

**EXHIBIT N
SCOPING OUTLINE**

**BELLEAYRE RESORT AT CATSKILL PARK
SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

Cover Sheet

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.

Table of Contents

List of Figures

List of Tables

List of Appendices

List of Acronyms

SECTION 1 INTRODUCTION

- 1.1 Project Site Location
- 1.2 General Project Description
- 1.3 Project Purpose, Need and Benefits
- 1.3 Environmental Review, Permits and Approvals

SECTION 2 DESCRIPTION OF THE MODIFIED PROPOSED ACTION

- 2.1 Overall Project Design and Layout
- 2.2 Highmount Lodge and Spa
- 2.3 Revised Wildacres Layout Including Highmount Golf Club
- 2.4 Wastewater Collection and Treatment – Pine Hills Wastewater Treatment Plant
- 2.5 Substituted Lands Comprising the Project Site
- 2.6 Disposition of Former Big Indian Plateau Lands
- 2.7 Relationship to Belleayre Mountain Ski Center
- 2.8 Project Details
 - 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 Surface Waters including Aquatic Habitats
 - 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
 - 3.2.1 Water Supply
 - 3.2.2 Wastewater Collection, Treatment and Disposal
 - 3.2.3 Golf Course Management
- 3.3 Soils
 - 3.3.1 Stormwater Management
 - 3.3.2 Sediment and Erosion Control
- 3.4 Terrestrial and Aquatic Ecology
 - 3.4.1 Vegetation
 - 3.4.2 Wetlands
 - 3.4.3 Wildlife
- 3.5 Traffic
- 3.6 Visual Resources
- 3.7 Noise
- 3.8 Socioeconomics
 - 3.8.1 Employment and Workforce
 - 3.8.2 Economic and Fiscal Benefits
- 3.9 Community Services
 - 3.9.1 Emergency Services
 - 3.9.2 Potable Water
 - 3.9.3 Wastewater
 - 3.9.4 Schools
- 3.10 Cultural Resources

SECTION 4 UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

- 4.1 Vegetation
- 4.2 Wildlife
- 4.3 Erosion
- 4.4 Fugitive Dust

- 4.5 Sound
- 4.6 Visual
- 4.7 Traffic

SECTION 5 ALTERNATIVES

- 5.1 Comparison of Proposed Action with Previously Proposed Project
- 5.2 Alternative Layout for Highmount Spa Resort
- 5.3 Alternative Golf Course Layout
- 5.4 Alternative Water Supply
- 5.5 Alternative Wastewater Disposal
- 5.6 Alternative Golf Course Management Practices
- 5.7 Alternative Stormwater Management Practices
- 5.8 Alternative Construction Phasing Plan
- 5.9 No-Action Alternative

SECTION 6 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

SECTION 7 GROWTH INDUCING, SECONDARY AND CUMULATIVE IMPACTS OF THE MODIFIED PROJECT

- 7.1 Introduction
- 7.2 Commercial Development Demand
- 7.3 Potential Induced Development
- 7.4 Potential Impacts from Induced Growth
- 7.5 Cumulative Impacts – Belleayre Mountain Ski Center Expansion
 - 7.5.1 Stormwater Management
 - 7.5.2 Water Supply and Wastewater
 - 7.5.3 Surface Water and Groundwater Resources
 - 7.5.4 Aquatic Resources
 - 7.5.5 Terrestrial Wildlife
 - 7.5.6 Traffic
 - 7.5.7 Visual
 - 7.5.8 Noise
 - 7.5.9 Socioeconomics

SECTION 8 EFFECT OF THE MODIFIED PROJECT ON THE USE AND CONSERVATION OF ENERGY

- 8.1 General
- 8.2 LEED Building Program

SECTION 9 CONSULTATION AND COORDINATION

REFERENCES

PLAN SHEETS

1. Site Plan Sheets

Cover Sheet

Master Plans

Grading Plans

Drainage/Stormwater Management Plans

Construction Phasing and Erosion Control Plans

Proposed Grade Slope Analysis

Landscaping and Lighting Plan

2. Engineering Plan Sheets

Water Supply, Treatment and Distribution

Wastewater Treatment and Disposal

APPENDICES

SEQRA Documentation

Amended NYSDEC Permit Applications

Letters of Record

Water Supply Report

Conceptual Design Reports for Wastewater Treatment and Disposal

Construction Phase Stormwater Quantity Management Plan-Wildacres

Operational Phase Stormwater Quantity Management Plan-Highmount Spa

Construction Phase Stormwater Quality Management Plan- Wildacres

Operational Phase Stormwater Quality Management Plan- Highmount Spa

Draft Construction Stormwater Pollution Prevention Plan

Wetland Delineation Report Addendum

Visual Impact Assessment

Water Budget Analysis

Sound Impact Study

Cultural Resources

Traffic Impact Study

Economic Benefit and Growth Inducing Effects

Fiscal and Marketing Information