

DRAFT SCOPE
BELLEAYRE MOUNTAIN MODIFIED PROJECT AND UMP
NOVEMBER 21, 2007

BACKGROUND

This draft scope is for the Belleayre Mountain Modified Project and UMP SDEIS as described in a September 5, 2007, agreement reached among the State of New York (NYS) represented by the Governor; Crossroads Ventures LLC (“Crossroads”), sponsor of the Belleayre Resort at Catskill Park development; New York City Department of Environmental Protection; and a number of non-governmental organizations (NGOs). Under that agreement, all parties agreed to support an integrated plan consisting of several generally concurrent components, which include Crossroads’ proposed development of a resort and spa complex generally west of and adjoining the NYS-owned and operated Belleayre Mountain Ski Center (BMSC); expansion of BMSC, including creation of “ski-in-ski-out” access to the resort; acquisition by DEC on behalf of the People of the State of New York of a 1200 acre +/- parcel referred to as the Big Indian; and acquisition by DEC on behalf of the People of the State of New York of a 78 acre +/- parcel referred to as the Former Highmount Ski Center and related 21 +/- acre Highmount Spa Easement. The Big Indian Resort and golf course and related Belleayre Highlands lodging complex previously proposed by Crossroads for lands to the east of BMSC are no longer being considered for development by Crossroads.

By way of background, Crossroads had submitted applications in 1999 for a proposed resort development to be known as “The Belleayre Resort at Catskill Park” which had been proposed to be located on a total of 1960 acres in the Towns of Shandaken and Middletown, New York, adjacent to the BMSC. Those applications and an accompanying DEIS were the subject of a DEC legislative public hearing and issues conference. On September 7, 2005, the DEC Administrative Law Judge (ALJ) issued Rulings regarding party status and issues to be adjudicated pursuant to 6 NYCRR Part 624. These Rulings were the subject of appeals to the NYSDEC Commissioner, and an Interim Decision was issued on December 29, 2006. That Interim Decision identified which issues were to be adjudicated and directed that the DEIS record be supplemented with additional information, including consideration of an alternative development scenario. The original Crossroads hearing was suspended pending the outcome of the SDEIS and permit applications for the revised, integrated projects. The currently-proposed integrated project is the result of negotiations which resulted from that alternative scenario directive in the Interim Decision.

The September 5, 2007 agreement commits all signing parties to support a modified project that was designed to address previously expressed concerns as to the original project’s environmental impacts by creating a lower-impact, alternative development proposal. However, because several elements of the modified project plan were new and not previously the subject of environmental review, it was recognized that revisions to DEC permit applications and a SDEIS were the appropriate mechanisms to publicly disclose, refine and evaluate the agreed-upon project changes.

PROJECT DESCRIPTION

The modified resort plan consists of two resort complexes, both located west of the NYS Belleayre Mountain Ski Center along Ulster County Route 49A and south of NYS Route 28. The first resort, Wildacres, will include a 250 room hotel plus 139 lodging units in townhouse-style units surrounding an 18-hole golf course. The second resort, the Highmount Spa, consists of a 120 room hotel, spa facility, 60 lodging units in two multi-unit buildings and 60 detached lodging units in up to 52 buildings. It is being designed as a ski-in, ski-out resort connecting with the BMSC through an expansion to be built on the site of the former Highmount Ski Center.

The expansion of BMSC will be developed as part of an amended Unit Management Plan, as required by The Catskill Park State Land Master Plan. Consistent with state constitutional limitations on total miles of ski trail that can be developed at BMSC, DEC is proposing to expand BMSC to both the west and the east. On the west, DEC proposes to acquire portions of the former Highmount Ski Center (78 acres+/-), plus permanent easements over other lands (21 acres +/-) in close proximity to Crossroads’ proposed resort facilities, and to develop new ski lifts and ski trails, with snowmaking capacity on the acquired parcels,

configured to provide ski-in-ski-out public access to the resorts. DEC also proposes a new lift and trails near the eastern edge of the existing BMSC property.

Acquisition of the Big Indian parcel is consistent with the 2006 Open Space Plan, meeting the criteria of both the Catskill River and Road Corridors and the Catskill Unfragmented Forest Priority Projects. The SDEIS will consider potential interrelationships of the proposed BMSC expansions and changes in operations with the resources and likely uses of the lands proposed for acquisition.

This draft scope establishes a structure for the SDEIS which will describe the shared context of location and general setting for the integrated development proposal; address potential cumulative impacts of the integrated development proposal; and provide additional descriptions and analysis of likely site-specific impacts of the individual project components. Site-specific analysis of the proposed expansion of BMSC, including both fee and easement acquisitions on the former Highmount property as well as facility developments on existing and newly-acquired BMSC properties, will be included as Part A. Likely site-specific impacts of the proposed private development of The Wildacres Resort and The Highmount Spa Resort will be addressed in Part B. Elements of both Part A and Part B will also contribute to the cumulative impacts discussion. Anticipated cumulative impacts of the modified private development plan in relation to the expansion of the BMSC include: water quality, water supply, aesthetics, noise, transportation, and community character.

PROPOSED CONTENTS

OVERVIEW - - DESCRIPTION OF COMBINED DEVELOPMENTS

ANTICIPATED CUMULATIVE IMPACTS OF COMBINED DEVELOPMENTS

1. Water quality - - including stormwater and wastewater generation and management
2. Water supply
3. Aesthetics
4. Noise
5. Transportation
6. Community character

ALTERNATIVES AND MITIGATING MEASURES FOR POTENTIAL CUMULATIVE IMPACTS

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 - a. Stormwater
 - b. Wastewater
 - i. Opportunities to reduce total generation
 - ii. Alternatives to address potential secondary demands
2. Water supply
 - a. Opportunities for demand reduction
 - i. Alternative sources
 - b. Secondary demands
3. Aesthetics
 - a. Direct effects of combined developments
 - b. Potential effects of secondary development along corridors
4. Noise
5. Transportation
 - a. Existing capacity - -
 - i. Roads and other infrastructure
 - ii. Services (bus/coach, shuttles, other)

- b. Existing demand - - resident and visitors
 - i. Peak
 - ii. Seasonal average daily
 - iii. Other metric(s) of concern
- c. Aggregate increase in trips - - patrons and employees
 - i. Peak
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 - a. Existing resources:
 - i. Human-created
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 - c. Management and mitigation opportunities

**PART A: BELLEAYRE MOUNTAIN SKI CENTER 2008 UMP SCOPING OUTLINE
SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

EXECUTIVE SUMMARY

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- B. Location of Property
- C. General Facility Description
- D. History of Ski Center
- E. Description of UMP/GEIS Process
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- D. Public Use of the Ski Center

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- A. Orientation and Evolution of Management Philosophy
- B. Regulatory Issues
- C. Management Goals and Objectives
 - 1. To manage the ski area in a manner which ensures protection of the natural resource in accordance with Environmental Conservation Law, Article XIV of the New York State Constitution, and the Catskill State Land Master Plan?
 - 2. To allow Belleayre to accommodate increasing demand in a well balanced manner.
 - 3. To offer year-round recreational opportunities to the public.
 - 4. To ensure the health and safety of our visitors.

5. To enhance the opportunity for economic benefit to the local communities, region, and the state.
6. To serve as a model for the future growth of other ski areas by incorporating the principles of NSAA Environmental Charter Sustainable Slopes, including Energy Management, Sustainable Design, and utilization of Renewable Energy Sources to the extent practicable.
7. To ensure that revenues equal or exceed operating costs for that portion of the program covered by user fees.

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4. Belleayre East – Trails and Lifts
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6. Buildings – New Visitors Center, New Tomahawk Base Lodge, Amphitheatre, & Sunset Lodge Expansion
7. Cross Country Ski Area - Trail Relocation and Mountain Bike Trail Designation
8. Miscellaneous Appurtenances
 - Snowmaking Upgrades
 - Primary Electric Upgrades
 - Sand/Salt Storage Building

B. Project Use

C. Phasing and Scheduling

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**PART B: SCOPING OUTLINE FOR MODIFIED BELLEAYRE RESORT AT CATSKILL PARK
SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

Executive Summary: The Modified Project alternative presented herein seeks to eliminate or reduce project related environmental impacts identified in the DEIS and in public comments thereon. The Modified Project is a product of negotiations between parties to the DEC permit hearing facilitated by the Office of the Governor of the State of New York that led to an Agreement in Principle. The Modified Project alternative assessed in this SDEIS advances a reasonable and feasible alternative project which minimizes or avoids potentially significant adverse environmental impacts previously identified in regard to original Belleayre Resort project, while at the same time provides significant economic and social benefits to the locale and region in which the project is to be sited. This supplement to the Belleayre Resort DEIS which was accepted as complete in December 2003, is intended to analyze the environmental effects of the Modified Project and provide for public review and comment as required by SEQRA.

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