

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 29

Shandaken Town Board Documents

The Belleayre Resort at Catskill Park

BELLEAYRE GATEWAY DEVELOPMENT OBJECTIVES
POSITION STATEMENT
of the
TOWN BOARD OF THE TOWN OF SHANDAKEN

RESOLUTION # 73

5/12/99

OFFERED BY Councilman Hoyt

WHEREAS, the Town Board is concerned with the dual objectives of protecting the Town's exceptional natural resources and promoting a successful tourist economy based on these resources; and

WHEREAS, the growth and prosperity of the Belleayre Ski Center is central to achieving these objectives; and

WHEREAS, in October 1996 the Town of Shandaken Master Plan Committee adopted "Goals and Policies for the Future of Shandaken" which recognize the importance of the Belleayre Ski Center and its surrounding area; and

WHEREAS, the future of the Belleayre Ski Center and the development of a tourist based economy have been the subject of various recent studies and initiatives;

NOW, THEREFORE BE IT RESOLVED that the attached Position Statement, "Belleayre Gateway Development Objectives" is hereby approved by the Town Board of the Town of Shandaken.

AND MOVES ITS ADOPTION

ROLL CALL

4 Ayes 1 Absent

RECENT PLANNING POLICIES.

A 1994 planning report identified Belleayre Ski Center as the "major tourism asset of the Central Catskills", and recommended that it be supported by other tourist facilities. ("Resource Protection and Economic Development Strategy for the Route 28 Corridor", prepared by the Route 28 Corridor Committee). A more recent, follow-up study included a market analysis which confirms the importance of Belleayre and recommends expansion of support facilities ,

including a watershed museum, to increase the critical mass of Belleayre as a tourist destination at all times of the year. ("Tourism Development Plan for the Central Catskills" prepared by the Central Catskill Planning Alliance).

Both these citizens' committee reports point to planned, appropriate development of the Belleayre Gateway Area as economically effective, as well as environmentally sound and protective of the watershed. Focusing development in this area will not only provide the critical mass necessary to attract tourism, but will allow for the efficient and cost effective concentration of any necessary supporting municipal infrastructure requirements. Thus, once realized, the Plan will facilitate appropriate tax producing development within the town of Shandaken, while minimizing the costs incurred by Town Taxpayers.

Planning for the Route 28 Corridor and the Belleayre Gateway Area has been on going for a number of years, involving local business interests as well as the larger community. The route 28 Corridor Committee Report of 1994 was produced by a collaborative group of volunteers from both Shandaken and Middletown. The more recent Central Catskills Alliance report is also the product of a planning committee of citizen volunteers from both Towns. Both the Shandaken and Middletown Town Boards officially endorsed the report of the 1994 Route 28 Corridor Committee.

DEVELOPMENT OBJECTIVES FOR THE BELLEAYRE GATEWAY

The Town of Shandaken has a demonstrated history of public support for development of the Belleayre Gateway through an ongoing, established pattern of citizen based, inter-municipal planning. In addition, on April 28, 1997 the Town's "Resolution to Designate Hamlet Areas Excluded From Land Acquisition" specifically identified 40.1 acres within the Belleayre Gateway area to be preserved as a site for future development.

More recently the town committed funding to develop a proposed Catskill Watershed Museum and was also awarded a grant by the Catskill Watershed Corporation to Plan the facility. The watershed museum, which will explain the history and operation of New York City's water supply system will be located on the town line with Middletown, within walking distance of the rail line, and will add a new dimension to the critical mass of Belleayre as the primary, four season attraction in the region. In particular, it will provide a draw during the spring and fall seasons to complement the hiking and foliage visitation.

Development of the Belleayre Gateway Area is supported by a broad sector of local citizens because it simultaneously addresses their concern for economic development and environmental protection. Residents see in its outcome their best hope for improving the local economy while also preserving the rural character and quality of life that they value in their community.

Realization of the development objectives for the Belleayre Gateway also depends on a reliable system of necessary infrastructure to support new development. Two of the biggest construction projects undertaken in many years related to Belleayre will be the biggest construction projects undertaken in many years related to Belleayre will be complete in the near future - expansion of trails and lifts at the ski center and the Pine Hill Sewage Treatment Plant - with a total cost of some \$40,000,000. These two major investments will be linked via an important element of infrastructure - a major sewer line.

The new sewer line will offer an opportunity to provide sewage disposal service to development within the Belleayre Gateway such as the Watershed Museum, tourist facilities and other compatible uses while simultaneously protecting the water supply. The Town Board believes that the only rational route for this new line is through the Belleayre Gateway via the road from Route 28. To by-pass the Gateway area is to abandon the means to achieve the development objectives for this vital resource.

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In conclusion, the Town Board of the Town of Shandaken finds that:

1. Development of appropriate tourist related development and expansion of existing tourist facilities in the Belleayre Gateway are a critical element of the Town's economic development program.

2. Planning studies conducted over a period of nearly 40 years have emphasized the importance of the Belleayre Gateway area and recommended that it become the major tourist destination in the Central Catskills.
3. The routing of the new sewer line from the Belleayre Ski Center to the Pine Hill Sewage Treatment Plant through the Belleayre Gateway area is consistent with previous planning studies and is essential to realization of the Town's economic development objectives.

DRAFT

October 8, 1996

GOALS AND POLICIES FOR THE FUTURE OF SHANDAKEN

Town of Shandaken Master Plan Committee

INTRODUCTION

After many years of economic decline and five years of intensive negotiations concerning regulation of New York City's watershed, the Town of Shandaken is in a position to shape its future. A variety of initiatives by state of local government and private investors offer potential which can be realized if the Town charts and follows a well-conceived course of action.

The Town Board has appointed a Committee represented various Town agencies and charged it to establish goals for the town's future, to establish policies for Town decision making and to recommend specific actions necessary to transform the vision to reality. The Committee has adopted the following goals and policies as the basis for its recommendations.

GOALS AND POLICIES.

The future of the Town of Shandaken is tied to its unique natural resources. These resources -- magnificent mountains, clear streams, abundant wildlife, spectacular views -- provide the raw material for a healthy, peaceful life style for the Town's residents and a successful tourist based economy to sustain them. To achieve this vision, a number of specific goals must be achieved.

1. The Belleayre Ski Center is the major tourism asset of the Central Catskills and must be expanded to its maximum winter potential and supported by year-round sports and cultural facilities connected to lodging, restaurant and entertainment facilities to serve as the magnet for tourist visits.
2. Necessary infrastructure (sewage disposal and water supply) must be provide to allow concentration and expansion of the hamlets along Route 28, particularly Phoenicia, Shandaken, Pine Hill and Big Indian.

3. Large scale development outside the hamlets should be limited to those tourist facilities which require large sites in scenic locations, subject to necessary measures to protect the sensitive environment.