

crossroads ventures llc

DRAFT
Environmental Impact Statement

Appendix 6

Letters of Record

The Belleayre Resort at Catskill Park

Appendix 6 – Letters of Record

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Crossroads Ventures LLC / Alpha Geoscience

The LA Group, P.C.

The LA Group, P.C.

Cough, Harbour and Associates, LLP

NYSDEC / Tim Miller Associates

Crossroads Ventures LLC / AKRF, Inc., The LA Group, P.C.,

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Bell Engineering

Crossroads Ventures LLC / The LA Group, P.C.

ENSR International

The Saratoga Associates

Crossroads Ventures LLC / The LA Group, P.C.

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ENSR International

NYSDEC

Crossroads Ventures LLC

NYSDEC

Delaware Engineering, P.C.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

January 6, 2003

Terresa Bakner
Whiteman, Osterman & Hanna
1 Commerce Plaza
Albany, NY 12260

Re: **CORPS/DEC/SEQRA**
Belleayre Resort at Catskill Park
Shandaken/Middletown, Ulster &
Delaware Counties
99PR4498

Dear Ms. Bakner:

Thank you for requesting the comment of the State Historic Preservation Office (SHPO). We have had an opportunity to review the project in accordance with Section 106 of the National Historic Preservation Act of 1966 and relevant implementing regulations.

Based upon our review of the submitted archeological information, the SHPO has no further concerns regarding archeology: additional survey for the project is **not** warranted.

Based upon our review of the submitted plans, drawings and Draft Environmental Impact Statement, it is the SHPO's opinion that the project will have **No Adverse Effect** upon properties in or eligible for inclusion in the State and National Registers of Historic Places. This 'No Adverse Effect' is based upon the provision that the following condition is met:

CONDITION

- All work (interior and exterior) that is proposed for the historic structures on the project site shall be reviewed by the SHPO prior to the initiation of any construction activities.

If you have any questions regarding this letter or any aspect of your project, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas
Historic Sites
Restoration Coordinator

Cc: Alexander F. Ciesluk, Jr., DEC Region #3
Kenneth Graham, Crossroads Ventures LLC

FAXED: 1/6/03



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

April 11, 2002

Kenneth Graham
Project Manager
Crossroads Ventures LLC
P.O. Box 267, Andrew Lane Road
Mount Tremper, NY 12457

Re: **SEQRA**
Belleayre Resort at Catskill Park
Shandaken/Middletown, Ulster &
Delaware Counties
99PR4498

Dear Mr. Graham:

You have provided our office with information that requests comment on this project. As the state agency responsible for the coordination of the state's historic preservation program, including the encouragement and assistance of local preservation efforts, the Office of Parks, Recreation and Historic Preservation offers the following comment:

Based upon our review of the submitted archeological information, the OPRHP has no further concerns regarding archeology: additional survey for the project is **not** warranted.

Based upon our review of the submitted plans, drawings and Draft Environmental Impact Statement, the OPRHP does not have substantial concerns regarding potential impacts to the existing historic resources. Considering the size and complexity of the project, it is noteworthy that the mansions and the outbuildings would not suffer substantial losses to the integrity of their settings. It was noted that the design has utilized available space and plant materials to help screen the project from the new development. However, considering the intensity of the development, it would be impossible to completely avoid some impact to the historic resources. Although a substantial project is planned for the mountainside, the use of local materials, low building heights and judicious site selection have minimized negative impact upon the historic properties to a great extent.

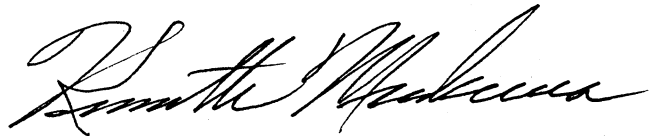
The OPRHP recommends that any work performed on the historic properties (both interior and exterior) utilize the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Our office is willing to provide a courtesy review of the proposed work when the contract documents become available.

SEQRA
Belleayre Resort at Catskill Park
Shandaken/Middletown, Ulster &
Delaware Counties
99PR4498

Please inform our office if state or federal funding or permitting, licensing , etc. becomes involved with the project. A separate review from our office under state Section 14.09 or federal Section 106 will be required.

If you have any questions regarding this letter or any aspect of your project, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Markunas". The signature is fluid and cursive, with a large initial "K" and "M".

Kenneth Markunas
Historic Sites
Restoration Coordinator

Cc: Alexander F. Ciesluk, Jr., DEC Region #3



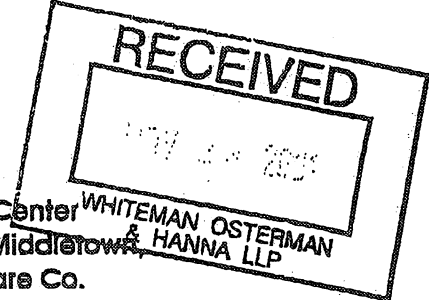
New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

November 21, 2001

Terresa M. Bakner
Whiteman, Osterman & Hanna LLP
One Commerce Plaza
Albany, NY 12260

Re: Info. Request
Belleayre Ski Center
Shandaken/ Middletown
Ulster/Delaware Co.
99PR4498



Dear Ms. Bakner:

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation that you provided on this project. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation efforts, we offer the following comments.

OPRHP has no further issues regarding project ground disturbance and archeology; additional archeological survey is not warranted.

Before we can offer our opinion of the construction portion of the work, we will have to review the project plans that depict the rehabilitation of existing structures, the construction of new buildings, and, landscape and topographic changes that attend the project. Please provide the requested information as soon as it becomes available so that we can complete our review of the project.

If you have any questions, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas
Historic Sites
Restoration Coordinator

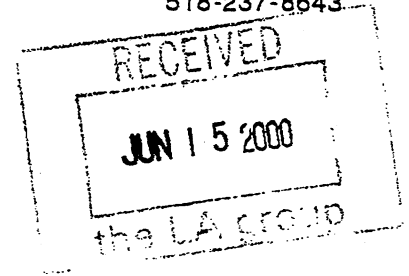


New York State Office of Parks, Recreation and Historic Preservation
 Historic Preservation Field Services Bureau
 Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
 Commissioner

June 12, 2000



Kevin J. Franke
 The LA Group, P.C.
 40 Long Alley
 Saratoga Springs, New York 12866

Re: **INFO REQUEST**
 Crossroads Ventures/Belleayre Ski
 Shandaken/Middletown, Ulster Co.
 99PR4498

Dear Mr. Franke:

The State Historic Preservation Office (SHPO) has reviewed the submitted information in accordance with Section 106 of the National Historic Preservation Act of 1966 and relevant implementing regulations.

Enclosed, please find Archeology Comments that concur with the findings of the Phase 1A survey including the proposed 1B testing. Also included is a Resource Evaluation that identifies eligible and ineligible properties that were based upon the submitted Inventory Forms.

Before our office can offer an opinion on possible effects related to the project, we will need to review the additional archeological study along with the site improvement plans. Please forward this information if you want our continued involvement with the review of the project.

If you have any questions, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas
 Historic Sites
 Restoration Coordinator

Attachments: Archeology Comments & Resource Evaluation

ARCHAEOLOGY COMMENTS

99PR4498

OPRHP staff have reviewed the Phase 1A Review and Assessment Report prepared by Hartgen Archeological Associates, Inc. OPRHP concurs with the findings of the Phase 1A that portions of the project are sensitive to both prehistoric and historic archaeological deposits. OPRHP further concurs with the Sections 1 and 2 of the proposed Phase 1B testing plan. Section 3 discusses field testing. This testing should be conducted at a maximum of 50 foot intervals in all area considered sensitive for archeological deposits. A smaller interval may be utilized if indicated by conditions in the field. All parcels obtained after the date of the Phase 1A report, will need to be fully examined as part of the Phase 1B research.

Please contact Douglas Mackey at (518) 237-8643, ext 3291 for any questions regarding archaeological concerns.

RESOURCE EVALUATION

DATE: 5/16/00

STAFF: John A. Bonafide

PROPERTY: Multiple Sites

MCD: Shandaken/Middletown

ADDRESS: Multiple

COUNTY: Ulster/Delaware

PROJECT REF: 99 PR 4498

USN: Multiple

- I. Property is individually listed on SR/NR:
name of listing:
- Property is a contributing component of a SR/NR district:
name of district:
- II. Property meets eligibility criteria.
- Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: Post SRB: SRB date

Criteria for Inclusion in the National Register:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

Based on the limited information provided for this project the following properties have been determined to meet the criteria for inclusion in the State and National Registers of Historic Places:

Woodchuck Hollow Rd. 11116.000073

The Turner Estate is an outstanding regional example of late-19th century Shingle style residential architecture.

NO ADDRESS 11116.000072

The Wildacres Hotel is an outstanding regional example of late-19th century Colonial Revival style residential architecture.

.chuck Hollow Rd.	11116.000069	The Turner Estate Gate House is an intact example of late-19 th century residential architecture. It is significant for its association with the overall estate.
Woodchuck Hollow Rd.	11116.000069	The Turner Estate Gate is significant for its association with the overall estate.
Woodchuck Hollow Rd.	11116.000069	The Turner Estate Carriage House is significant for its association with the overall estate.
Galli Curci Road	11116.000066	The Leach farm is an outstanding local example of an early 19 th century farmstead. The farmhouse may contain the remnants of a 18 th century building. The extant barns are associated with the farm's continued evolution and use into the twentieth century.
Galli Curci Road	02514.000088	The Sutter Estate is an outstanding regional example of early 20 th century Tudor Revival style estate house architecture.
Kraft Road	02514.000087	The Gate and estate walls are significant as remnants of a former estate.
Kraft Road	02514.000086	The Chapel is a significant example of regional Gothic Revival style ecclesiastical architecture. The building may also be significant for its association to local estates and the tourist industry.

Based on the limited information provided for this project the following properties have been determined to NOT meet the criteria for inclusion in the State and National Registers of Historic Places:

NYS Route 28	11116.000075	Jake Moon Rest.	NOT NRE
Route 49 A	11116.000070	USPO	NOT NRE

If you have any questions concerning this Determination of Eligibility, please call John A. Bonafide at (518) 237-8643, ext. 3263.



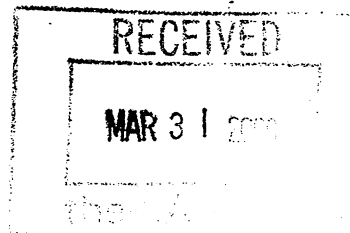
Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

March 29, 2000

Kevin J. Franke
the LA Group, P.C.
40 Long Alley
Saratoga Springs, New York 12866



Dear Mr. Franke:

Re: INFO REQ
Crossroads Ventures/Belleayre Ski Center
Shandaken/Middletown, Ulster/Delaware County
99PR4498

The State Historic Preservation Officer (SHPO) has reviewed the additional information you provided in accordance with Section 106 of the National Historic Preservation Act and relevant implementing regulations.

Comments and/or requests for additional information are noted on separate enclosures accompanying this letter. **A determination of effect will be provided only after ALL documentation requirements noted on these and previous enclosures have been met.** Any questions concerning our comments and/or requests for additional information should be directed to the appropriate staff person identified on each enclosure.

If you have any questions concerning this request, please call (518) 237-8643. When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Director

RLP:bsd
Enclosure(s)

REQUEST FOR ADDITIONAL INFORMATION BUILDINGS/STRUCTURES/DISTRICTS

PROJECT NUMBER 99 PR 4498

In order for us to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area we will need the following additional information:

- Full project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older
 within or immediately adjacent to the project area, *keyed to a site map.*
- Clear, original photographs of the surroundings looking out from the project site in all directions, *keyed to a site map.*
- Date of construction.
- Brief history of property.
- Clear**, original photographs of the following:
- Other: *Building/Structure Inventory Forms (Blue Forms) need to be completed for ALL buildings more than 50 years old. Especially the estates, their support buildings, gates and the church.*

Please provide only the additional information checked above. If you have any questions concerning this request for additional information, please call John A. Bonafide at (518) 237-8643 ext. 3263.

**PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED
ABOVE WHEN RESPONDING TO THIS REQUEST**

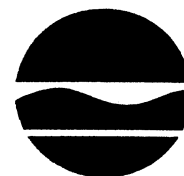
New York State Department of Environmental Conservation

Division of Fish, Wildlife & Marine Resources

Wildlife Resources Center - New York Natural Heritage Program

700 Troy-Schenectady Road, Latham, New York 12110-2400

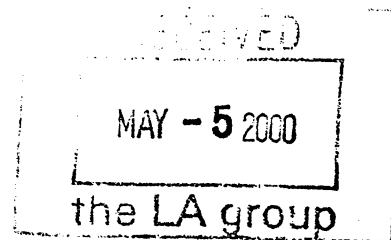
Phone: (518) 783-3932 FAX: (518) 783-3916



John P. Cahill
Commissioner

May 4, 2000

Richard P. Futyma
the LA Group
40 Long Alley
Saratoga Springs, NY 12866



Dear Mr. Futyma:

In response to your recent request, we have reviewed the New York Natural Heritage Program databases with respect to the proposed recreational facilities at the Belleayre Resort at the Catskill Park, area as indicated on the maps you provided, located in the Towns of Shandaken, Ulster County; and Middletown, Delaware County.

We have no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not mean, however, that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site, but rather that our files currently do not contain any information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. For these reasons, we cannot provide a definitive statement on the presence or absence of rare or state-listed species, or of significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals, and plants, significant natural communities, and other significant habitats. For information regarding regulated areas or permits that may be required under state law (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

Sincerely,

Betty Ketcham
Betty A. Ketcham Information Services
NY Natural Heritage Program

Enc.

cc: Reg. 3, Wildlife Mgr.
Reg. 3, Fisheries Mgr.