

TABLE OF CONTENTS

**SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT
MODIFIED BELLEAYRE RESORT AT CATSKILL PARK
April 2011**

COVER SHEETS

EXECUTIVE SUMMARY

TABLE OF CONTENTS

SECTION 1 INTRODUCTION.....	1-1
1.1 Project Site Location.....	1-1
1.2 General Project Description.....	1-1
1.3 Project Purpose, Need and Benefits.....	1-5
1.4 Environmental Review, Permits and Approvals, Public grants and Funding Sources.....	1-22
1.4.1 Local	
1.4.2 County	
1.4.3 Regional	
1.4.4 State	
1.4.5 Federal	
 SECTION 2 DESCRIPTION OF THE MODIFIED PROPOSED ACTION	 2-1
2.1 Overall Project Design and Layout.....	2-1
2.2 Highmount Spa Resort.....	2-2
2.3 Revised Wildacres Layout Including Highmount Golf Club	2-4
2.4 Wastewater Collection and Treatment Pine Hills Wastewater Treatment Plant	2-10
2.5 Substituted Lands Comprising the Project Site	2-11
2.6 Disposition of Former Big Indian Plateau Lands2-13	2-12
2.7 Relationship to Belleayre Mountain Ski Center2-13	2-13
2.8 Project Details.....	2-13
2.8.1 Buildings	
2.8.2 Roads and Parking	
2.8.3 Vehicular and Pedestrian Access and Circulation	
2.8.4 Golf Course and Golf Course Management	
2.8.5 Areas of Disturbance, Impervious Areas and Lands to Remain Undeveloped	
2.8.6 Water Supply, Potable and Irrigation	
2.8.7 Wastewater	
2.8.8 Grading, Drainage, and Earthwork	
2.8.9 Construction Activities and Phasing	
2.8.10 General Erosion Control Activities	

- 2.8.11 Lighting, Landscaping and Signage
- 2.8.12 Energy and Materials Management

SECTION 3 ENVIRONMENTAL SETTING, IMPACT ANALYSIS AND ADDITIONAL MITIGATION MEASURES..... 3-1

- 3.1 Surface Waters including Aquatic Habitats 3-1
 - 3.1.1 Stormwater Management
 - 3.1.2 Sediment and Erosion Control
 - 3.1.3 Water Supply
 - 3.1.4 Wastewater Collection, Treatment and Discharge
 - 3.1.5 Golf Course Management
 - 3.1.6 Stream Crossings
- 3.2 Groundwater Resources 3-23
 - 3.2.1 Water Supply
 - 3.2.2 Wastewater Collection, Treatment and Disposal
 - 3.2.3 Golf Course Management
- 3.3 Soils 3-29
 - 3.3.1 Stormwater Management
 - 3.3.2 Sediment and Erosion Control
- 3.4 Terrestrial and Aquatic Ecology 3-34
 - 3.4.1 Vegetation
 - 3.4.2 Wetlands/Waters of the US
 - 3.4.3 Wildlife
- 3.5 Traffic 3-47
- 3.6 Visual Resources..... 3-57
- 3.7 Noise 3-60
- 3.8 Land Use and Planning 3-63
 - 3.8.1 Current Land Uses
 - 3.8.2 Land Use Planning and Zoning
 - 3.8.3 Compatibility with Land Use Plans and Effects on Future Developments
- 3.9 Socio-economics 3-68
- 3.10 Community Services 3-69
- 3.11 Global Climate Change and Carbon Footprint 3-73
- 3.12 Air Quality 3-76
- 3.13 Cultural Resources 3-78
- 3.14 Catskill Forest Preserve 3-79

SECTION 4 UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS 4-1

- 4.1 Vegetation 4-1
- 4.2 Wildlife 4-1
- 4.3 Erosion and Water Quality..... 4-1
- 4.4 Fugitive Dust..... 4-2
- 4.5 Sound 4-2
- 4.6 Visual 4-2
- 4.7 Traffic 4-2

4.8	Water Supply	4-2
4.9	Global Warming and Carbon Footprint	4-3
SECTION 5 ALTERNATIVES		
5.1	Comparison of Proposed Action with Previously Proposed Project	5-1
5.2	Alternative Layout for Highmount Spa Resort.....	5-3
5.3	Alternative Golf Course Layout.....	5-6
5.4	Alternative Water Supply	5-7
5.5	Alternative Wastewater Disposal.....	5-7
5.6	Alternative Golf Course Management Practices.....	5-8
5.7	Alternative Stormwater Management Practices.....	5-8
5.8	Alternative Construction Phasing Plan	5-9
5.9	No-Action Alternative	5-9
SECTION 6 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES.....		
		6-1
SECTION 7 GROWTH INDUCING AND SECONDARY IMPACTS OF THE MODIFIED PROPOSED ACTION.....		
		7-1
SECTION 8 EFFECT OF THE MODIFIED PROJECT ON THE USE AND CONSERVATION OF ENERGY		
		8-1
SECTION 9 CONSULTATION AND COORDINATION.....		
		9-1

REFERENCES

FIGURES

Figures are located at the end of each section except for those included with the text as indicated below.

1-1	Regional Location Map
1-2	Site Location Map
1-3	Project Master Plan
1-4	Phasing Plan
1-5	BMSC Ski Season Attendance (in text)
1-6	Trail Map at Old Highmount Ski Center (in text)
2-1	Project Master Plan
2-2	Highmount Layout Plan
2-3	Photo: Scale Model of Highmount Hotel and Lodge
2-4	Highmount Hotel Floor Plan
2-5	Highmount Lodge Floor Plan
2-6	Highmount Upper Units Roof Plan
2-7	Highmount Upper Units Floor Plan
2-8	Highmount Upper Units Elevation
2-9	Highmount Duplex Units Roof Plan
2-10	Highmount Duplex Units Floor Plan

Figures (cont.)

- 2-11 Highmount Duplex Units Elevation
- 2-12 Leach Farm Conference Center Roof Plan
- 2-13 Leach Farm Conference Center Elevation
- 2-14 Wildacres Layout Plan
- 2-15 Changes to Project Site
- 2-16 SDEIS Wildacres Plan and Slopes >20%
- 2-17 DEIS Wildacres Plan and Slopes >20%
- 2-18 SDEIS Stream Crossings
- 2-19 DEIS Stream Crossings
- 2-20 Wildacres Hotel Roof Plan
- 2-21 Wildacres Hotel Section
- 2-22 Wildacres Hotel Rendering
- 2-23 Wildacres Hotel Model Photos
- 2-24 Wildacres Octoplex Roof Plan
- 2-25 Wildacres Quadplex Roof Plan
- 2-26 Wildacres Detached Units Section
- 2-27 Big Indian Location Map
- 2-28 Big Indian Plateau Layout Plan
- 2-29 Big Indian Lands to be Acquired
- 2-30 Existing Ski Center Facilities and Project Site Lands
- 2-31 Proposed Ski Center Facilities & Modified Project Layout
- 2-32 Highmount Access Road Test Pits
- 2-33 Rainfall Events and Stormwater Input to Irrigation Pond (in text)
- 2-34 Watershed Divide
- 2-35 Blasting Locations – Wildacres
- 2-36 Blasting Locations – Highmount
- 2-37 Phase 1 Construction Phasing Plan
- 3-1 Wildacres Earthwork
- 3-2 Highmount Earthwork
- 3-3 Golf Course Grading and Treatment Techniques
- 3-4 Wetland Delineation Map (1 of 2)
- 3-5 Wetland Delineation Map (2 of 2)
- 3-6 Wetland Delineation Map Off-site Water
- 3-7 Wetland Delineation Map Off-site Sewer
- 3-8 Wetlands Activities Plan (1 of 5)
- 3-9 Wetlands Activities Plan (2 of 5)
- 3-10 Wetlands Activities Plan (3 of 5)
- 3-11 Wetlands Activities Plan (4 of 5)
- 3-12 Wetlands Activities Plan (5 of 5)
- 3-13 Habitat Impact Area
- 3-14 Route 49A Improvement Plan (1 of 6)
- 3-15 Route 49A Improvement Plan (2 of 6)
- 3-16 Route 49A Improvement Plan (3 of 6)
- 3-17 Route 49A Improvement Plan (4 of 6)
- 3-18 Route 49A Improvement Plan (5 of 6)

Figures (cont.)

- 3-19 Route 49A Improvement Plan (6 of 6)
- 3-20 Night Lighting Glow and Illuminance
- 3-21 Noise Receptors
- 3-22 Forest Preserve Use 1990-2002
- 3-23 Number of Annual Visitors to Miles of Trail Ratios for Forest Preserve Lands
- 5-1 Alternative Master Plan
- 5-2 Alternative Detached Units Garage Floor Plan
- 5-3 Alternative Detached Units First Floor Plan
- 5-4 Alternative Detached Units Second Floor Plan
- 5-5 Alternative Detached Units Penthouse Floor Plan
- 5-6 Alternative Detached Units Roof Plan
- 5-7 Alternative Detached Units Front and Side Elevations
- 5-8 Alternative Detached Units Renderings

TABLES

Tables are located at the end of each section except for those included with the text as indicated below.

- 1-1 Permits and Approvals (in text)
- 2-1 Project Development Summary (in text)
- 2-2 Test Pit Data Highmount Road
- 2-3 Wildacres Impervious Area
- 2-4 Highmount Impervious Area
- 2-5 Stormwater to Irrigation Pond (in text)
- 3-1 Soil Characteristics
- 3-2 Soil Limitations for Building and Recreation Development
- 3-3 Impact Acreage By Plant Community (in text)
- 3-4 Impact Acreage By Plant Community (in text)
- 3-5 Design Criteria (in text)
- 3-6 Design Criteria (in text)
- 3-7 Summary of Belleayre Resort Direct and Indirect GHG Emissions
- 5-1 Comparison of DEIS and SDEIS Modified Project Statistics
- 5-2 Comparison of DEIS Project, SDEIS Modified Project and SDEIS Alternative
- 5-3 Comparison of DEIS Project, SDEIS Modified Project, SDEIS Alternative and No-Action Alternative

PLAN SHEETS

Cover Sheet

- L1.00-L1.02 Project Master Plans
- L2.00-L2.01 Existing Conditions Plans
- L2.02-L2.03 Soil Inventory Plans
- L2.04-L2.05 Slope Mapping
- L2.06-L2.09 Wetland Inventory
- L3.00 Project Phasing Plan
- L3.01 Construction Phasing for Phase 1 Development
- L3.02-L3.21 Sediment and Erosion Control Plans

Plan Sheets (cont.)

L3.22-L3.23	Final Stabilization Plans
L4.00-L4.11	Grading and Drainage Plans
L5.00-L5.15	Stormwater Modeling Diagrams
L6.00-L6.11	Site Layout, Materials and Planting Plans
L7.00-L7.08	Road Profiles
L8.00-L8.03	Site Details
PN1-PN1P	Preliminary Water and Wastewater Design

APPENDICES

Appendix 1	Agreement in Principle
Appendix 2	Conservation Easement
Appendix 3	Socioeconomic and Fiscal Conditions and Effects
Appendix 4	Growth Inducing and Secondary Impacts
Appendix 5	Fiscal and Marketing Information
Appendix 6	Ulster and Delaware Counties' Project Support Resolutions
Appendix 7	DRBC Permit Application
Appendix 8	NYSDEC Article 15 Permit Application
Appendix 9	NYSDEC WSA Application
Appendix 10	NYSDEC Individual Stormwater SPDES Permit Application
Appendix 11	Traffic Impact Study
Appendix 12	Supplemental Cultural Resources Study With OPRHP No Adverse Impact Letters
Appendix 13	Water System Preliminary Design Report
Appendix 14	Updated USACOE Submission Materials
Appendix 15	Organic Golf Course Management Plan
Appendix 16	Wastewater Collection and Disposal Preliminary Design Report
Appendix 17	Irrigation Wells Test Report
Appendix 18	Stormwater Management Design Report
Appendix 19	Draft Stormwater Pollution Prevention Plan
Appendix 20	Noise Impact Study
Appendix 21	Invasive Species Control Plan
Appendix 22	Water Budget Analysis
Appendix 23	Wildlife Survey Results
Appendix 24	Air Quality Assessment
Appendix 25	Visual Impact Assessment
Appendix 26	Traffic Noise Impact Assessment
Appendix 27	Service Provider Correspondence
Appendix 28	Climate Change and Carbon Footprint
Appendix 29	SEQRA Documentation