement (DEIS), and also include the title of the action, the project location, the name and address of the Lead Agency, the names of the authors of the DEIS, a list of Involved Agencies, and the date of completion and date by which comments must be submitted.

EXECUTIVE SUMMARY

The executive summary shall provide a synopsis of the DEIS. The Executive Summary shall include summaries of the environmental setting, proposed actions, impacts and proposed mitigation measures, and alternatives to the proposed actions. A description of the permits and approvals required for completion of the proposed project shall also be included.

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Section 1.0 INTRODUCTION

1.1 Project Location

- Describe the project location on a regional and local scale. A site location map (USGS base) and a regional location map shall be included in the DEIS. The local scale map shall show the proposed project site in relation to Belleayre Mountain Ski Center to aid in orientation. The local scale map shall also clearly indicate county and town boundaries.

1.2 General Project Description

- Describe the areas to be developed and include information on land acreage and general environmental conditions.
- Describe the type of development proposed for different areas, including proposed land uses, golf courses, buildings, roads, water supply and wastewater disposal.
- Provide a masterplan level figure illustrating the project and its surroundings.

1.3 Project Purpose, Need and Benefits

1.3.1 Background and History

- Describe historical background of the area as a resort destination.
- Describe Belleayre Mountain Ski Center in terms of history of operation, improvements, visitation trends and State management options. Provide a description of prior uses of the project site.
- Provide a description of the background and history of local land use regulations and regional land use plans, comprehensive plans and regional land use plans.

1.3.2 Public Need for the Project

- Describe the need for the type of resort facilities to be provided by the project including information from any marketing studies performed for the project.
- Specific information that shall be included to address viability concerns include marketing analyses, investor protection, details of a proposed build out, management options, job categories, employment aspects, training programs, etc. Pertinent documentation will be included in the Appendix "Fiscal and Marketing Information".

1.3.3 Objectives

- Discuss the relationship of this project to the published economic development strategy for the region.

1.3.4 Benefits of the Proposed Action

- Discuss potential benefits to Belleayre Mountain Ski Center, improved wastewater management opportunities, and economic benefits to the community and the region.

1.4 Environmental Review, Permits and Approvals

- Identify the permits required for the project and the types of information necessary for the permits. Describe the timeframe for the review process. Discuss the overall regulatory scheme of the individual agencies at the following levels.

1.4.1 Local

- Identify any permits or approvals required from the Town Boards, Planning Boards and Zoning Boards of Appeals in both the Town of Shandaken and the Town of Middletown.
- Discuss construction bonding requirements of the local municipalities' financial assurance requirements.

1.4.2 County

- Identify the permits and approvals required from Ulster County And Delaware County including Health Department, Planning Department and Highway Department.

1.4.3 Regional

- Identify the permits and approvals required from regional agencies including NYCDEP.

1.4.4 State

- Identify the permits and approvals required from State agencies including NYSDEC, NYSDOT and NYSDOH.

1.4.5 Federal

- Identify the permits and approvals required from federal agencies including the US Army Corps of Engineers.

Section 2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Overall Project Design and Layout

- This section of the DEIS shall describe the project in more general terms and in its totality. Proposed land uses and their location shall be described.

2.2 Project Components

- Prepare a detailed description of the various components that will make up the project. The description shall include amount of land development, land clearing, road development, parking areas, site drainage, traffic, utilities, water, sewer, lighting and landscaping. The description shall be developed for each area under consideration.
- The DEIS shall also include plans at sufficient level of detail to illustrate the project components listed below. The plans shall be of sufficient detail to evaluate the proposed actions for which permits and approvals are being sought.
- The project description shall clearly set forth, for each portion of the overall project site proposed to be developed, the type and number of lodging units and single family homes, floor area of commercial, restaurant, clubhouses and other supporting facilities, and other ancillary uses including employee housing. The description shall also describe proposed tenure and duration of occupancy for each type of housing unit and provide an estimate of total employment on-site.
- The DEIS shall include a discussion of the portions of the project site that will be remain undeveloped and possible mechanisms to protect these areas from future development as well as plans for public access to these lands.
- The DEIS shall include a description of energy and materials management including guidelines for energy use and conservation, water use and conservation, recycling and composting, and product purchasing.

2.2.1 Golf Facilities

- Describe the location and types of golf facilities including courses (length, par, etc.), practice facilities, buildings (clubhouse, maintenance), and irrigation ponds.
- Discuss the suitability of the project site for golf course development including such parameters as elevation, climate, terrain and soil conditions.

2.2.2 Buildings

- Describe the location, sizes, and architectural style of buildings being proposed. Typical exterior character of proposed buildings shall be illustrated in elevation drawings.

2.2.3 Potable Water Supply

- Identify the sources of potable water supply and discuss their capacity to serve the proposed project as well as any interrelationships with other existing water supply systems.
- The methodologies that will be used to identify and quantify potable water supply are discussed in detail in Attachment 1 of this document.

2.2.4 Wastewater Disposal

- Identify the methods proposed for wastewater disposal and the locations where wastewater disposal is proposed.
- The methodologies that will be used to identify the methods for wastewater disposal are discussed in detail in Attachment 2 of this document.

2.2.5 Irrigation Water Supply

- Identify the sources of irrigation water supply and discuss their capacity to meet demand, including the use of treated wastewater effluent.
- Provide information that is necessary to demonstrate that the quality of the water identified as the irrigation source(s) is/are suitable for irrigating golf course turfgrass.

2.2.6 Site Drainage and Grading

- Discuss the general drainage characteristics of the site and also identify subcatchments within the project site.
- Illustrate grading proposed within development areas and discuss how development will affect subcatchment boundaries and stormwater runoff.
- Provide a grading plan showing grading on at least a five-foot interval.
- Provide cut and fill estimates for those areas where cuts and fills are not balanced.
- Provide estimates of the size of proposed impervious surfaces.
- Discuss and illustrate proposed stormwater control measures.
- The methodologies that will be used to analyze stormwater generation and stormwater control are discussed in more detail in Attachment 3 of this document.

2.2.7 Traffic, Parking and Pedestrian Circulation

- In the context of existing conditions discuss the proposed project-generated traffic, access to the project, parking location, size and capacity, internal vehicular circulation and pedestrian access provided within the project.
- Discuss the potential for ATV or snowmobile use on the site, and if these uses are not prohibited on the site, what mechanisms will be put into place to prevent trespass onto nearby State Forest Preserve lands.
- Road maintenance activities, particularly winter maintenance, shall be discussed.

2.2.8 Lighting

- Discuss and illustrate the location and type of lighting that will occur within the project, including motion-sensitive lighting, cutoff light fixtures and recessed light fixtures.

2.2.9 Landscaping and Open Space Management

- Discuss and illustrate how open space within the development will be landscaped and how existing vegetation will be maintained.
- The DEIS shall discuss the use of native versus non-native plant materials.
- The DEIS shall discuss other potential recreational uses, such as trails, rope courses, etc., proposed for areas outside of development footprints.

2.2.10 Signage

- Signage, on-site and off site, shall be described, located, and illustrated.

2.2.11 Utilities

- Utilities required to serve the project shall be identified, the quantity of utility service required by the project shall be estimated and service providers shall be identified and asked to confirm that capacity exists to serve the project.
- If geothermal heating systems are proposed, provide specific techniques of installations and analysis of impacts of installation and operation of such systems.

2.3 Construction Activities

2.3.1 Construction Schedule

- An overall construction schedule shall be provided including the sequencing of construction activities, and approximate duration of each construction event.
- Where possible, the effects of the proposed construction schedule on such things as land disturbance, exposed soils, traffic generation, water use, wastewater disposal, and solid waste management shall be quantified.
- Routing of construction vehicles shall be described as well as routes and parking sites for construction workers. Estimates of daily truck traffic shall be provided plus the duration of such traffic. If excess material from site grading (cut) will result in off-site removal, truck routes and disposal sites shall be identified and corresponding data provided if fill is to be imported. Methods of handling and storing construction materials shall be described.

2.3.2 Construction Stage Activities

- This section of the DEIS shall provide more detail regarding activities such as clearing and grubbing, blasting, installation of erosion control measures, rough grading, final grading, installation of infrastructure and utilities, building construction, landscaping and golf course grow-in.
- Blasting shall be discussed with attention given to effects on such things as traffic, noise, air quality, erosion and sedimentation. Details on the effects on these parameters shall be provided in relevant subsections of section 3.
- The DEIS shall also contain a Blasting Management Plan describing BMP's to be employed.
- This section of the DEIS shall also discuss construction inspection methods and procedures for the local municipalities and other regulatory agencies.
- The DEIS shall provide a description of the envisioned sequence of construction activities.

2.4 Operational Stage Activities

- The DEIS shall discuss proposed buildings in terms of their types of operations (residential, commercial, clubhouse, etc.), and the types of activities that could occur at each.
- The DEIS shall include a discussion of the establishment of a homeowners association including responsibilities such as maintaining project infrastructure (roads, sewer and water systems, utilities, etc.)

- Description of site operations shall include proposed agreements for total site control and management and the relationship with individual sub-units, if under separate ownership or management.
- The DEIS shall include a description of energy and materials management including guidelines for energy use and conservation, water use and conservation, recycling and composting, and product purchasing.
- The DEIS shall include a description of deliveries of goods and services.
- A plan for golf course turf management using cultural, chemical, and biological means shall be devised by preparation of an Integrated Pest Management (IPM) Plan for the proposed golf course. Preference to using non-chemical maintenance methods shall be fully analyzed. The IPM plan shall be prepared and included as an appendix to the DEIS. More details on the content of the IPM plan can be found in Attachment 8 of this document.
- The IPM plan shall contain a site-specific analysis of potential impacts associated with pesticide and fertilizer use. More details on the content of the Fertilizer and Pesticide Risk Assessment can be found in Attachment 8.
- The IPM plan shall also include other management guidelines consistent with integrated turf management including biological pest control, identification of potential turf pests, pest monitoring methods and treatment thresholds, pesticide use recommendations based on the site-specific risk assessment, cultural methods to reduce pest pressure, and turfgrass species selection.
- The IPM plan shall include an analysis of using treated wastewater effluent for golf course irrigation, including an analysis of pathogens and nutrients and potential affects on human health and water quality.

Section 3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND MITIGATION MEASURES

- In this section the DEIS shall assemble the relevant data as it applies to the various biological, physical, social, and cultural resources on the site or within the community. The onsite data shall be based on site-specific research completed by the applicant's consultants. On-site data shall be collected for the entire site, but shall focus more on areas proposed to be developed or likely to be affected by development. The data for the community shall rely upon prior studies or other sources. Information from local municipal authorities such as fire and police shall be collected by the applicant. See further notes below.
- Mapping shall be provided to clearly illustrate existing environmental conditions.
- Describe the anticipated impacts and meaningful mitigation measures as it is applicable to the resources. Mitigation may include use of innovative construction techniques, changing construction timing, relocation of facilities, etc. Positive impacts shall be identified as well.

3.1 Geologic and Topographic Resources

- The geology of the proposed project site shall be described, including such things as the depth to bedrock, type of bedrock, and bedrock outcropping. If necessary, any geologic conditions that could affect site planning shall be illustrated on an appropriate figure.

- The topography of the site shall be illustrated on an appropriate topographic map produced from survey. Areas proposed for development shall have a two-foot contour interval and areas outside the project site shall have a contour interval of five feet.
- Site topography and its influence on drainage patterns shall be discussed.
- Steep slopes and their impact on site planning shall also be discussed.
- Planned alteration of existing site elevations shall be analyzed to assess the potential impact on site topography. Consideration shall be given to changes in slope conditions and grading that will affect natural drainage patterns.
- Areas where imported fill will be required shall be clearly identified and an estimate of the fill quantities shall be provided.
- A stormwater management plan shall be prepared and describe measures proposed to mitigate impacts from changes in drainage patterns that will result from topographic alterations.
- The methodologies that will be used to analyze stormwater generation and stormwater control are discussed in more detail in Attachment 3 of this document.
- Any areas where blasting is required shall be identified. The DEIS shall describe the need for blasting, the type of blasting to be employed and the timing of blasting.
- The DEIS shall assess potential impacts from blasting including, but not limited to impacts to nearby water supplies, surficial and bedrock geology and hydrology, local noise environment, wildlife and other resources. Suitable measures to mitigate potential impacts shall be identified and analyzed for their suitability.

3.2 Surface Water Resources

- This section of the DEIS will include a description of all existing surface waters on and around the proposed project site. The tributaries and subtributaries of Birch Creek and Bush Kill that exist on the property will be described in terms of their location, watershed, width, depth, substrate, flow regimes, and classifications. Similarly, Birch Creek will be described in the same manner for the portion of the creek abutted by an existing easement on Winding Mountain Road and at Lasher Road. Published flow data shall also be summarized as well as any published floodplain elevations and water quality data for the vicinity of the site.
- Locations of site surface water resources shall be illustrated on an appropriately scaled base map and any "impaired" waters under Section 303(d) identified.
- Impacts to the physical qualities of the on-site streams as well as off-site surface waters, such as Birch Creek and Esopus Creek, shall be discussed in the DEIS. Impacts from bridging, culverting, stream bank disturbance, diversion, impoundment, etc. on hydrology and water quality shall be assessed and suitable mitigation measures proposed for any potentially significant impacts that are identified.
- Surface waters shall be characterized for their ability to provide habitat for trout and trout spawning. The characterizations shall be based on existing fisheries data. For those streams where existing data does not exist fisheries surveys shall be completed in conjunction with NYSDEC fisheries personnel.
- The DEIS shall assess potential thermal impacts to surface waters and fisheries resources as a result of such things as vegetation clearing, sun exposure, stormwater management, surface water use and groundwater use for potable supply and irrigation.

- The DEIS shall assess potential impacts to aquatic biota as a result of golf course management practices.
- The DEIS shall assess the potential impacts to surface waters from changes in drainage patterns and changes in land use as a result of the proposed project and based on the results of the stormwater management plan. The stormwater impact assessment shall include analysis of runoff volumes and peak runoff rates from various return interval storms including the 2-year, 10-year, 25-year and 100-year storms. Impact to floodplain elevation shall also be evaluated.
- The methodologies that will be used to analyze stormwater generation and stormwater control are discussed in more detail in Attachment 3 of this document.
- The DEIS shall discuss how the project will meet the conditions of regulatory agency stormwater permits including preparation of a Stormwater Pollution Prevention Plan in accordance with the "Watershed Regulations" and NYSDEC's "General Permit". Suitable stormwater management mitigation measures shall be proposed for any potentially significant impacts identified.
- The DEIS shall also discuss how proposed sediment and stormwater controls will be maintained.
- Impacts to surface waters as a result of any surface water irrigation withdrawal, including thermal impacts, shall be assessed in the DEIS. The DEIS shall contain a complete discussion of the proposed irrigation system, irrigation water demands, and on-site irrigation water storage. The DEIS shall also address any impacts on other users of surface or groundwater for the project area. Impact assessment from surface water withdrawals shall include analysis under low flow conditions and periods of high irrigation demand. If any potentially significant impacts are identified, measures shall be proposed to mitigate these impacts. Measures could include placing limits on water withdrawals based on water levels.
- The DEIS shall discuss the potential of using treated wastewater influent for golf course irrigation and the potential impacts of nutrient and pathogen loading to surface waters. Reducing golf course fertilizer requirements as a result of using treated effluent shall also be discussed.
- Impacts associated with potable water use shall be identified, including any potential impacts to existing sources of potable water supply. Suitable measures directed towards mitigating potential impacts to surface waters and drinking water supply from project potable water use shall be identified.
- Potable water use and the methodologies used to determine potential impacts associated thereto are discussed in more detail in Attachment 1 of this document.
- The DEIS shall assess the potential for impacts for surface water quality impacts from golf course fertilizer and pesticide use. The assessment of potential impacts to surface water quality shall be based on prediction of pesticide transport in runoff and leachate performed as part of an integrated pest management plan prepared specifically for this project. The pesticide and fertilizer risk assessment shall provide predictions of pesticide and nutrient concentrations in runoff and leachate. These concentrations shall be compared to drinking water standards and aquatic toxicology values to form the basis of use recommendations to mitigate potentially significant impacts.

- The DEIS shall contain a comparison of pre-development and post-development loads of parameters such as total nitrogen, total phosphorus, turbidity, total suspended solids, BOD, salts, and hydrocarbons using accepted modeling methods such as the Simplified Urban Nutrient Output Model (SUNOM) or Source Loading and Management Model (SLAMM) and incorporating proposed mitigation measures into the modeling.
- The DEIS shall discuss and illustrate measures proposed to mitigate the potential for soil erosion and surface water sedimentation in accordance with NYCDEP and NYSDEC stormwater pollution plan requirements. Using the grading plan and the high intensity soils mapping the DEIS shall describe and illustrate the various structural, vegetative, and biotechnical mitigation measures for erosion and sediment control.
- A sediment and erosion control plan illustrating proposed measures shall be included in the DEIS.
- Attachment 3 of this document provides more detail regarding the methodologies that will be used to assess potential impacts from soil erosion as well as the methods that will be used to mitigate potential impacts.

3.3 Groundwater Resources

- Groundwater resources on and around the project site shall also be described. Depth to groundwater, general groundwater quality, directions of groundwater flow, and types, locations, and yields of wells in the area are all topics that shall be covered in the DEIS.
- The location and characteristics of the existing Fleischmann and Pine Hill water supply systems shall be described in relation to the proposed project.
- Fate and transport modeling (LEACHM and GLEAMS) prepared as part of the appended Fertilizer and Pesticide Risk Assessment (see Attachment 8) shall address potential impacts to the two public water supply systems and be used to develop suitable measures to mitigate potential impacts.
- Seasonal high groundwater on the proposed project site shall also be discussed in terms of locations, depths, time of year, and its affect on site planning. The location of springs and wells within and around the project site shall be identified and their relationship to other groundwater resources shall be described.
- The DEIS shall contain the well log(s) as well as the results of pump test for any wells proposed for use as part of the project. If possible, a nearby well or wells shall be monitored during the pump test to try to determine the zone of influence of the well(s).
- Attachment 1 of this document includes a description of the methodologies to be used to assess the project's potential impacts to groundwater as result of project water use.
- Potential impacts to groundwater quality shall be analyzed as part of the pesticide and fertilizer risk assessment contained in the IPM plan. Suitable mitigation measures shall be proposed for any potentially significant impact identified, including limiting use of some pesticides.
- The DEIS shall examine potential impacts of groundwater use on surface waters, particularly base flows and water temperatures.

3.4 Climate and Air Resources

- Existing local climate and air quality data shall be summarized in the DEIS. The DEIS shall discuss any climatic limitations imposed on the project as well as potential impacts to local air quality, including impacts from project-related vehicular traffic, including using CAL3QHC modeling, if applicable, and measures to mitigate any potentially significant impacts to air quality.

3.5 Terrestrial and Aquatic Ecology

- A description of vegetation communities and potential wildlife habitat shall be provided. Property evaluation for rare, threatened or endangered species shall be completed, especially if such animals or plants are believed to exist in the area based on NY Natural Heritage Program and USFWS data.
- The methodologies that will be employed to determine the presence of any rare, threatened, endangered or special concern animals, plant and natural communities, and/or significant wildlife habitats within the project site and surroundings are detailed in Attachment 4 of this document.

3.5.1 Vegetation

- A survey of the vegetation on the project site shall be performed with particular attention paid to areas that have potential to be developed.
- Provide a map of the vegetation communities on the project site consistent with community types defined by Reschke (1990).
- Provide a description of each of the plant communities including dominant species and relative age, including identification of unusually mature vegetation.
- Provide a comprehensive list of plant species found on the project site including the identification of any rare threatened or endangered species found on the project site.
- Provide a comparison of the amount of the different vegetation community types on the property with and without the proposed project.
- The impacts of the loss and conversion of native vegetation shall be assessed from the standpoint of soil erosion, evapotranspiration, precipitation recharge, and provision of food and cover for wildlife.
- Impacts to any rare, threatened, endangered plant species shall be discussed in the DEIS.
- Mitigation measures such as restricting clearing in particular areas, maintenance of specimen trees, replanting native vegetation, transplanting, etc. shall be considered as mitigation measures based on the analysis for potentially significant impacts to plant communities.

3.5.2 Wetlands (other waters of the US discussed in Surface Waters)

- A figure illustrating the delineated wetland boundaries on the project site shall be included as part of the DEIS. Both state and federal wetland boundaries shall be shown as will any state wetland adjacent areas.
- The DEIS shall include a brief description of the delineation methodology. The federal wetland delineation report shall be appended to the DEIS.

- The DEIS shall also include a description of the different wetlands including location, size, hydrological relationship to the rest of the property, and type and value of wetland plant communities. Site planning consideration given to wetlands shall be discussed in the DEIS.
- All activities in Federal and State wetlands shall be quantified in the DEIS, including filling, excavating, or otherwise disturbing as a result of the proposed project.
- The DEIS shall also discuss what measures were taken to avoid or minimize wetland impacts.
- In addition to quantifying wetland impacts, the DEIS shall provide an analysis of the loss of the functions and benefits of the impacted wetlands. Impacts to wetland hydrology as a result of changes in vegetation cover, erosion and sedimentation, irrigation and other factors shall be addressed in the DEIS.
- The DEIS shall also assess potential impacts to wetlands as a result of golf course management practices analyzed in the IPM plan.
- Permitting requirements for any wetland activities shall be discussed in the DEIS.
- The DEIS shall include a wetland mitigation plan to compensate for any losses in wetland function and value. The mitigation plan shall specify the areas and location of any proposed wetland mitigation.
- Methods of creation, development of wetland hydrology and planting of wetland vegetation shall be described in the DEIS and illustrated on appropriate plans.

3.5.3 Wildlife

- The DEIS shall contain a description of the fauna of the project site based upon field investigations, file searches of regulatory agencies, and document research.
- Attachment 4 of this document details the methodologies that will be used to identify the wildlife using the project site.
- Fish, birds, amphibians, reptiles, and mammals shall all be considered. The fauna description shall include discussion of any rare, threatened, endangered, or special concern wildlife species known to occur on the project site as well as significant habitats on the property such as deer wintering areas.
- A list shall be compiled of all species observed on the site and those species likely to occur on the site based on habitat requirements and geographical distribution. The inventory of fauna on the site shall be correlated with the plant community mapping described in section 3.5.1 above.
- On-site investigations shall be made at more than one time during the year so as to attempt to identify summer resident species as opposed to transient species that may only occur on the project site during migration.
- The DEIS shall address impacts to wildlife as a result of loss and changes of habitat types provided by the different plant communities, habitat fragmentation, and golf course maintenance practices.
- A qualitative analysis shall be provided to determine the post-construction carrying capacity for the site for various wildlife species including forest interior species, edge species, human tolerant species, and human intolerant species. Particular attention shall be paid to any habitats previously identified as sensitive or high value habitats.

- Impacts to aquatic and semi-aquatic species as a result of surface water and wetland impacts, sediment and erosion control, hydrological changes, construction of ponds, and water quality impacts from golf course management activities shall be addressed in the DEIS.
- Mitigation measures shall be provided in the DEIS for impacts identified as potentially significant. Potential mitigation measures may include creation of mitigation wetlands, conservation of wildlife corridors and protection of habitats during the operational phase.

3.6 Soils

- The DEIS shall contain a high intensity soils map with an accuracy of 0.5 to 1.0 acre for the portions of the property proposed to be developed based on an on-site evaluation.
- Area outside of development envelopes shall be mapped using published sources.
- DEIS text shall discuss the properties and constraints of each of the mapped soil types as they pertain to development. Characteristics that shall be considered include seasonal high groundwater, erosion potential, shallow bedrock, etc. These characteristics shall then be evaluated for development potential for golf course fairways, building locations, roadways and parking areas, and underground utilities.
- Deep hole test pits and percolation test shall be performed in those soils and/or areas where infiltration is being proposed for stormwater control or wastewater disposal.
- Soil samples shall be taken from representative soil series where development is proposed. Soils shall be tested to determine the amount of "fines" present. These tests shall be consistent with ASTM D421, 422 including sieve analysis as well as settling ability by hydrometer testing or other suitable method.
- This section shall address the impacts that may result from required excavations, filling and site grading.
- Measures to mitigate potential impacts from soil erosion and sedimentation shall be fully described in the DEIS. Mitigation measures which may be proposed include the use of structural erosion control devices such as silt fences and hay bales, sediment basins, flocculents, a phasing plan for soil disturbance, and other similar best management practices.
- The phasing plan shall take into account site specific characteristics including slopes, soil types, results of soil testing described above, as well as the measures proposed to mitigate potential impacts.
- A sediment and erosion control plan shall be presented in the DEIS. A draft version of a Construction Stormwater Pollution Prevention Plan prepared in accordance with the requirements NYCDEP and NYSDEC shall be included in the DEIS as an appendix.
- Attachment 3 contains more details regarding the methodologies that will be used to identify potential impacts from soil erosion and the methodologies that will be used to develop measures to mitigate any impacts identified.

3.7 Traffic Patterns

- A traffic study will be performed in order to characterize the existing local road network and traffic volumes.
- A traffic impact study will be performed for the proposed action to assess the potential impact of project construction and operation on local traffic patterns and roadways. The traffic impact study will be included as an Appendix in the DEIS.

- The methodologies that will be employed to assess traffic and potential traffic impacts from the proposed project are presented in detail in Attachment 5 of this document.
- Turning movement counts will be taken at the following intersections during a peak day at the Belleayre Ski Center:
 - Route 28 / County Road 47 (in Big Indian)
 - Route 28 / Main Street (in Pine Hill)
 - Bonnieview Ave./Main Street
 - Route 28 / County Road 49A (to Belleayre)
 - County Road 49A / Belleayre Upper Driveway
- The traffic study will also take into account any other recent studies that may have been prepared by NYSDOT or other agencies, including accident history data.
- Appropriate seasonal adjustments will be applied based on consultation with NYSDOT.
- The DEIS will also provide an inventory of local pedestrian traffic in the vicinity of the proposed project site.
- This section of the DEIS will also describe the current availability of off-street parking in the vicinity and discuss current parking in relation to what would be necessary for any special event.
- Based on the analysis of existing conditions and projected trip generation data (for the year the proposed project may open as well as one year of full utilization), the traffic study will evaluate the needs for any specific improvements or design features to be incorporated into the project design to mitigate potentially significant impacts.
- As assessment of potential vehicular and pedestrian conflicts will be included in the DEIS along with mitigation measures for any potentially significant impacts that are identified.

3.8 Land Use and Community Character

- Include assessments of recent aerial photographs and land use maps of the site and surrounding areas, generally the Route 28 corridor from Boiceville to Margaretville. Discuss past use of the property and local community.
- Describe how the proposed project and the required land use planning decisions could affect existing and possible future land use and community character, including Belleayre Mountain Ski Center.
- Discuss how the project will affect hunting opportunities/hunter interactions on and around the project site.

3.8.1 Existing Use of Site

- Discuss the existing uses of the site, including the use of State hiking trails, portions of which pass through private property that is part of the project site.
- Describe impacts to use of State hiking trails on the property as a result of the development of the proposed project.
- Propose suitable mitigation measures related to continued use of State trails in the area.

3.8.2 Adjacent Land Uses and Community Character

- Provide a description of uses of adjacent lands and in the general vicinity of the project site (Route 28 corridor from Boiceville to Margaretville), including State lands.
- This section shall provide a discussion of how the proposed project may effect future land use of other property in the vicinity of the site and how the project will alter current land use of the site. The relationship of this project to other development projects in the area, either under construction or under review, shall be assessed.
- The DEIS shall provide a description of how the project complies with local zoning regulations in terms of use, density, etc.
- The DEIS shall address the potential impact of the project on the former Ulster and Delaware Railroad, including existing bridges, road crossings and other features. All proposed at-grade crossings must be made in accordance with all applicable regulations.
- The introduction of the project on the proposed project site shall be assessed from the standpoint of currently undeveloped land in the vicinity, and the type of future development of such lands if the project was to be developed.
- The proposed project's compatibility with the existing character of the surrounding lands shall be addressed in the DEIS.
- Discuss construction bonding requirements of the local municipalities and how these requirements can address concerns related to project economic viability.

3.8.3 Local and Regional Land Use Plans

- The DEIS shall discuss how the proposed project and local land planning decisions required for the project could affect future land use plans both locally and regionally.
- The local and regional land use plans to be addressed shall include County land use plans and DEC management plans. Any data and analysis compiled by municipal committees, if available, shall also be considered.

3.8.4 Visual Resources and Aesthetics

Visual Resources

- Characterize the existing visual environment focusing primarily on the visibility of the project from surrounding lands.
- A visual impact study will be performed to determine the visibility of the project from surrounding lands, including visibility at night and the issue nighttime "sky glow" and direct glare.
- The methodology that will be used to perform the visual impact study is described in Attachment 6 of this document and shall be consistent with the July 31, 2000 NYSDEC Program Policy "Assessing and Mitigating Visual Impacts."
- The visual impact study will determine the zone of visibility and identify potentially sensitive receptors for the proposed development footprints. Sensitive receptors shall include those listed in the aforementioned NYSDEC Program Policy as well as all public roads, public parking areas, public gathering areas, public recreational areas, and public hiking trails within a five-mile radius. Potential vista views from peaks on public hiking trails outside of the five-mile radius shall also be examined.

- On a clear day with good visibility examine each area identified as having the potential for views into the project. Examinations shall take place during both leaf-on conditions and leaf-off conditions. Examinations shall consist of driving roads, walking hiking trails, and visiting sensitive receptors identified as having potential views.
- Include in the DEIS paired photograph-based representative views of visual conditions with and without the development of the project. These views shall include those most significantly affected near views as well as affected vista views. Views shall include foreground, middleground, and background views and be based on most unobstructed views, public vantage points, particularly those with high user levels, and geographic distribution.
- The DEIS shall discuss suitable measures to mitigate potential impacts. The discussion shall include measures such as project component locations, structure heights, use of earth tone colors, non-reflective glass, cut-off light fixtures, and other similar type measures.

Sound Resources

- The existing sound levels on and around the project site shall be characterized based upon existing land uses (stationary sources) and traffic (mobile sources) levels.
- Sound pressure levels shall be described in a-weighted decibels (dBA) and the sound environment shall be characterized using the time equivalent level (Leq).
- Construction and operation sound levels associated with the project shall be determined taking into consideration both mobile and stationary sources. This shall be accomplished by identifying sensitive receptor locations in relation to proposed new sources, calculating source levels, and projecting sound levels at various distances from the various sources and at sensitive receptor locations.
- Impact assessment methodologies will be consistent with those prepared by the Federal Interagency Committee on Urban Noise, "Guidelines for Considering Noise in Land Use Planning and Control" the Department of Housing and Urban Development, "Noise Assessment Guidelines", and the Federal Highway Administration, "Noise Barrier Design Handbook".
- Where necessary, suitable mitigation measures aimed at attenuating potential sound impacts will be proposed, including such things as hours of operation, types of equipment, etc. Mitigation measures shall attempt to quantify the reduction in sound levels that would be accomplished by the proposed measures.

3.9 Community and State Facility Services

- This section shall identify the entities that would provide the services listed below.
- Entities shall be provided with a project description and asked to provide an assessment of their ability to serve the proposed project.
- Measures shall be developed to mitigate any entity shortcomings in order to allow an entity to serve the project.

3.9.1 Emergency Services (including fire, ambulance and medical)

3.9.2 Police

3.9.3 Potable Water (if not on-site)

3.9.4 Wastewater (if not on-site)

- 3.9.5 Solid Waste/Recycling
- 3.9.6 Utilities
- 3.9.7 Schools
- 3.9.8 Recreation Facilities (including Belleayre Mountain Ski Center and other surrounding Catskill Park State Lands as well as demands on local (municipal) recreational facilities)

3.10 Socio-Economic Setting

- Fiscal and Economic Benefits Analysis
The project will generate substantial employment opportunities, new economic activity, and tax revenues during both the construction and operation periods. The following tasks would be performed to generate a complete profile of fiscal and economic costs and benefits within the study area.
- Existing Conditions
Provide Existing Demographic and Economic Profile.
A demographic and economic profile of the communities within the study area will be compiled and described in terms of population and employment patterns. Based on information available from local, county, state, and federal sources, employment and economic baseline information by key industries (i.e., mining, agriculture, tourism) will be summarized and described. Any potential new commercial development projects that could affect local employment patterns in the region would be identified through discussions with local and county government representatives.
- Construction Phase
Estimate Construction Generated Economic Activity.
Based on the estimated capital investment for Belleayre Resort, the economic analysis will summarize the key economic benefits associated with the project. These benefits include direct activity associated with construction wages and salaries and the purchase of goods and materials, as well as the ripple- or multiplier-effect generated as this economic activity is felt in the larger regional economy (including tax revenues generated by the construction project). The analysis will utilize the econometric model, Regional Input-Output Modeling System (RIMS II), developed by the U.S. Department of Commerce and customized for the project area.
- Operations Phase
Estimate Potential Economic Benefits.
Based on anticipated employment generated by the project once it is completed and operational, a similar evaluation of the total economic effects would be prepared also using the RIMS II model. This effort would summarize the estimated number of jobs to be generated during operation of the proposed resort (along with anticipated wages and salaries) and how much this increased expenditure in the local economy will create demand for goods and services and labor in the regional economy. The study will evaluate whether the existing

labor supply can meet the expected increased demand. Where demand for labor exceeds the local and regional supply, some secondary impacts may occur from new residential development (see Growth Inducing Aspects, below). The proposed resort will be described in terms of future employment, annual payroll, and property taxes to each of the taxing jurisdictions. Property taxes would be calculated based on current tax rates and assessment practices within each of the taxing jurisdictions.

- Evaluate Potential Community-Related Costs.
Changes in property tax revenues will be summarized and evaluated in comparison with the potential increases in the cost of providing municipal services such as provision of emergency services to the new facility and any public infrastructure improvements required to service the facility. In coordination with Section 3.9, the projected demand for police, fire, and ambulance services and any public infrastructure would be used to estimate new potential costs to municipal governments based on the project and any projected new population within the residential communities.

3.11 Cultural Resources

- The DEIS shall contain, as an appendix, Cultural Resources Investigation Reports completed for the proposed project site.
- The methodologies that will be used to conduct cultural resources investigations are included in Attachment 7 of this report.
- The results of these reports shall be summarized in this section of the DEIS and include a discussion of potential presence and significance of any historic or prehistoric cultural resources that would influence site planning.
- The DEIS shall discuss potential impacts to historic or prehistoric resources identified during the investigations of the property.
- Any conflict of the development plan with potentially significant resources shall be identified along with the nature of the conflict (i.e. grading, filling).
- A description of any necessary mitigation measures, including avoidance or on-site archeological monitoring during construction, shall also be included

Section 4.0 UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

- A description of the unavoidable adverse environmental impacts shall include necessary information on the extent, likelihood and long term consequences of the identified impacts.

Section 5.0 ALTERNATIVES

- SEQRA requires consideration of alternatives to the proposed actions. The DEIS shall discuss the alternatives presented below. Alternatives shall be prepared in sufficient detail so that impacts can be compared to those of the proposed action. An alternative shall consider a reduced project scale and its effect on the viability of the project. A detailed explanation shall be provided of why a particular alternative may not be feasible.

5.1 Alternative Locations

- The DEIS shall discuss alternative locations that were examined for the project.

5.2 Alternative Use of the Site

- The DEIS shall address potential alternative uses that could occur on the site and how they relate to current local land use regulations.

5.3 Alternative Layouts

- Design alternatives considered shall include a discussion of a different mix of resort components and various layouts of the selected components including golf facilities.
- The DEIS shall discuss alternative layouts that consists of one golf course and one hotel complex. This discussion shall examine such an alternative in both the "east" and "west" areas of the project and separation of these two project elements by "east" versus "west" locations.
- The DEIS shall discuss land development limitations such as zoning and steep slopes, etc. that affect resort component layout, design and reorganization.

5.4 Alternative Water Supply

- This DEIS section shall identify different technologies considered for water supply, including the potential to connect to municipal services.

5.5 Alternative Wastewater Disposal

- This DEIS section shall identify different technologies considered for sewage disposal including the potential to connect to municipal services.
- Alternative technologies and designs to reduce wastewater loadings of various pollutants to receiving waters shall be examined and the level of these reductions quantified.

5.6 Alternative Site Access

- Alternative access locations on existing roads as well as internal site access shall be addressed in this section of the DEIS.

5.7 Alternative Golf Course Management Practices

- The DEIS shall assess alternative golf course management practices that could eliminate or reduce the need for pesticide and fertilizer use.

5.8 Alternative Stormwater Management Practices

- The DEIS shall assess innovative methods of design for the project as a whole to reduce stormwater runoff from the sponsor's development plan. Emphasis shall be on the reduction of impervious surfaces and examine changes that would be needed to achieve substantial reductions. The potential benefits to surface water quality shall be determined for a range of reductions that shall be analyzed for comparison to the sponsor's development plan.

5.9 No-Action Alternative

- The no action alternative shall describe impacts of leaving the lands in their present state.

Section 6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

- This section shall identify or evaluate the irreversible and irretreivable commitment of resources including consumption of capacity of surface waters to accept sewage effluents.

Section 7.0 GROWTH INDUCING, SECONDARY AND CUMULATIVE IMPACTS OF THE PROPOSED ACTION

- This section of the DEIS shall discuss the anticipated off-site impacts of the Belleayre Resort at the Catskill Park project. The secondary impacts that the proposed project and any required land planning decisions may have in inducing economic growth or development in the vicinity of the project shall be discussed. The analysis shall focus on the hamlet areas on the NY Route 28 corridor between Boiceville and Margaretville.
- The DEIS shall evaluate additional traffic, stormwater and wastewater that could accompany potential development outside of the project site, and potentially affect water quality in the NYC watershed.
- The analysis of secondary and cumulative impacts shall include housing, economic development, effects on Belleayre Mountain Ski Center, Forest Lands, and the added visitors to Forest Preserve land.
- The large-scale nature of the proposed Belleayre Resort establishes the significant potential for secondary economic impacts and induced growth. Three key areas of potential secondary growth will be examined:
- New commercial activity seeking to capture a portion of the new economic activity generated by the project;
- Additional year-round residential activity created if new employment opportunities exceed the local supply of labor or if the project attracts new and permanent user populations (i.e., retirees); and
- Seasonal residential activity if new recreational amenities generate new interest not currently served by existing seasonal accommodations or residential areas. Based on the projections of economic activity generated in the Fiscal and Economic Benefits analysis described above, new growth would be allocated within the study area based on the existing development pattern, an analysis of current zoning within the study area, and an inventory of likely development locations.

In order to perform this analysis, the following specific tasks are required:

- Existing Land Use and Zoning Analysis. - Evaluate the existing land use pattern and zoning regulations with respect to new commercial and residential development.
- Inventory of Likely Development Locations. - An inventory of "soft-sites" within the study area would be prepared based on windshield surveys, discussions with local communities and county planning representatives, and use of Geographic Information Systems (GIS) data.
- Identification of Environmental Constraints - New development within the study area will also be constrained by topography, hydrography (streams and wetlands, and regulated areas around reservoirs), soils, State Forest Preserve land, and wastewater infrastructure. Sites identified in the soft-site inventory would be screened for likely elements that would constrain development.

- Prepare Secondary Development Analysis - Using the inventory of development locations, screened for environmental constraints, the likely level of secondary development induced by the Belleayre Resort project would be projected for the year 2010 based on forecasts for new commercial and/or residential development. Current zoning would be used as the basis for development allocation within the study area. Additional data may be obtained from the New York City Department of Environmental Protection's Final Environmental Impact Statement for the Watershed Regulations (November 1993) regarding potential level of development within the study area.
- Conduct a Case Study Comparison - Case study situations will be evaluated for "lessons learned" in what may be expected from a large economic development project in a rural area with a high degree of environmental sensitivity and a tourist-based economy. The developers of a large scale resort, as well as municipal and regional planners and economic development officials would be contacted for their perspectives on how the investment helped shape, change, or induce new growth in their regional area. The initial step would be to identify likely locations that have recent investments in established but under-built tourist areas in four- seasons resorts combined with environmentally sensitive park or watershed settings.
- The case study would provide a qualitative context for the analysis of secondary growth within the Catskill area and would provide a tangible example of likely benefits.
- The case studies to be examined shall include the Windham area in the Catskills and within the NYC Reservoir system. This case study will be examined in the most detail. Other case studies to be examined include the New York State operated ski center at Gore Mountain in the Adirondack Park of New York State as well as the recently approved development around Graylock Mountain in the State of Massachusetts that is adjacent to large areas of lands under State control.

Section 8.0 EFFECT OF THE PROPOSED ACTION ON THE USE AND CONSERVATION OF ENERGY

- This section of the DEIS shall discuss the effects that the proposed project would have on energy consumption. A comparison of energy consumption with and without the proposed project shall be included in this section in the DEIS.

Section 9.0 CONSULTATION AND COORDINATION

- This section shall provide documentation regarding involvement of various regulatory agencies, service providers, and others consulted during the preparation of the DEIS.

MAPS

EXHIBITS

APPENDICES

- This section shall contain a compilation of the technical reports prepared for the project in their entirety. Information from these studies shall be summarized and discussed in the main body of the DEIS.

- Appendix SEQRA Documentation including, Environmental Assessment Form, Positive Declaration and Final Scope for the DEIS
- Appendix Fiscal and Marketing Information
- Appendix Wetlands Delineation Report and Ecological Communities Descriptions
- Appendix Water Supply Report
- Appendix Wastewater Disposal Report
- Appendix Stormwater Management Plan
- Appendix Visual Impact Study
- Appendix Traffic Impact Study
- Appendix Stage 1A and Stage 1B Cultural Resources Investigations
- Appendix Fertilizer and Pesticide Risk Assessment
- Appendix Integrated Pest Management Plan
- Appendix Draft Construction Stormwater Pollution Prevention Plan
- Appendix Letters of Record from Regulatory Agencies and Local Service Providers
- Appendix Draft Homeowners Association Agreement
- Appendix Secondary and Cumulative Impacts

Attachment 1. Potable Water Supply

Potential sources of potable water will be identified and evaluated in accordance with Title 10 of the New York State Code of Rules and Regulations, Part 5 – Drinking Water Supplies. The purpose of this evaluation is to identify potential sources of supply, determine the anticipated capacity of each supply and to determine the water quality of each supply. In addition, methods to determine treatment, storage and distribution will also be evaluated. This evaluation will be conducted as described in (a) through (h) below.

- a) USGS geologic, NRCS soils maps, and onsite soils mapping prepared to 0.5 acre accuracy will be studied to identify potential physical formations that would be likely well locations, such as bedrock fracture zones, and areas of high permeability soil.
- b) Investigate existing groundwater supplies (wells and springs) to determine depth of wells, yield, and water quality. This will include: consultation with local well drillers and/or property owners; metering flow from springs; water sampling and analysis to determine compliance with Part 5 water quality standards; investigating water company records to determine historic capacity of existing springs; performing hydrogeologic assessment of existing springs to determine seasonal impacts on capacity, and potential for influence by surface water.
- c) Investigate existing surface water supplies for capacity, water quality and impact of water use on downstream users. This will include: an analysis of the drainage basin to determine estimated recharge and impacts of variation in rainfall (water budget). Water samples will be collected and analyzed to determine compliance with Part 5 water quality standards, including the testing requirements in tables 1 through 12 in 10NYCRR Part 5-1.
- d) Perform yield tests on new wells to determine well capacity and sustainability. Conduct water sampling for Part 5 standards to determine water quality.
- e) USGS historical surface water monitoring data will be obtained and extrapolated to determine the potential impact of water draw to surface waters within the project vicinity including potential impacts to water availability for snowmaking at Belleayre Mountain ski center.
- f) Determine the need to protect groundwater and surface water supplies from potential sources of contamination based on NYS DOH and Recommended Standards for Water Works (Ten States Standards for Water Works), 1997 ed. standards. Identify Best Available Practice protective measures as recommended by NYSDOH and Ten States Standards.

- g) Estimate potable water demand by determining anticipated number of consumer units and multiplying by anticipated per unit usage based on US EPA "Planning Guide for Water Use." Estimates of water demand will be made for each development area.
- h) Requirements of water treatment will be assessed as mandated by US EPA Guidance for Compliance with Filtration and Disinfection Requirements for Public Water Systems, Ten States Standards for Water Works, and NYS DOH guidance as well as Ulster and Delaware county health department requirements.
- i) Describe components of any proposed water conservation program and provide estimates of the quantities how any such components could decrease potential demands.

Attachment 2. Wastewater Disposal

Wastewater disposal methods will be identified and evaluated in accordance with Federal, State and New York City rules and regulations. The purpose of this evaluation is to determine the anticipated volume and characteristics of the wastewater to be generated and to identify alternatives for the treatment and/or disposal of the wastewater. This evaluation will be conducted as described in (a) through (h) below.

- a) USGS maps, Soil Conservation Service maps, and on-site soils maps prepare to 0.5 acre accuracy will be studied to identify those areas within the proposed developments that are amenable to the installation of subsurface disposal systems.
- b) Investigate existing surface water bodies to determine if they are suitable as receiving streams for effluent discharged from wastewater treatment systems. This will include the review of USGS historical surface water monitoring data to determine the potential impact to surface waters within the project vicinity.
- c) Estimate volume and quality of wastewater generated by determining anticipated number of wastewater generating units (i.e. lodging and residential units, clubhouse dining seats, etc.) and multiplying by anticipated per unit usage based on New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Wastewater Works* and New York City Department of Environmental Protection (NYCDEP), *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*.
- d) Requirements of wastewater treatment will be assessed as mandated by *Recommended Standards for Wastewater Facilities* (Ten States Standards); NYSDEC rules and regulations relating to the collection, treatment, disposal and monitoring of wastewater; and NYCDEP, *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*.
- e) Investigate the feasibility of treatment of wastewater from all or some of the proposed developments at nearest Publicly Owned Treatment Works (POTW). This will involve an evaluation of: treatability, available treatment capacity, State Pollution Discharge Elimination System (SPDES) permit compliance, and cost.
- f) Determine the best location for on-site treatment facilities based on such factors as topography, geology, environmental assessment, and effluent discharge points.
- g) Investigate the feasibility of recycling treatment plant effluent for non-potable uses such as golf course irrigation.
- i) Determine best practical treatment technologies for each proposed development area by evaluating: administrative implementability, technical feasibility, compliance with regulatory requirements, constructability, ability to recycle effluent for non-potable use, and cost.

Attachment 3. Stormwater and Sediment and Erosion Control

1. The methodologies for the assessment of potential for impacts associated with stormwater and sediment and erosion control and design of mitigation measures will be consistent with the following;

HydroCAD Stormwater Modeling System (V 5.01). Applied Microcomputer Systems. 1998.

Reducing the Impacts of Stormwater Runoff From New Development. NYSDEC. 1992.

Guidelines for Urban Erosion and Sediment Control. US Department of Agriculture National Resources Conservation Service. 1997.

Storm Water Management For Construction Activities, Developing Pollution Prevention Plans and Best Management Practices. USEPA. 1992.

SPDES General Permit for Stormwater Discharges from Construction Activities that are Classified as "Associated with Construction Activity" Permit No. GP-93-06. NYSDEC. 1993.

Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources. New York City. 1997

2. Stormwater analysis of pre-construction and post-construction conditions will be performed using the USDA SCS TR-20 based HydroCAD (V 5.01) analysis. This will include the following.
 - a. The project site and surroundings will be subdivided into subcatchments using existing topography (2 to 5 foot contour interval for project site and 10 foot contour interval for off-site areas).
 - b. Adjustments to post-construction subcatchment boundaries will be made based on grading plans prepared for the project.
 - c. Area-weighted curve numbers will be assigned to each subcatchment based on detailed on-site soil mapping of project site soils and USDA-NRCS mapping of off site areas, as well as vegetation covertypes based upon on site investigations and aerial photograph interpretation of off-site vegetation.
 - d. Post-construction weighted curve numbers will be calculated from project layout plans.
 - e. Type two curve storms for the 2-year, 10-year, 25-year and 100-year return interval will be simulated for pre- and post-development conditions.

- f. Stormwater control measures such as retention and detention areas will be designed based on runoff volumes, peak runoff rates and times of concentration of runoff from the different return interval storms.
3. Grading plans at five foot contour intervals will be used to develop sediment and erosion control plans.
4. Erosion control measures will be designed for all areas of disturbance and will include the following.
 - a. Sediment and erosion control plans will give preference to non-structural methods such as temporary infiltration basins sized to capture the first one half inch of runoff (1,800 cubic feet of storage per acre served).
 - b. Sediment and erosion control plans shall also indicate methods of vegetative stabilization, including sodding, and geotextile stabilization where appropriate.
 - c. Structural erosion control measures such as silt fences, staked hay bales, etc. will be designed for areas of lesser slopes and shorter slope lengths.
 - d. The DEIS will include a discussion of inspection and maintenance procedures for erosion control measures.

Attachment 4. Rare, Threatened and Endangered Species

1. File searches of the NYSDEC Natural Heritage Program and US Fish and Wildlife Service databases will be requested. File searches will be performed for known occurrences of listed rare, threatened, endangered or special concern animals, plants and natural communities, and/or significant wildlife habitats within the project site and surroundings.
2. Any NYSDEC or USFWS reported occurrences on the site will be investigated for that particular occurrence. Regardless of occurrences being reported for the project site, flora and fauna surveys will be conducted on the project site.
3. Vegetation studies to inventory species and identify natural plant communities and habitats consistent with community types defined by Reschke (1990) will be performed. Limits of plant community occurrences will be determined first from interpretation of aerial photographs. Final mapping of plant communities will be produced from on site investigations
4. A comprehensive list of plant species found on the project site including the identification of any rare threatened or endangered species found on the project site will be developed from a survey of the different plant community types identified in paragraph 3.
5. Rare or unique habitats/natural communities that could support rare, threatened, or endangered species will also be identified when performing the task in paragraph 3. This shall include, but not be limited to the following; timber rattlesnakes, bald eagles, red-shaltered hawk, peregrine falcon, Coopers hawk, Indiana bat, and species of wild orchids and ladies slippers.
6. Wildlife species consisting of mammals, birds, reptiles and amphibians observed directly in the various on-site communities in the field will be documented. Wildlife signs (e.g. song, nests, tracks, scat, burrows, markings, etc.) will also be recorded as observed.
7. Bird census work will be performed for resident and migratory species. The bird census work will be performed in the spring (migratory species) and summer (resident/breeding species) months. Census work will occur on four consecutive days each in spring and summer, and each day will include early morning hours. Census work will include all of the habitat types present on the project site. All birds seen or heard will be recorded to the lowest possible classification.
8. Potential habitats for reptiles and amphibians (frogs, salamanders, turtles and snakes) will be specifically searched. These habitats primarily include wetlands and stream areas, adjacent uplands, sunning spots, loose logs, rocks and soil.
9. The field observations of wildlife species and habitat made during the studies listed above will be used along with existing data sources (e.g. Breeding Bird Atlas and range maps) to develop a list of wildlife species likely to occur on the project site.

Attachment 5. Traffic

1. The methodology for assessing the potential impacts from traffic generated by the construction and operation of the Belleayre Resort at the Catskill Park will follow the procedures provided in the following document:

Transportation Research Board, National Transportation Resources Council. Third Edition 1994, *Highway Capacity Manual* (with 1997 updates).

2. The roadways to be evaluated in the DEIS will be NY Route 28, Ulster County Route 47, Ulster County Route 49A, Main Street in Pine Hill, and Bonnieview Avenue.
3. Existing data on vehicle traffic and use levels will be obtained from the New York State Department of Transportation and County Highway Departments. Historical attendance records and trends will be obtained from Belleayre Mountain Ski Center.
4. Following the review of information discussed in paragraph 3, the documented existing conditions will be compiled to determine use levels and physical characteristics for the roadways identified in paragraph 2.
5. The existing data will be supplemented with a traffic study. The traffic study will consist of the following components:
 - a. Turning movement counts will be conducted at five selected intersections. Weekend morning and afternoon peak turning movement counts will be made for each intersection. These peak periods will be determined by review of the historical data discussed in paragraph 3. Generally, this will include counts taken during the winter ski season, as well as counts taken during the summer/fall.
 - b. Roadway geometries will be examined to determine the number of approach lanes, lane and shoulder widths, traffic control by approaches, and sight distances. Using this data, a Level of Service (LOS) will be calculated using the *Highway Capacity Manual* methodology.
 - c. The intersections to be studied are:
 - Route 28/County Road 47 (in Big Indian)
 - Route 28/Main Street (in Pine Hill)
 - Bonnieview Avenue/Main Street
 - Route 28/County Road 49A (to Belleayre)
 - County Road 49A/Belleayre Upper Driveway
6. The Project-related impacts will be determined by conducting a comparison of projected future traffic conditions with existing conditions as determined in paragraphs 4 and 5 under two scenarios: one with the Project and one without the Project. These projections will be performed for the full build out of the proposed project, assuming it is in full operation. Background traffic

levels will be projected for the year of full build out using NYSDOT projected growth rates up to the design year. Also included will be a Table listing trip generation rates used in the study. If sources other than ITE are used, they will be explained and documented.

The projections of future conditions will incorporate data from the local planning board regarding any other approved projects that will affect roadway use levels and traffic patterns. NYSDOT's annual traffic information from Route 28 will be used to establish the annual rate of traffic growth for the design year.

7. The results of the Traffic Impact Study will be used to determine the adequacy of the road system to accommodate potential Project vehicle needs. A check at unsignalized intersections to determine if a traffic signal installation is warranted will be performed.
8. Estimates will be prepared to illustrate expected traffic conditions. A trip generation estimate will be prepared and will take into account the total number of expected (peak period) vehicular trips, including employees, visitors, etc. The anticipated vehicular distribution of these trips will also be estimated based on existing traffic distributions. Local intersections where traffic levels are expected to increase 10% or more will be discussed.
9. Figures illustrating the improvements required to offset unacceptable operating conditions caused by the development will be prepared. If a location operates acceptably without the development, it must also operate acceptably with the development.

Attachment 6. Visual Resources and Aesthetics

1. The methodology for the assessment of potential visual and aesthetic impacts will be consistent with the following guidelines.
 - *Development in the Adirondack Park Objectives and Guidelines for Planning and Review*. Adirondack Park Agency. Updated through April 1991
 - *The SEQR Handbook*. New York State Department of Environmental Conservation. November 1992
 - NYSDEC Program Policy "*Assessing and Mitigating Visual Impacts*", July 31, 2000
2. Digital terrain modeling shall be utilized to create viewshed mapping. within a five mile radius of the site.
3. Use the digital terrain modeling to identify the potential viewshed areas for each of the development areas. The areas that are blocked from view by landforms and/or vegetation shall then be plotted to produce zones of visibility maps for the areas proposed to be developed.
4. Within each viewshed identify receptor locations listed in publications included in item 1 above and also including public roads and hiking trails, public recreation areas, and areas of historical significance that have potential views into the project development areas.
5. Determine the zone of visibility based on topography and identify potentially sensitive receptors for the proposed development footprints. Sensitive receptors shall include all public roads, public parking areas, public gathering areas, public recreational areas, and public hiking trails within a five-mile radius.
6. Potential vista views from peaks, including any operational fire towers, and overlooks on public hiking trails outside of the five-mile radius will also be examined including the following locations
 - a. Balsam Mountain
 - b. Tremper Mountain
 - c. Panther Mountain
 - d. Cornell Mountain
 - e. Slide Mountain
 - f. Table Mountain
 - g. Overlook Mountain
 - h. Twin Mountain
 - i. Sugarloaf Mountain
 - j. Plateau Mountain
 - k. Hunter Mountain
 - l. Westkill Mountain

- m. North Dome Mountain
- n. Bearpen Mountain
- o. Fir Mountain
- p. Giant Ledge

7. Field verify the zone of visibility for the proposed development footprints from all identified receptors including public roads and trails within a five-mile radius, as well as potential vista views from public areas outside of the five-mile radius.
8. Existing structures and features on and around the property, including the Turner Mansion, Wildacres Hotel, Highmount Ski Area and Belleayre Ski Mountain Ski Center shall be used for orientation.
9. ±4 foot diameter colored balloons (red and blue) shall be flown near the lower elevation of development or location of proposed buildings to provide orientation when assessing visibility within the 5 mile radius. Balloons shall be flown at a measured height sufficient to be above the existing tree line.
10. On a clear day with good visibility examine each area identified as having the potential for views into the project. Examinations shall take place during both leaf-on conditions and leaf-off conditions. Examinations shall consist of driving roads, walking hiking trails, and visiting sensitive receptors identified as having potential views. Evaluate the amount of screening provided by forest cover as it may reduce the duration of views or obscure views.

On viewshed maps identify where views do exist and photograph the view into the project. Photographs shall be taken using 50 mm lenses which best simulates the perception of the human eye.

11. Prepare and include in the DEIS the actual zone of visibility map for the project components based upon leaf-on and leaf-off investigations.
12. Include in the DEIS a minimum of five paired photograph-based representative views of visual conditions with and without the development of the project. Paired photographs shall include visualization of all project components including (when visible) structures and site improvements, clearing and grading, and any proposed visual mitigation measures. The selection of representative views to be simulated shall be based on the relative importance of public viewing points, level of viewer exposure and geographic distribution. Representative views shall include the most significantly affected near views as well as affected vista views. The number and location of representative views shall be approved by the Lead Agency upon completion of tasks 2-11 described above.
13. Illustrations of developed conditions shall consist of existing view photographs enhanced either with suitable computer software (i.e. Photoshop®).
14. The DEIS shall include a discussion of the numbers and types (hiking, driving, existing land uses, etc.) of people to be affected, the durations of views that can be expected, and how views

may vary between leaf on and leaf off conditions. This shall include a brief discussion concerning the nature of the visual change and the public's probable reaction to such change.

15. The DEIS shall discuss suitable measures to mitigate potential impacts. The discussion shall include measures such as project component locations, structure heights, use of earth tone colors, non-reflective glass, cut-off light fixtures, and other similar type measures.

Attachment 7. Cultural Resources

1. The methodology for assessing cultural resources will follow the procedures outlined in the *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State* (New York Archaeological Council, 1994);
2. The Project cultural resource investigation will be conducted by a professional archaeologist, qualified according to the standards of the New York State Archaeological Council, and the National Park service 36 CFR 61 and 36 CFR 800 Section 14.09 guidelines (hereinafter "the archaeologist"). The OPRHP Coordinator will be consulted throughout the course of the investigation. The methodology to be followed for each of these studies is presented below.
3. The Applicant shall conduct Phase IA and Phase IB cultural resource investigations to identify archaeologically sensitive areas, cultural/sacred areas, and standing structures that are at least 50 years old that may be affected by the Project, and to locate prehistoric and historic cultural/archaeological resources that may exist within the proposed Project Area.
4. The Phase IA investigation will gather information concerning the environmental/physical and cultural settings of the Project Area through a literature search. The Phase IA investigation will consist of the following elements:
 - a. Preliminary review of historic maps and literature relating to the Project Area.
 - b. Review of OPRHP and New York State (NYS) Museum archaeological site file inventories. A list of prior projects completed in the immediate area of the Project and a summary of the results of those studies will be developed.
 - c. Review of the OPRHP lists of sites registered and nominated for inclusion in the State and/or National Register of Historic Places within one mile of the Project Area.
 - d. An on-site field reconnaissance of the Project Area, with photographic documentation of existing conditions.
 - e. Assessment of archaeological sensitivity based upon the environmental/physical characteristics of the Project Area and the types and density of cultural sites identified within one mile of the Project Area. Site types likely to be identified and the anticipated condition of these sites will be described.
5. The Phase IB field investigation will be conducted in areas considered to be sensitive for the location of significant cultural resources. The Phase IB investigation will be conducted as follows:
 - a. The Phase IB field survey will be limited to potentially sensitive areas identified in the Phase IA survey, within areas of proposed Project alteration.

- b. The most efficient means of investigation is through an extensive walkover of the developable lands within the parcels. The walkover is recommended to: 1) identify the presence or absence of map documented structures and/or the remains of such structures within the project area; 2) identify surface evidence of precontact use or occupation; and 3) based on the first two, to identify areas suitable for archeological testing to verify the presence and extent of precontact and/or historic archeological remains.
 - c. In order to document the presence or absence of cultural resources in the project impact area, an intensive walkover of the six parcels of the project area will be conducted. Based on the results of that walkover, shovel tests will be excavated to verify and mark the extent of resources identified during the walkover. The walkover will focus on the 638 acres which are characterized by less than 15% slope and are thus considered more sensitive to the presence of intact precontact remains. The walkover will extend into areas of greater than 15% slope only to identify the presence or absence of map documented structures and/or their remains within the project's impact area.
 - d. Where shovel testing is considered necessary, the shovel tests will be 40cm in diameter. The soil from each test will be passed through 0.25 inch hardware cloth and carefully examined for historic and prehistoric cultural materials. The stratigraphy of each test will be recorded including the soil type and depth of each stratum. Artifacts will be assigned to the soil stratum from which they are retrieved. Notations about the surrounding landscape will also be recorded if the archeologists feel that the field conditions have affected the results of the tests. Photographs characterizing the project area will be recorded. The locations of the tests will be recorded on project maps of appropriate scale.
 - e. All prehistoric cultural material observed will be collected. Historic artifacts such as glass, ceramics, food remains, and the like will also be collected. Coal, ash, cinder, and brick will be noted, but only samples of these will be retained.
 - f. Cataloging and accessioning tasks will be completed. All cultural materials will be identified by provenience, counted and or weighed. The resulting catalog will be computerized.
 - g. A report detailing the results of the Phase 1B investigations will be prepared and will include a discussion of field methodology, results and will include test excavation records and an artifact inventory.
6. If the Phase IA and IB investigations identify cultural resources within the areas of Project alteration, a Phase II investigation will be designed to obtain detailed information on the integrity, limits, structure, function, and cultural/historical context of an archeological site, sufficient to evaluate its potential National Register eligibility. Phase II field methods and procedures will be developed in consultation with OPRHP and conducted by the archaeologist in general accordance with the standards previously cited. The scope of work for the Phase II will be reviewed with NYSDPS and OPRHP prior to implementation.

7. Any Phase II investigation will be designed to obtain detailed information on the integrity, limits, structure, function, and cultural/historical context of an archaeological site, sufficient to evaluate its potential National Register eligibility. Phase II field methods and procedures will be developed in consultation with OPRHP and conducted by the archaeologist in general accordance with the standards previously cited. The scope of work for the Phase II will be reviewed with NYSDPS and OPRHP prior to implementation.

8. Any required artifact processing will be performed by the archaeologist in accordance with OPRHP standards. Data will be analyzed for specific stylistic and chronological indicators pertaining to the Northeast region. The type and period of occupation will be described, based on analysis of the artifacts recovered. Analysis of recovered lithic materials may involve microscopic wear analysis, when appropriate.

Attachment 8 Integrated Pest Management (IPM) Plan and Fertilizer and Pesticide Risk Assessment

The IPM plan shall contain the following;

1. IPM in the planning phase including grass species selection, grading and erosion control plans, a discussion of irrigation water supply, and the process of modeling fertilizer and pesticide behavior as part of the site-specific risk assessment.
2. A description of the proper cultural practices that would serve to maximize turf health while at the same time minimizing the suitability of the environment for potential turf pests. Included shall be a discussion of cultural practices such as mowing, fertilization, irrigation, cultivation, topdressing, etc.
3. The IPM report shall provide specifics pertaining to a proposed pest scouting program. Included shall be such things as the frequency of pest scouting and the responsibility for pest scouting. Also included shall be specific scouting methods for different weed, insect and fungal turf pests, and a discussion of pest treatment thresholds. Also included shall be a discussion of proper record keeping of pest monitoring with sample monitoring forms provided.
4. The IPM plan shall discuss the role of chemical control as it relates to all other factors including pest monitoring and thresholds, implementation of cultural practices, biological control options, and no-action implications.
5. The IPM plan shall discuss each of the potential diseases, insect pests and weeds that are likely to occur on the proposed golf courses. Each pest shall be discussed from the standpoint of monitoring and thresholds, specific cultural practices to control specific pests, and biological controls. Chemical control of each pest shall be discussed in the context of the results of the Fertilizer and Pesticide Risk Assessment performed specifically for this site.
6. Throughout the IPM plan there shall include citations from pertinent and scientifically accredited, peer-reviewed scientific literature for each of the different sections/topics of the IPM plan.

The Fertilizer and Pesticide Risk Assessment shall include the following;

1. The risk assessment shall have as its basis fate and transport models designed to provide numerical prediction of vertical (leaching) and horizontal (runoff) of fertilizer nutrients (nitrogen and phosphorus) and pesticide active ingredients.
2. Prior to performing numerical fate transport modeling, potential pesticides along with the specific on-site soils will be modeled using the Windows Pesticides Screening Tool (WINPST) developed by the USDA NRCS to provide general background information as to potential hazards to humans and aquatic life.

3. Vertical transport (leaching) potential shall be modeled using the Leaching Estimation and Chemistry Model (LEACHM) developed by Cornell University.
4. Horizontal transport (runoff) potential shall be modeled using the USDA's Chemical Runoff and Erosion from Agricultural Management Systems (CREAMS) and shall incorporate the steeper areas proposed for golf.
5. Simulations shall include a full one year modeling period.
6. Input data for both models shall include local climatological data collected at an accredited monitoring location and the data shall include rainfall from a year when rainfall was higher than average precipitation conditions.
7. Irrigation shall be simulated within the modeling and irrigation shall be simulated on a replacement basis (rainfall minus evapotranspiration) and applied in half inch increments.
8. Soils that shall be modeled shall include all soil series found on the proposed golf course based on an on-site soil survey by a professional soil scientist. Input parameters for the soils being modeled shall be consistent with data published by the USDA or other accredited sources.
9. The application rates of pesticides shall be consistent with product labels and the modeling shall incorporate reasonable re-treatment scenarios within the year being modeled.
10. Pesticide characteristics such as half-life, water solubility, vapor pressure, washoff fraction, etc. shall be taken from published sources.
11. Model-predicted concentrations of pesticides shall be assessed in conjunction with human health guidelines such as MCL, HAL, RFD or other similar parameters. Model-predicted pesticide concentrations shall also be compared to published toxicological data for aquatic (salmonid and aquatic invertebrate) species as well as terrestrial (avian and mammalian) species.
12. The results of the produced from item 11 above will serve as the basis for recommended use restrictions for different pesticides and/or specific locations.
13. Model-predicted nutrient export coefficients will be compared with published nutrient export coefficients for the current existing conditions of the project site.
14. The fertilizer and pesticide risk assessment shall also contain a discussion of Best Management Practices that can be implemented to further reduce potential impacts associated with fertilizer and pesticide use.