



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
CROSSROADS VENTURES LLC
6 GALLI CURCI RD
PO BOX 466
HIGHMOUNT, NY 12441

Facility:
BELLEAYRE RESORT AT CATSKILL PARK
ST RTE 28 - W SIDE & S OF BELLEAYRE
SHANDAKEN & MIDDLETOWN, NY

Facility Location: in SEVERAL COUNTIES THROUGHOUT THE STATE

Facility Principal Reference Point: NYTM-E: 539.963 NYTM-N: 4665.838
Latitude: 42°08'37.1" Longitude: 74°30'58.9"

Project Location: Town of Shandaken and Town of Middletown

Authorized Activity: This permit authorizes disturbance to the banks of two tributaries of the Emory Brook, Water Index #s D-70-80-12-2 (Class B) and D-70-80-12-3 (Class B), for the construction of five (5) elevated, boardwalk-style golf cart crossings (bridges), totaling 28 feet of stream crossing, associated with the construction of an 18 hole golf course. Bridges will be installed on helical piers outside the bed of the affected streams. All work to be performed in accordance with the plans and narratives referenced in Natural Resource Conditions #1 & #2.

Permit Authorizations

Stream Disturbance - Under Article 15, Title 5

Permit ID 0-9999-00096/00013

New Permit

Effective Date: 12/2/2015

Expiration Date: 12/1/2020

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: DANIEL T WHITEHEAD, Deputy Regional Permit Administrator
Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: *Daniel T Whitehead*

Date 12/02/2015

Permit Components



NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

**NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following
Permits: STREAM DISTURBANCE**

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by The LA Group Landscape Architecture and Engineering, PC., and consisting of the plans and narratives included in Natural Resource Condition #2.
2. **Approved Plans** The approved plans consist of the following by the LA Group Landscape Architecture and Engineering PC.:
 - a) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Stream Crossing Enlargements, dated 3/13/2012
 - b) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Stream Crossing detail A15-1, dated 3/13/2012
 - c) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Stream Crossing detail A15-2, dated 3/13/2012
 - d) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Stream Crossing detail A15-3, dated 3/13/2012
 - e) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Stream Crossing Enlargement, A15-4, dated 3/13/2012
 - f) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Stream Crossing detail A15-5, dated 3/13/2012
 - g) The Modified Belleayre Resort at Catskill Park, Article 15 Application, Site Details, dated 3/13/2012
 - h) Invasive Species Control Plan for The Modified Belleayre Resort at Catskill Park dated March 2011.
3. **Notify NYSDEC 48 Hours Prior to Commencing Work** The permittee or representative must contact by telephone Brian Drumm, the Habitat Manager, at 845 256 3091 at least 48 hours prior to the commencement of the project authorized herein.
4. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
5. **Install, Maintain Erosion Controls** Necessary erosion control measures, i.e., straw bales, silt fencing, etc., are to be placed on the downslope edge of any disturbed area. This sediment barrier is to be put in place before any disturbance of the ground occurs and is to be maintained in good and functional condition until thick vegetative cover is established.



6. Vegetation Clearing

- a) All proposed clearing of woody vegetation shall be done by hand, using chainsaws and other hand-operated power equipment. Heavy machinery, such as bulldozers and backhoes, shall not be used to conduct the clearing or to pull stumps. Detailed tree clearing protocols shall be included on the grading and clearing plans provided to contractors.
- b) Where golf holes cross fringe wetlands associated with the streams that run through the site, trees shall be cut and removed from the wetlands by hand and there shall be no removal of the herbaceous vegetation within the wetlands. Soils shall remain undisturbed.
- c) Permittee shall implement the program for the prevention of invasive species during construction and operation as provided in the "Invasive Species Control Plan for The Modified Belleayre Resort at Catskill Park"
- d) Permittee shall keep records in the regular course of business documenting the application of synthetic chemicals to any grass, shrubs, flowers, trees or other plantings or greenery on the project site, and will make such records available on request to the NYSDEC.

7. Stream Shading/Planting Where any vegetation is disturbed in proximity to the stream banks, revegetation shall be implemented through the addition of plantings by placing appropriately sized koir logs along the existing stream banks and planting with willow cuttings to provide shading of the stream.

8. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

9. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

10. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.



11. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Stream Disturbance.



5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS
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Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.



Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Type I Action, EIS, Findings Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as a Type I Action with Department of Environmental Conservation designated as the lead agency. It has been determined that the project may have a significant effect on the environment and, accordingly, Draft and Final Environmental Impact Statements (EIS) have been prepared, filed and reviewed. As a result of the Department's review, findings supporting this decision have been prepared.