

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one of which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.**
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Hudson River Valley Resort
 Name of Action

 Name of Lead Agency

 Print or Type of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Hudson River Valley Resort		
LOCATION OF ACTION (Include Street Address, Municipality and County) 424 Williams Lake Road, Rosendale, Ulster County		
NAME OF APPLICANT/SPONSOR Hudson River Valley Resorts, LLC		BUSINESS TELEPHONE 413 584 4491
ADDRESS 126 Main Street		
CITY/PO Northampton	STATE MA	ZIP CODE 01060
NAME OF OWNER (if different) Anita Peck, Ulster County Construction Company, Inc., The Binnewater Realty Corporation, Barbara-Anne Battele		BUSINESS TELEPHONE
ADDRESS See attached list.		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION:		
<p>Adaptive re-use of the existing Williams Lake Hotel property is proposed as an upscale resort and residential community focused on wellness, outdoor recreation and sustainability. The project will be marketed to resort visitors and second home buyers. The project will preserve the history of the site, including Rosendale's limestone mining history and respects Williams' family commitment to conservation. HRVR will rehabilitate industrial artifacts on the site (kiln walls, chimneys and an existing 19th century brick building used as an office by the Lawrenceville Cement Co.) and create an interpretive center of the local cement history.</p> <p>The proposed project illustrated in the conceptual plan encompasses the following:</p> <ul style="list-style-type: none"> • LEED Gold-certified 130 room Hotel (reconstruction of the existing facilities) • 160 for-sale homes (101 attached townhouses and 59 detached single-family homes) • 19,000 square foot spa • 5,000 sq ft wellness center • 5,000 sq ft welcome/ arrival center • interpretive center highlighting Rosendale's cement history • resort facilities including skating rink, yoga/ meditation studio, boathouse, teahouse • public access "rail trail" for hiking and biking, recreational kiosks <p>The total acreage of the site is approximately 779 acres, including three lakes (~125 acres) and a NY State wetland system (~30 acres). An existing conservation easement of 411 acres of the property will be expanded for permanent conservation of sensitive resources. Project will utilize on-site water supply and wastewater treatment systems. Refer to accompanying Location Map and Conceptual Plan.</p> <p>The majority of the development will be on previously disturbed lands from the cement mining era with careful consideration of five endangered species on the site. No development is planned on the prominent ridgeline east of Fifth Binnewater Lake, homes are carefully sited amidst remnant mine openings and significant wetland/ lagoon creation is proposed as a strategy for stormwater management. HRVR is committed to setting and achieving aggressive sustainability targets including the incorporation of a pedestrian-focused design, energy efficiency, renewable energy, green roofs and diminished impervious surfaces.</p> <p>Accompanying this EAF is a draft Scope for a draft environmental impact statement to be prepared by the Applicant.</p>		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 779 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>12</u> acres	<u>1</u> acres
Forested	<u>599</u> acres	<u>581</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>0</u> acres	<u>4.5</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>30</u> acres	<u>30</u> acres
Water Surface Area	<u>125</u> acres	<u>129</u> acres
Unvegetated (Rock, earth or fill)	<u>1</u> acres	<u>1</u> acres
Roads, buildings and other paved surfaces	<u>8</u> acres	<u>29</u> acres
Other (Indicate type) <u>Remnant mines</u>	<u>~4</u> acres	<u>~4</u> acres

3. What is predominant soil type(s) on project site? (STD: Stockbridge-Farmington-Rock and FAE: Farmington-Rock)
a. Soil drainage: Well Drained 90 % of site Moderately well drained _____ % of site
 Poorly Drained 10 % of site
b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? n/a acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is the depth to bedrock? 0 to 10 (in feet)

5. Approximate percentage of proposed site with slopes: 0-10% 50 % 10-15% 15 %
 15% or greater 35 %

6. Is project substantially contiguous to, or contain building, site, or district, listed on the State or National Register of Historic Places?
 Yes No (Contiguous to Binnewater Historic District, which is eligible for NR listing; 2500 ft from Snyder Estate)

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 0 to >15 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?

Yes No According to Stearns and Wheler, Sept 2006, Preliminary Natural Resources Inventory of the Williams Lake Property. Rondout Esopus Land Conservancy, Oct 1999, Baseline Survey and Monitoring Plan for the Ulster County Construction Company Easement, Williams Lake Vicinity.

Identify each species Myotis sodalis (Indiana Bat) – Federal endangered, NY endangered
Myotis leibii (Eastern Small Footed Bat) – NY State-listed Species of Special concern
Acris c. crepitans (Northern Cricket Frog) – NY State-listed Species of Special concern
Ambystoma jeffersonianum (Jefferson's salamander) – NY State-listed Species of Special concern
Buteo lineatus (red-shouldered hawk) – NY State-listed Species of Special concern

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)

Yes No Describe Numerous remnant mines, crevasses and rail beds from extensive 19th century cement mining operations conducted on site. A total of 106 mine pits were surveyed on the southern portion of the Williams Lake parcel (excluding the WL conservation easement).

13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain The site is private property, but under Williams Lake ownership has been accessed by the public illegally (trespassing), by invitation (organized recreational events such as mountain bike and running races) and for fee (Beach Club, cross-country skiing). Overall, the private nature of the land has been historically poorly enforced.
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: _____
 a. Name of Stream and name of River to which it is tributary Unnamed stream that runs south from southwestern boundary of WL parcel (RD-2) and connects to State Wetland RD-4 and downstream to the Rondout Creek
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Fifth Binnewater Lake (aka Williams Lake) b. Size (In acres) 43 acres (surveyed)
Fourth Binnewater Lake 78 acres (surveyed)
Second Binnewater Lake ~5 acres (estimate)
Wetland (RD-2) (west of Binnewater Road) 28.5 acres (estimate)
"Bait-fish" ponds (Williams Lake parcel) ~3 - 5 acres (estimate)
Unnamed pond (conservation area) < 1 acre
17. Is the site served by existing public utilities? Yes No (electricity only; water and septic are private)
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No (Minimal solid waste disposed in organic waste dump on site).

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 779 acres.
- b. Project acreage to be developed: ~17 acres initially; ~35 acres ultimately.
- c. Project acreage to remain undeveloped 727 acres.
- d. Length of project, in miles: _____ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? _____ %
- f. Number of off-street parking spaces existing 310 ; proposed 400 .
- g. Maximum vehicular trips generated per hour 158 peak hour trips, PM weekday (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>0</u> | _____ | _____ | <u>101</u> |
| Ultimately | <u>59</u> | _____ | _____ | <u>101</u> |
- i. Dimensions (in feet) of largest proposed structure 65 height; 170 width; 250 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? Zero. Expect to manage all material on-site. tons/cubic yards?

3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? Portions of existing parking lot and ball-field to be reclaimed as stormwater lagoons. Lands heavily disturbed by mining to be reclaimed for residential home sites
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? -25 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction? 30 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? 2 (number).
- b. Anticipated date of commencement phase 1 May month 2009 year, (including demolition)
- c. Approximate completion date of final phase November month 2011 year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated during construction? +1531 ; after project is complete +450
10. Number of jobs eliminated by this project? None
11. Will project require relocation of any projects or facilities?? Yes No
If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. _____
- b. Name of water body into which effluent will be discharged. _____
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain Proposal includes excavation expand acreage of Fifth Binnewater Lake and to create stormwater lagoons
15. Is project or any portion of project located in 100 year flood plain? Yes No (Fifth Binnewater Lake)
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month 29.7 Tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Rosendale Transfer Station ; location Hickory Bush Road, Rosendale, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day?) Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No (post construction)
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Fuel for vehicles; Fuel oil/ propane; electricity
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day ~160,000 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain HRVR anticipates applying for applicable funding through the Ulster County Development Corporation's Industrial Development Agency (IDA), Empire State Development Corporation and other sources.

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning text change, Sewer district formation	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan, Subdivision, Special Permit	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water supply, wastewater	
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County Planning Department – §239-m review Ulster County Highway Dept – road and driveway permits	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC – Protection of Waters; Water supply; SPDES – wastewater and stormwater; Freshwater Wetlands NYS Office of Parks, Recreation and Historic Preservation	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US Army Corps of Engineers – Section 404	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- What is the zoning classification of the site? Residential Zoning District "A"
- What is the maximum potential development of the site if developed as permitted by the present zoning?
Est. 196 single family homes w. well & septic (779 ac – 411 ac conserv. easement – 20% for roads & constraints / 1.5 ac per unit)
- What is the proposed zoning of the site? Planned Resort Special Permit
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Est. 286 dwelling units & hotel w. community water & sewer (779 ac – 411 ac conserv. easement - 10 ac hotel - 20% for roads & constraints / 1.0 ac per unit)
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Residential Zoning "A"
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? Undetermined at this time
a. What is the minimum lot size proposed? Undetermined at this time
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for community services (recreation, education, police, fire protection)? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Hudson River Valley Resorts, LLC Date 11/19/07

Signature  Title Planner for Applicant
For HRVR: _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

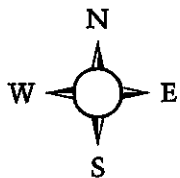
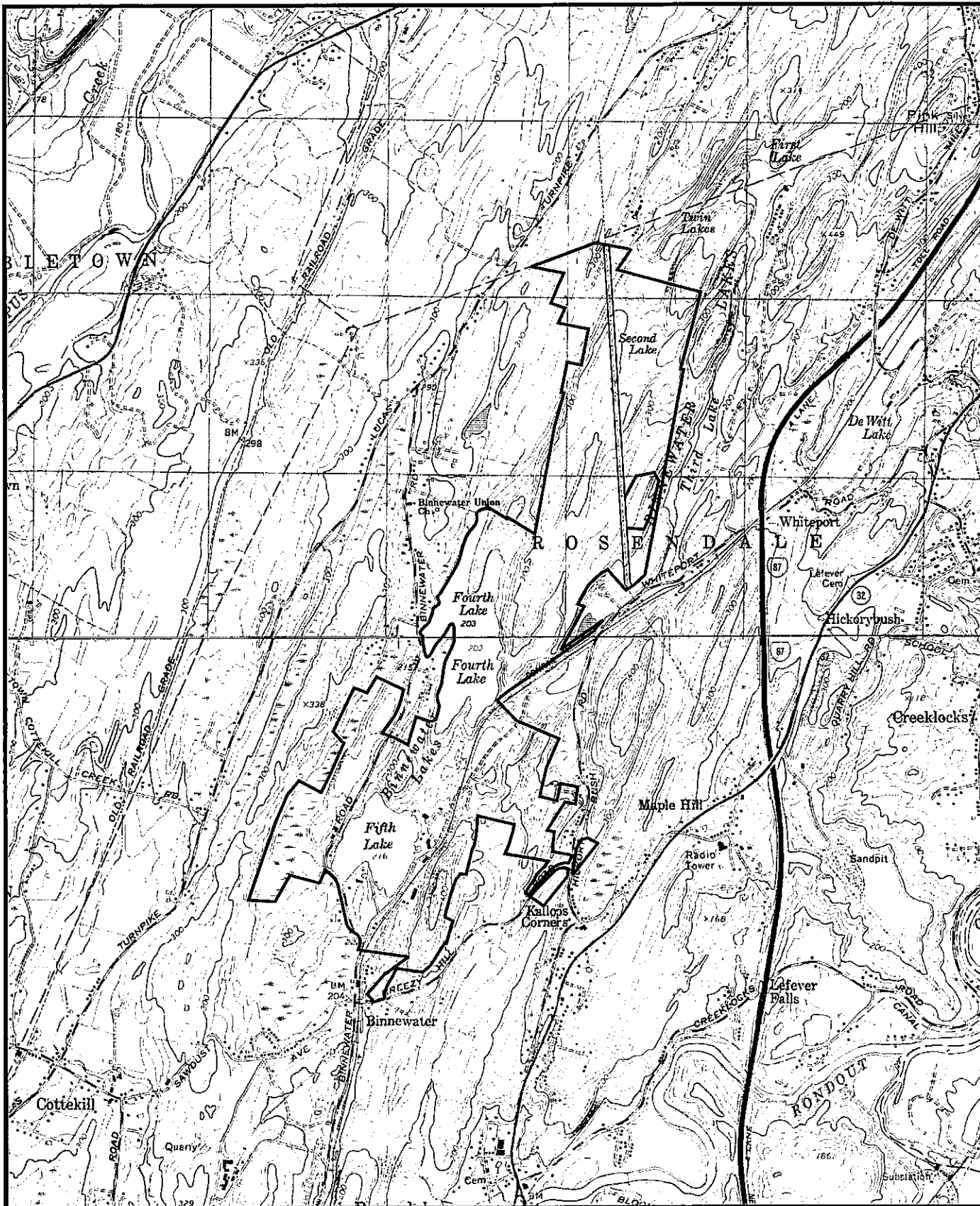
List of Owners:

NAME OF OWNER (if different) SBL: 62.4-1-9.1 Anita Peck		BUSINESS TELEPHONE 845 658-3101	
ADDRESS Williams Lake Hotel, 424 Williams Lake Road			
CITY/PO Rosendale		STATE NY	ZIP CODE 12472

NAME OF OWNER (if different) SBL: 62.4-2-39 Ulster County Construction Company, Inc.		BUSINESS TELEPHONE 845 658-3101	
ADDRESS Williams Lake Hotel, 424 Williams Lake Road			
CITY/PO Rosendale		STATE NY	ZIP CODE 12472

NAME OF OWNER (if different) SBL: 62.4-1-13.1 Ulster County Construction Company, Inc., and The Binnewater Realty Corporation		BUSINESS TELEPHONE 845 658-3101	
ADDRESS Williams Lake Hotel, 424 Williams Lake Road			
CITY/PO Rosendale		STATE NY	ZIP CODE 12472

NAME OF OWNER (if different) SBL: 62.11-1-13.1 Barbara-Anne Battele		BUSINESS TELEPHONE 904 461-4022	
ADDRESS 36 Beachside Drive at Marineland			
CITY/PO Palm Coast		STATE FL	ZIP CODE 32137



 Site Property Boundary

Location Map
 Hudson River Valley Resort
 Town of Rosendale, Ulster County, New York
 Base Map: USGS 7.5-Minute Topographic Map,
 Rosendale and Kingston West Quads
 Scale: 1" = 2,500'