

Public Notice

Notice of Public Hearing

Notice of Acceptance of Draft Environmental Impact Statement for the Belleayre Mountain Ski Center Unit Management Plan (Ump/Deis)

Notice of Complete Application For Permit Applications for the Belleayre Mountain Ski Center Unit Management Plan

Notice of Acceptance Of The Supplemental Draft Environmental Impact Statement (SDEIS) for the Modified Belleayre Resort at Catskill Park

Notice of Complete Application for Permit Applications for the Modified Belleayre Resort At Catskill Park

Notice of Public Hearing for: The Belleayre Mountain Ski Center Unit Management Plan/DEIS (Part A); the Modified Belleayre Resort at Catskill Park Sdeis (Part B); Cumulative Impacts of Combined Developments (Part C); and Associated Permit Applications

Project Co-Sponsors and Project Applicant for the Belleayre Mountain Ski Center Unit Management Plan and Permit Application:

New York State Department of Environmental Conservation (DEC)
Project Co-Sponsor for UMP/DEIS
625 Broadway
Albany, New York

NYS Olympic Regional Development Organization (ORDA)
Project Applicant for SPDES Permit Application and
Project Co-Sponsor for UMP/DEIS
Olympic Center, 2634 Main Street
Lake Placid, NY 12946

NYS DEC Application ID: 3-5150-00005/00005

Facility: Belleayre Mountain Ski Center

Route 49A

Highmount, NY 12441

Project Applicant for the Modified Belleayre Resort At Catskill Park:

Crossroads Ventures, LLC

PO Box 466

Highmount, NY 12441

NYS DEC Application Id: 0-9999-00096/00012 - State Pollutant Discharge Elimination System

0-9999-00096/00013 - Use and Protection of Waters

Facility: Modified Belleayre Resort at Catskill Park

County Route 49A

Highmount, NY 12441

Belleayre Mountain Ski Center UMP/DEIS

Project: Belleayre Mountain Ski Center Unit Management Plan

Project Description: The NYS DEC and NYS ORDA have prepared a draft revision to the Belleayre Mountain Ski Center UMP that provides for the following actions: installation of three (3) new ski lifts; replacement of two (2) existing ski lifts; addition of sixteen (16) new ski trails; construction of up to three (3) additional parking areas; expansion of the existing Discovery Lodge and Sunset Lodge; construction of the following new structures: the Tomahawk Lodge, an Information Booth, a salt storage building, an additional snowmaking pond, installation of snowmaking piping, a lower pumphouse, and a compressor facility; modification of existing pumphouses; the acquisition and classification of the parcel of land that was the site of the former Highmount Ski Center; reclassification of 149 acres of the Ski Center's Intensive Use Area to a Wilderness designation; and classification of 263 acres of Forest Preserve land as an addition to the Ski Center's Intensive Use Area.

The project site is located in the Town of Shandaken (Ulster County) within the boundaries of the New York State Catskill Park. The proposed project is adjacent to the State-owned Forest Preserve Lands comprising the Shandaken Wild Forest and Big Indian Wilderness Area.

Draft Permits: NYS DEC staff have prepared a draft SPDES Permit for stormwater discharges to surface waters of the State from construction activities associated with the Belleayre Mountain Ski Center, issued in compliance with Title 8 of Article 17 of the New York State Environmental Conservation Law (ECL) and in compliance with the Clean Water Act, as amended (33 U.S.C. §1251, et seq.).

State Environmental Quality Review Act (SEQR): Under SEQR, the Belleayre Mountain Ski Center UMP associated with this permit is classified as a Type I action with DEC designated as the lead agency. DEC has determined that the project may have a significant effect on the environment. Accordingly, a DEIS has been prepared and accepted as complete by DEC.

State Historic Preservation Act (SHPA) Determination: A cultural resources survey has been completed. Based on information provided in the survey report, DEC has determined, pursuant to Section 14.09 of the State Historic Preservation Act, that the proposed activity will have no impact on resources listed or eligible for listing in the

State or National Registers of Historic Places. No further review in accordance with SHPA is required.

Modified Belleayre Resort At Catskill Park

Project: Modified Belleayre Resort at Catskill Park

Project Description: Crossroads Ventures, LLC has submitted applications for a proposed development known as the Modified Belleayre Resort at Catskill Park, which includes the Wildacres Resort and Highmount Spa Resort. Wildacres Resort is located on approximately 254 acres on the eastern side of the Project site, west of the Belleayre Mountain Ski Center, and would include an 18-hole golf course, a 250-unit hotel, and 163 lodging units in multi-unit buildings. Highmount Spa Resort is located on a portion of the approximately 237 acres that includes the site of the former Highmount Ski Area. Development proposed for the Highmount Spa Resort includes a 120-unit hotel with spa facilities and 53 fractional ownership units. Also proposed is a multi-level lodge building containing 27 fractional ownership units and 16 detached lodging units in 8 duplex buildings.

The project site is located in the Towns of Shandaken (Ulster County) and Middletown (Delaware County) within the boundaries of the New York State Catskill Park. The proposed project is adjacent to the State-owned Belleayre Mountain Ski Center and within the New York City Pepacton Reservoir watershed.

Draft Permits: NYS DEC staff have prepared a draft SPDES Permit for stormwater discharges to surface waters of the State from construction activities associated with the Modified Belleayre Resort at Catskill Park, issued in compliance with Title 8 of Article 17 of the ECL and in compliance with the Clean Water Act, as amended (33 U.S.C. §1251, et seq.). In addition, staff has prepared a draft Protection of Waters Permit, issued in compliance with Title 5 of Article 15 of the ECL for proposed crossings of regulated streams on the property.

State Environmental Quality Review Act (SEQR): The proposed project is a Type 1 action. A DEIS on a predecessor resort proposal, known as “Belleayre Resort at Catskill Park,” was accepted as complete on November 26, 2003; and a hearing was held on the DEIS on January 14, 2004 and January 15, 2004. Subsequently, the project was modified. On November 19, 2007, NYS DEC, as lead agency, determined that the project, as modified and known as the Modified Belleayre Resort at Catskill Park, may have a significant impact on the environment. Accordingly, an SDEIS was prepared. It has been accepted as complete by NYS DEC.

State Historic Preservation Act (SHPA) Determination: A cultural resources survey has been completed. Based on information provided in the survey report, the New York State Office of Parks, Recreation and Historic Preservation has determined that the proposed activity will have no adverse effect on properties in or eligible for listing on the State and National Registers of Historic Places. No further review in accordance with SHPA is required.

Cumulative Analysis

This section of the environmental impact statement relates to the cumulative impact of the projects proposed in the Belleayre Mountain Ski Center UMP and the proposed Modified Belleayre Resort at Catskill Park.

Document Availability

The application materials, the draft permits, the draft UMP/DEIS, the SDEIS and other project information are available for your review online at the following websites:

- The DEIS and SDEIS for the Modified Belleayre Resort at Catskill Park can be found online at: http://www.thelagroup.com/Belleayre_Resort/index.htm.
- The [following documents](#) are available online at <http://www.dec.ny.gov/permits/54704.html>
 - i) Draft revision of Belleayre Mountain Ski Center UMP/DEIS (Part A),
 - ii) Cumulative Impact Analysis (Part C),
 - iii) Draft SPDES Permit and Fact Sheet for stormwater discharges to surface waters of the State from construction activities associated with the Belleayre Mountain Ski Center, and
 - iv) Draft Protection of Waters permit and draft SPDES Permit and Fact Sheet for stormwater discharges to surface waters of the State from construction activities associated with the Modified Belleayre Resort at Catskill Park.

Documents are also available for review at the NYS DEC Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561-3042, during normal business hours between 8:30 a.m. and 4:45 p.m., Monday through Friday, contact NYS DEC Region 3 at (845) 256-3000 to make an appointment. To request an electronic copy of the documents, send an email, with the words "REQUEST DVD" in the subject line, with your request including your name and address, to the following email: Belleayre@gw.dec.state.ny.us. **In addition, the documents are available both electronically and as hard copies at the following locations beginning on Friday, April 19, 2013:**

Skene Memorial Library
Main Street
Fleischmanns, NY 12430

Phoenicia Library
9 Ava Maria Drive
Phoenicia, NY 12464

Written Comments

All written comments concerning the various applications before NYS DEC, the draft SPDES permits and protection of waters permit, the draft revision to the Belleayre Mountain Ski Center UMP/DEIS, and the Modified Belleayre Resort at Catskill Park

**SDEIS must be received by June 24, 2013 and must be sent to the following NYS DEC
Contact Person:**

Daniel T. Whitehead
Regional Permit Administrator
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561-1620

Comments will also be received via e-mail: belleayre@gw.dec.state.ny.us

Notice of Legislative Public Hearing

In accordance with the provisions of 6 NYCRR Parts 617 and 621, a legislative public hearing will be held before Administrative Law Judge (ALJ) Molly T. McBride to receive unsworn statements from the public on the applications and the draft revision of the Belleayre Mountain Ski Center UMP/DEIS and Modified Project at Catskill Park SDEIS at two sessions on May 29, 2013. The first session will commence at 3:00 p.m. and a second session will commence at 6:00 p.m. All persons, organizations, corporations, or government agencies which may be affected by the proposed projects are invited to attend the hearing and to submit oral or written comments. It is not necessary to file in advance to speak at the hearing. Lengthy statements should be in writing and summarized for oral presentation. Reasonable time limits, no less than three (3) minutes, may be established for each speaker to afford everyone an opportunity to be heard. Equal weight will be given to both oral and written statements. The hearing location is fully accessible to persons with mobility impairment. Interpreter services shall be made available to deaf persons at no charge upon written request to the ALJ at least 10 days prior to the hearing, pursuant to the State Administrative Procedures Act (SAPA). For those unable to attend the legislative public hearing, as indicated above, written comments may be submitted to:

Daniel T. Whitehead
NYSDEC Region 3 Headquarters
21 South Putt Corners Road
New Paltz, NY 12561-1696, **no later than June 24, 2013.**

Statutory and Regulatory Provisions:

Environmental Conservation Law Article 1 (General Provisions); Article 3, Title 3 (General Functions); Article 8 (Environmental Quality Review); Article 15, Title 5 (Protection of Waters), Article 17, Titles 7 and 8 (Permits and Certificates and SPDES); Article 70 (Uniform Procedures); Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Parts 750-758 (SPDES); Part 617 (State Environmental Quality Review); and Part 621 (Uniform Procedures).

Summary of Important Dates and Times:

- Wednesday, May 29, 2013, 3:00 p.m. and 6:00 p.m. Public Hearing at the Discovery Lodge at the Ski Center located on Route 28 in Highmount, NY
- Monday, June 24, 2013.- Deadline for Filing Written Comments

For further information please contact: Daniel T. Whitehead, NYS DEC - Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561-1696, Phone: (845) 256-3801.

Notice of Informational Presentation on Belleayre Mountain Ski Center Unit Management Plan (UMP)

County: Ulster

Lead Agency: New York State Department of Environmental Conservation (NYS DEC)

Project Title: Informational Presentation on Draft Revision of the Belleayre Mountain Ski Center UMP

Project Location: The Belleayre Mountain Ski Center is located on County Route 49A, Highmount, in the Town of Shandaken, Ulster County, in southeast New York State.

Project Description: NYS DEC and the Olympic Regional Development Authority (NYS ORDA) have prepared a draft revision to the Belleayre Mountain Ski Center UMP which provides for the following actions: installation of three (3) new ski lifts; replacement of two (2) existing ski lifts; addition of sixteen (16) new ski trails; construction of up to three (3) additional parking areas; expansion of the existing Discovery Lodge and Sunset Lodge; construction of the following new structures: the Tomahawk Lodge, an Information Booth, a salt storage building, an additional snowmaking pond, installation of snowmaking piping, a lower pumphouse, and a compressor facility; and modification of existing pumphouses, the

acquisition and classification of the parcel of land which was the site of the former Highmount Ski Center, reclassification of 149 acres of the Ski Center's Intensive Use Area to a Wilderness designation, classification of 263 acres of Forest Preserve land as an addition to the Ski Center's Intensive Use Area.

NYS DEC and NYS ORDA will hold an informational presentation open to the public to present general details related to the proposed actions set forth in the draft UMP on Wednesday, May 22, 2013 at 7:00 pm at the Belleayre Mountain Ski Center Discovery Lodge on Route 49A in Highmount, NY. The Discovery Lodge is wheelchair accessible. **Please call the Ski Center at: (845) 254-5600 to let us know of any other specific accommodations you may require by Thursday, May 17, 2013.** Following the presentation, NYS DEC and NYS ORDA staff will be available to informally discuss the details of the proposed projects set forth in the draft revision of the UMP with members of the public. The [draft revision of the UMP](http://www.dec.ny.gov/permits/54704.html) is posted on the NYS DEC's website at <http://www.dec.ny.gov/permits/54704.html>. To request an electronic copy of the documents, send an email, with the words "REQUEST DVD" in the subject line, with your request including your name and address, to the following email: Belleayre@gw.dec.state.ny.us.

The draft revision of the UMP/DEIS is also available for review at the NYS DEC Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561-3042, during normal business hours between 8:30 a.m. and 4:45 p.m., Monday through Friday, contact NYS DEC Region 3 at (845) 256-3000 to make an appointment. **In addition, the document is available both electronically and hard copy at the following locations beginning on Friday, April 19, 2013:**

Skene Memorial Library
Main Street
Fleischmanns, NY 12430

Phoenicia Library
9 Ava Maria Drive
Phoenicia, NY 12464

Written Comments

All written comments concerning the application before NYSDEC, the draft SPDES permit, and the draft revision to the Belleayre Mountain Ski Center UMP/DEIS must be received no later than June 24, 2013 and must be sent to the following Department Contact Person:

Daniel T. Whitehead
Regional Permit Administrator
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561-1620

Comments will also be received via e-mail at the following email address: belleayre@gw.dec.state.ny.us or may be submitted at a public hearing to be held on May 29, 2013 at the Belleayre Mountain Ski Center at 3:00 p.m. and 6:00 p.m. For more details regarding the public hearing, please see related Environmental Notice Bulletin.

NOTE - This informational presentation shall provide information related only to the proposed actions set forth in the revision to the Belleayre Mountain Unit Management Plan. There will be no information presented concerning the Modified Belleayre Resort at Catskill Park.

Contact: Andy Niles, NYS DEC - Division of Operations, 626 Broadway, Albany, NY 12233, Phone: (518) 402-9084, E-mail: ajniles@gw.dec.state.ny.us.