Master Development Plan Application

For the

Hudson River Valley Resort
(aka the "Williams Lake Project")

Submitted to the Rosendale Town Board
By Hudson River Valley Resorts, LLC

On October 4, 2013

I. Master Development Plan Application

A. Site Overview

1. Site Location

The proposed Hudson River Valley Resort Project site, or property, (hereafter the "Site"), is located in the Town of Rosendale, Ulster County, New York. The Project comprises lands totaling +/- 779 acres related to the Williams Lake Resort as well as two additional parcels west of the section of Binnewater Road adjacent to Fifth Binnewater Lake (a.k.a "Williams Lake"). The Site comprises tax parcels: 62.2-4-15.11; 62.2-4-16; 62.4-1-13.1; 62.4-1-18; 62.4-1-17; 62.4-1-19.1; 62.11-1-13.1. See Appendix A ("Site Location Map") and Figure 1 ("Site Map").

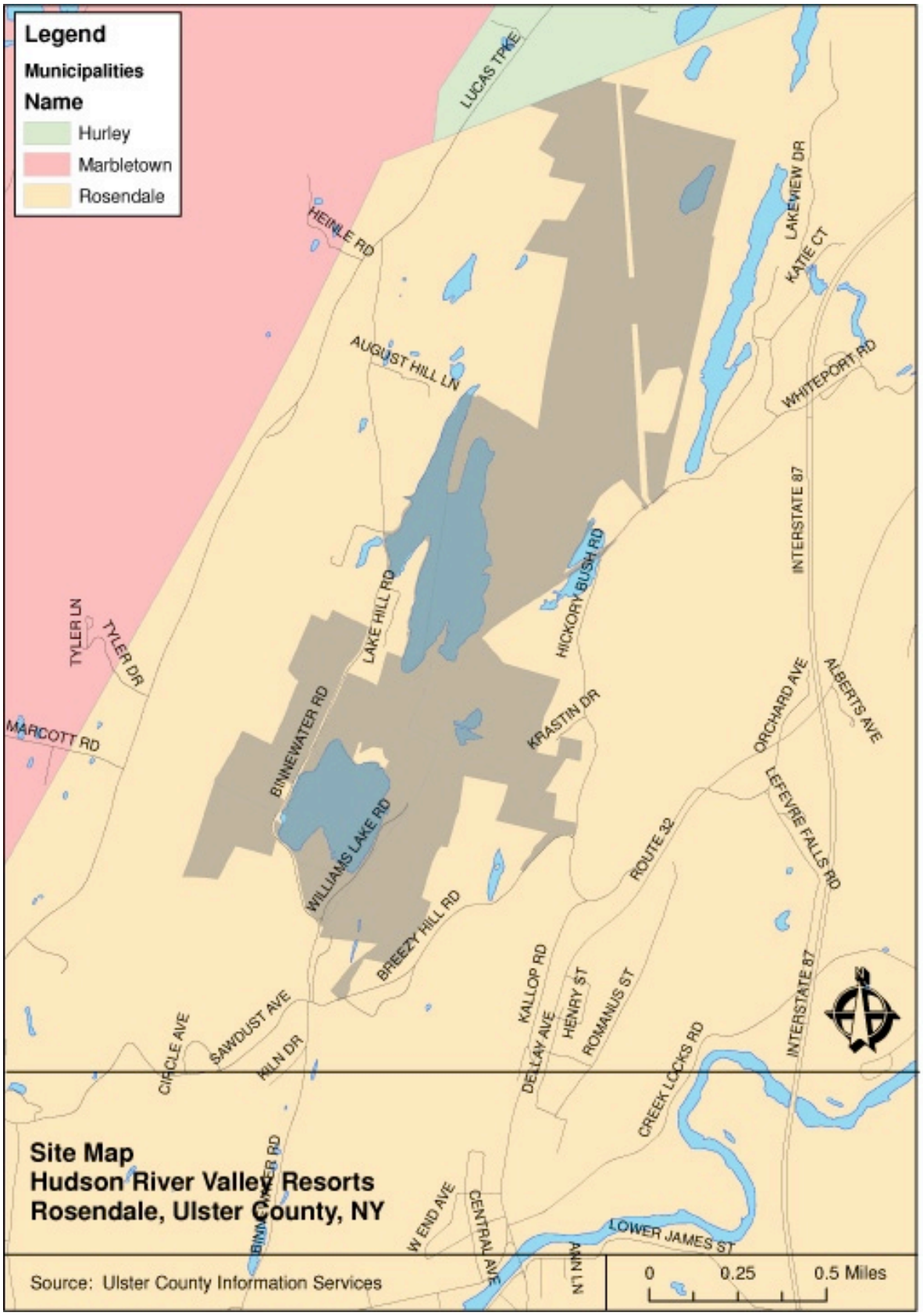

Legend
Municipalities
Name
Hurley
Marbletown
Rosendale
LUCAS TPKE
HEINLE RD
AUGUST HILL LN
LAKEVIEW DR
KATIE CT
WHITEPORT RD
INTERSTATE 87
HICKORY BUSH RD
LAKE HILL RD
TYLER LN
TYLER DR
MARCOTT RD
BINNEWATER RD
KRASTIN DR
ORCHARD AVE
ALBERTS AVE
LEFEVRE FALLS RD
WILLIAMS LAKE RD
ROUTE 32
BREEZY HILL RD
KALLOP RD
HENRY ST
ROMANUS ST
CIRCLE AVE
SAWDUST AVE
KILN DR
DELLAV AVE
CREEK LOCKS RD
INTERSTATE 87
W END AVE
CENTRAL AVE
LOWER JAMES ST
ANN LN
Site Map
Hudson River Valley Resorts
Rosendale, Ulster County, NY
Source: Ulster County Information Services
0
0.25
0.5 Miles

FIGURE 1

The Site is described as comprising two general areas: the "Development Area", which comprises +/- 368 acres, including Fifth Binnewater Lake and the "Conservation Easement" area, which comprises +/- 411 acres, including all land currently protected by Conservation Easement, including Second Binnewater Lake[1] and Fourth Binnewater Lake.

The Site is bound generally to the west by NYSDEC wetland RD-2; to the South by Binnewater Road; to the East by residential landowners along Breezy Hill Road; and to the North by residential landowners as well as the Twin Lakes Resort, which is located in Hurley, NY.

The Site has road frontage of approximately 5,893 feet along Binnewater road between the property corner with the Women's Studio Workshop and Fourth Binnewater Lake (this includes 613 feet adjacent to Fourth Binnewater Lake). The Site has additional road frontage of approximately 1,215 linear feet along Breezy Hill Road.

The Site envelopes two in-parcels that are owned by private land-owners that are located on the North shore of Fifth Binnewater Lake. These parcels total +/- 2.79 acres.

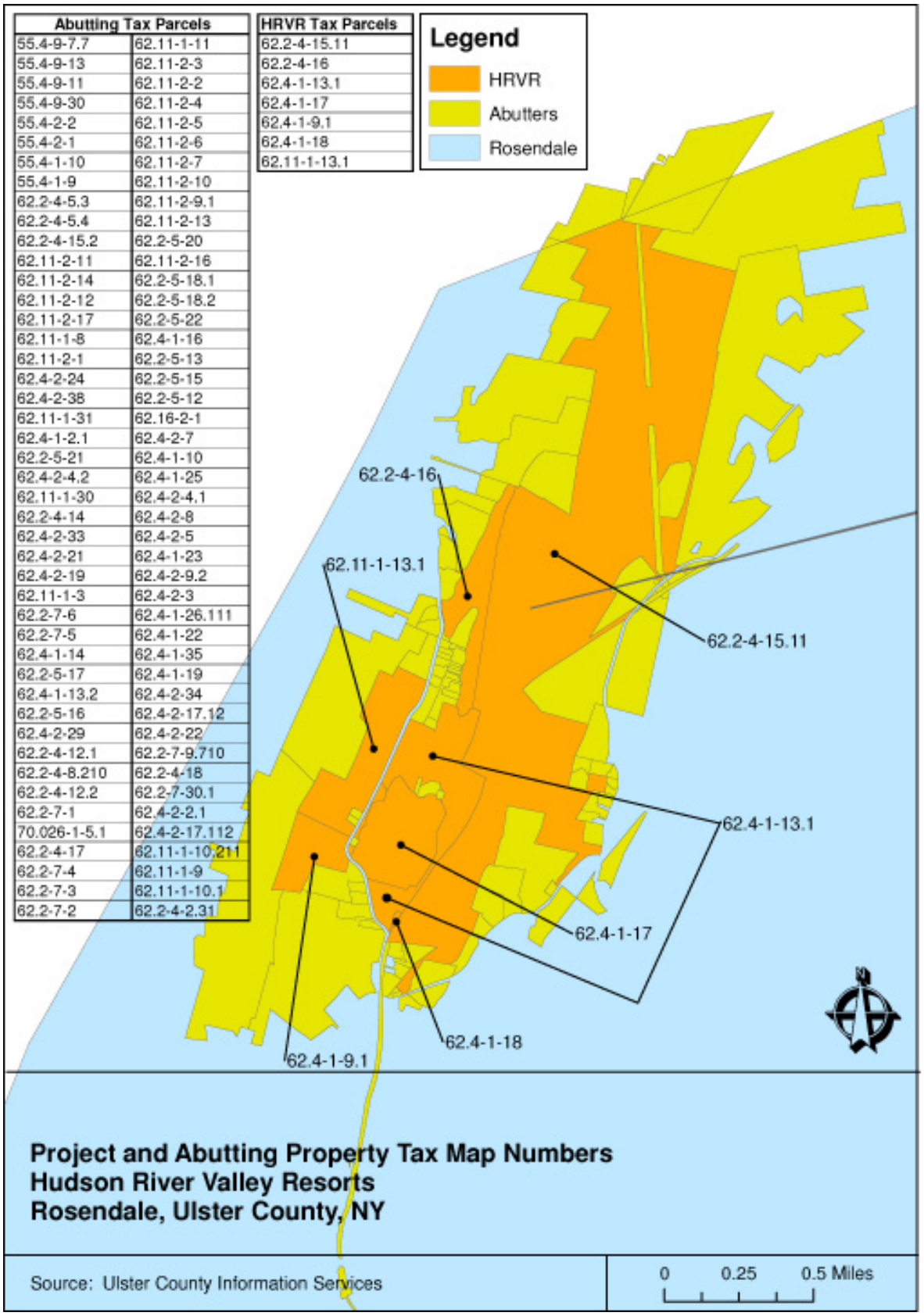
The Site also envelops an in-parcel of +/- 10 acres owned by the New York State Department of Environmental Conservation (NYSDEC) located North of the Rosendale Transfer Station and West of Third Binnewater Lake.

A utility corridor of +/- 14.2 acres held by Central Hudson Gas and Electric bisects the Site in the Conservation Easement; this utility corridor runs in a general north/northwesterly direction from Hickory Bush Road near The Rosendale Transfer Station to Land owned by Twin Lakes Resort.

See also Figure 2 ("Project and Abutting Property Tax Map Numbers").

See also Appendix B ("BLCPDA Zoning District Map").

[1] Second Binnewater Lake is identified as such on USGS topographic maps; however, many local residents know this lake as "Third Binnewater Lake".
[2] Though workforce housing targets often are 10-15% of the total, this typically includes incentive density



Abutting Tax Parcels	
55.4-9-7.7	62.11-1-11
55.4-9-13	62.11-2-3
55.4-9-11	62.11-2-2
55.4-9-30	62.11-2-4
55.4-2-2	62.11-2-5
55.4-2-1	62.11-2-6
55.4-1-10	62.11-2-7
55.4-1-9	62.11-2-10
62.2-4-5.3	62.11-2-9.1
62.2-4-5.4	62.11-2-13
62.2-4-15.2	62.2-5-20
62.11-2-11	62.11-2-16
62.11-2-14	62.2-5-18.1
62.11-2-12	62.2-5-18.2
62.11-2-17	62.2-5-22
62.11-1-8	62.4-1-16
62.11-2-1	62.2-5-13
62.4-2-24	62.2-5-15
62.4-2-38	62.2-5-12
62.11-1-31	62.16-2-1
62.4-1-2.1	62.4-2-7
62.2-5-21	62.4-1-10
62.4-2-4.2	62.4-1-25
62.11-1-30	62.4-2-4.1
62.2-4-14	62.4-2-8
62.4-2-33	62.4-2-5
62.4-2-21	62.4-1-23
62.4-2-19	62.4-2-9.2
62.11-1-3	62.4-2-3
62.2-7-6	62.4-1-26.111
62.2-7-5	62.4-1-22
62.4-1-14	62.4-1-35
62.2-5-17	62.4-1-19
62.4-1-13.2	62.4-2-34
62.2-5-16	62.4-2-17.12
62.4-2-29	62.4-2-22
62.2-4-12.1	62.2-7-9.710
62.2-4-8.210	62.2-4-18
62.2-4-12.2	62.2-7-30.1
62.2-7-1	62.4-2-2.1
70.026-1-5.1	62.4-2-17.112
62.2-4-17	62.11-1-10.211
62.2-7-4	62.11-1-9
62.2-7-3	62.11-1-10.1
62.2-7-2	62.2-4-2.31

HRVR Tax Parcels
62.2-4-15.11
62.2-4-16
62.4-1-13.1
62.4-1-17
62.4-1-9.1
62.4-1-18
62.11-1-13.1

FIGURE 2

Two school districts are contained within the Site: the Kingston School District (which encompasses all of the lands within the Conservation Easement and some of the lands in the Development Area) and the Rondout Valley School District (which encompasses the majority of lands proposed for development).

2. Description of Environmental Setting

Historically, the Site has been used for industrial, commercial and residential purposes. In the 19th and early 20th centuries, the Site was used industrially as a cement quarry and manufacturing plant. An estimated 300 acres of the Site were impacted by mining and most if not the entire Site was deforested to fuel the cement manufacturing process. During the 20th and 21st centuries, the Site was used commercially as a resort hotel. There has been ongoing residential use on the Site since the 20th century.

The Site falls in line with a series of topographic ridges that are oriented just to the east of north. Maximum elevation on the site is about 440 feet above mean seal level (MSL, NGVD 1929), which is located at the top of the ridge to the east of Williams Lake Resort (Main Building). Minimum elevation on the Site is about 200 feet above MSL, located near Fourth Binnewater Lake, and in the NYSDEC Wetlands RD-2 to the west of Binnewater Road.

There are thirty-four waterbodies on the Site, most of which are woodland ponds and vernal pools. There are three lakes: Fifth Binnewater Lake (also known as Williams Lake), Fourth Binnewater Lake and Second Binnewater Lake. There are two New York State regulated wetlands: RD2 and KW-21.

The geology of the Site is dominated by fractured limestone and is mapped as bedrock outcropping or glacial till. Soils are primarily formed in glacial till and are well drained.

See Appendix C ("Existing Site Conditions") for comprehensive topographic data, waterbodies, prominent geologic features and existing buildings and infrastructure.

The Site and surrounding area contain environmentally sensitive lands due to the presence of habitat for endangered species, sensitive hydrogeology, cultural resources, steep slopes and waterbodies (including wetlands and vernal pools). See Figures 3 and 4 for maps of environmentally sensitive features of the Site (wetlands, floodplains, water bodies and bat hibernacula) within a one-mile radius of the Site.

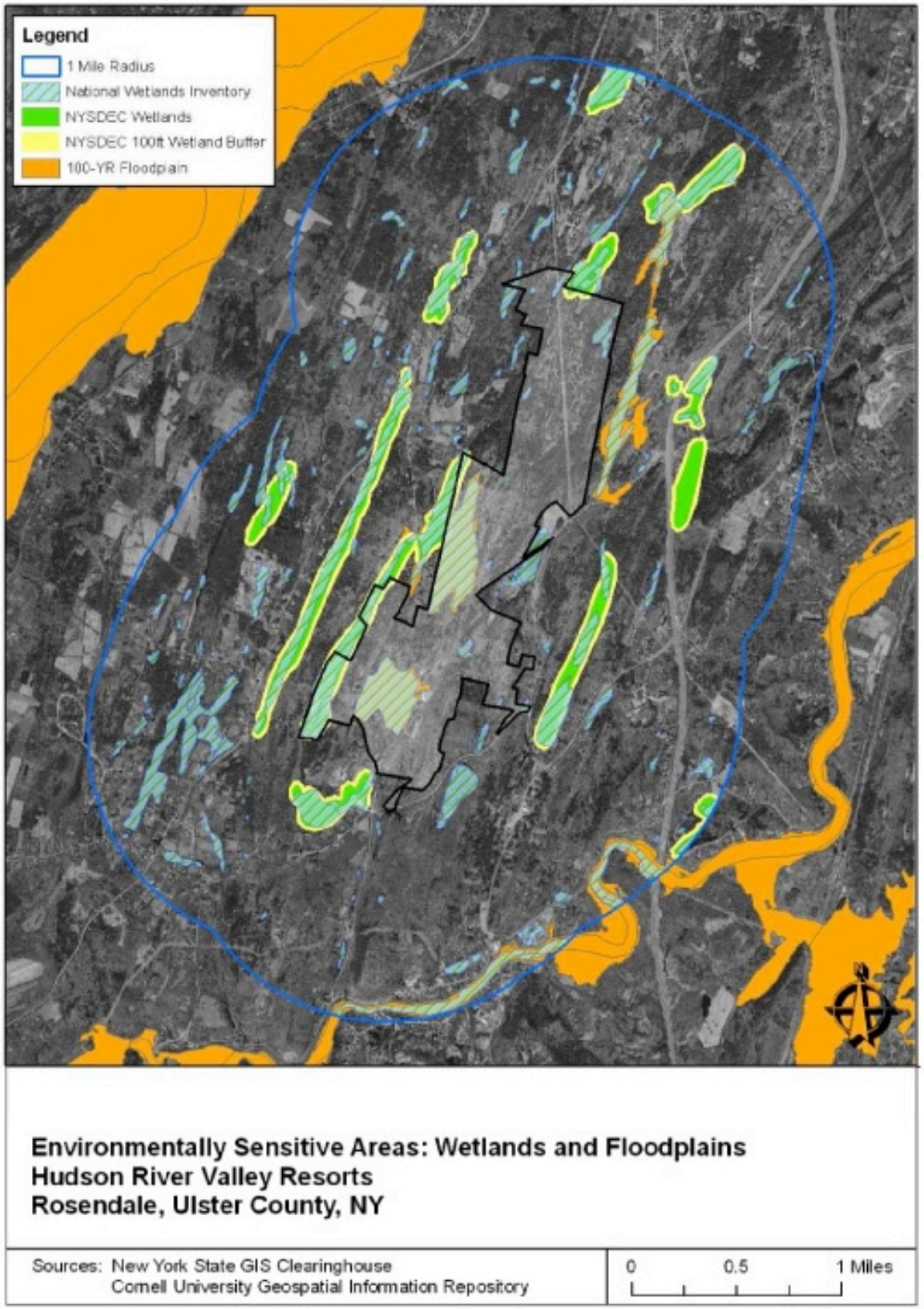
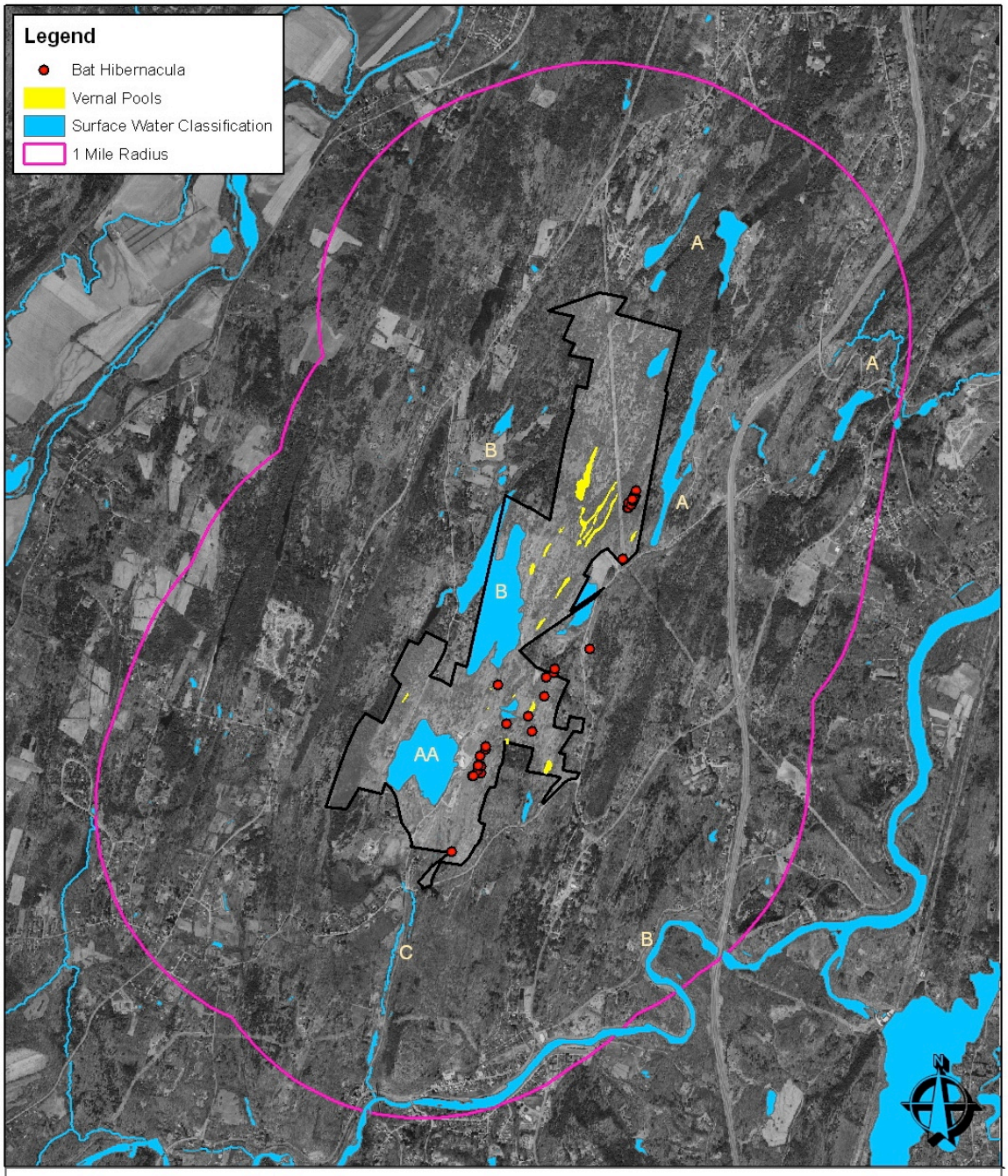

Legend
1 Mile Radius
National Wetlands Inventory
NYSDEC Wetlands
NYSDEC 100ft Wetland Buffer
100-YR Floodplain
Environmentally Sensitive Areas: Wetlands and Floodplains
Hudson River Valley Resorts
Rosendale, Ulster County, NY
Sources: New York State GIS Clearinghouse
Cornell University Geospatial Information Repository
0
0.5
1 Miles

FIGURE 3



Environmentally Sensitive Areas: Bat Hibernacula and Water Bodies
Hudson River Valley Resorts
Rosendale, Ulster County, NY

Note: Trout streams designated A(T), AA(T), B(T), or C(T). None occur within 1 mile of property

Sources: New York State GIS Clearinghouse
Cornell University Geospatial Information Repository

0 0.5 1 Miles

FIGURE 4

The Williams Lake Resort property was historically used for industrial limestone (dolostone) mining from the mid 1800s until the late 19th/early 20th Century. Many artifacts of this land use remain, including ruins of stone kilns and other structures related to the cement manufacturing industry, over a hundred mines from which limestone (dolostone) was extracted, and remnant evidence of the railway infrastructure used to transport material to and from the Site. Several of these remnant mines presently serve as habitat for wildlife, particularly bats.

Industrial dolostone extraction was intensive and included nearly complete deforestation of the immediate surrounding area as wood was the initial fuel source for the calcination process of the cement in the kiln chimneys.

Starting in 1929, the Site was developed and operated as a private, family resort by three generations of the Williams family. Capacity of the initial Williams Lake Resort was over 300 resorts guests. By the 1950s, the resort included multiple buildings with capacity for over 130 rooms (guests and employees), including:

- A 50-plus room main hotel
- A 9-room lodge
- A Sauna building with 24-rooms on the second and third floors and a solarium on the fourth floor
- A 16 room lakeside building (the Lake Shore house)
- Eleven (11) bungalows for guest (1, 2 and 3 bedrooms)
- An eleven (11) room Arch House
- A 19th century building (originally used as an office for the Lawrence Cement company) used as a hotel suite
- Three (3) bungalows for staff
- One (1) two-story apartment complex with 8 apartments for staff
- Grounds with the following amenities: Toboggan slide; handball court; ball-field; large bathhouse for day visitors; pavilion; diving tower (2 foot, 11 foot, 22 foot and 33 foot boards); horseback riding and walking trails; rope tow for downhill skiing.

Figure 5 below shows images of the former Williams Lake Hotel prior to 1953.

In July of 1953, a fire destroyed the main building and the lodge. A new main building without sleeping accommodations was opened, although not complete, in May of 1955. New motel units were built in stages and completed in 1973. In the 1960s, Nordic Ski Trails, mountain biking trails and cross-country trails were also developed.

In 1999, Miss Anita Williams Peck, owner of the former Williams Lake Hotel, donated a +/- 10-acre parcel of land within the Conservation Easement to The Nature Conservancy who ultimately transferred ownership to the New York State Department of Environmental Conservancy (NYSDEC).

In 1999, Anita Williams Peck donated land to create a private Conservation Easement covering approximately 411 acres of land; the easement is held by the Rondout Esopus Land Conservancy (RELC).

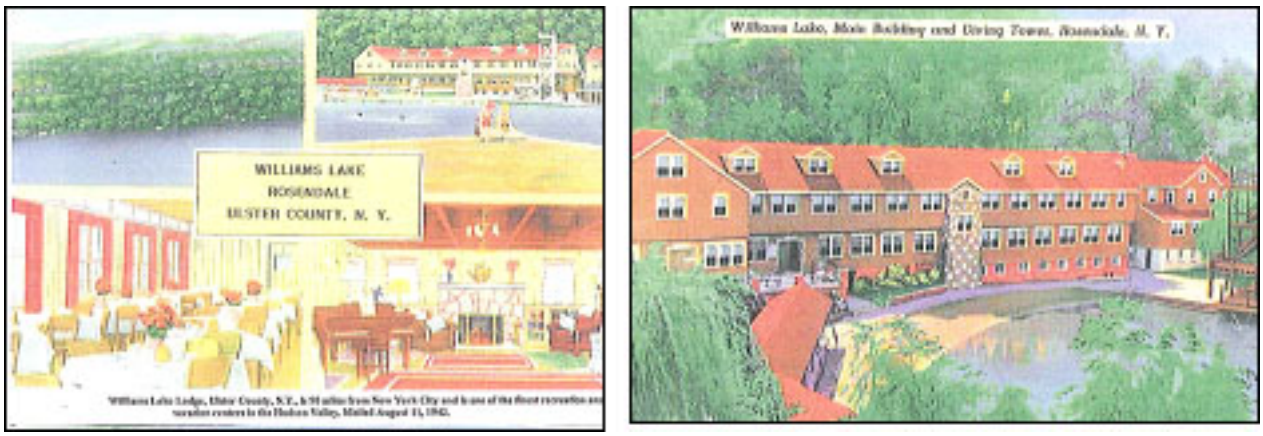


FIGURE 5

During the operation of the former Williams Lake Hotel, the southern end of the Site (south and east of Fifth Binnewater Lake) was maintained in landscaped lawns and contained paved driveways, roads and parking lots associated with the hotel. A recreational trail network for hotel guests extended throughout the Site, including trails within the Conservation Easement.

Most of the rest of the Site is dominated by mature mixed evergreen and deciduous second-growth forest. While mature forest dominates the Site, a total of twenty-seven (27) different ecological cover types exist, due to differences in elevation, soils and geology, slope aspect and sun exposure. A total of thirty-four (34) waterbodies, including isolated woodland ponds, wetlands and vernal pools are interspersed throughout the Site. The Site provides a mosaic of cover types that supports high species diversity, including several rare, threatened or endangered species.

Currently (2013), the Williams Lake Resort consists of 15 buildings (with twelve resort buildings and three residential buildings), numerous hiking trails, vast forested areas, open fields, paved and unpaved areas, and mines, crevasses, stone kilns and brick chimneys associated with the Site's industrial past as a natural cement manufacturing Site. Four residential units are currently (2013) on the Site (one of the three residential buildings is a duplex attached home). Figure 6 below shows recent images of the Williams Lake Site.

FIGURE 6

Adjoining properties are almost entirely used for residential purposes (single-family homes, both year-round and seasonal homes). Adjoining properties are set on a similar landscape dominated by limestone ridges, hemlock/ northern hardwood forest and wetlands, though some of the adjoining properties have a high degree of tree clearing for lawns and driveways.

3. Constrained Lands

The Development Area has been mapped to identify constrained lands. See Appendix D ("Constrained Lands Map"). Appendix D shows topographic contours and identifies the following features: existing water bodies (lakes, ponds, wetlands), slopes greater than 15%, winter bat habitat, areas of bedrock outcrops, existing mine openings and calcareous talus slope woodland. See also Figure 7 ("Environmentally Sensitive Areas: Slopes and Soils Prone to Subsidence"), which maps slopes for the entire Development Area and for lands within a 1 mile radius of the Site.

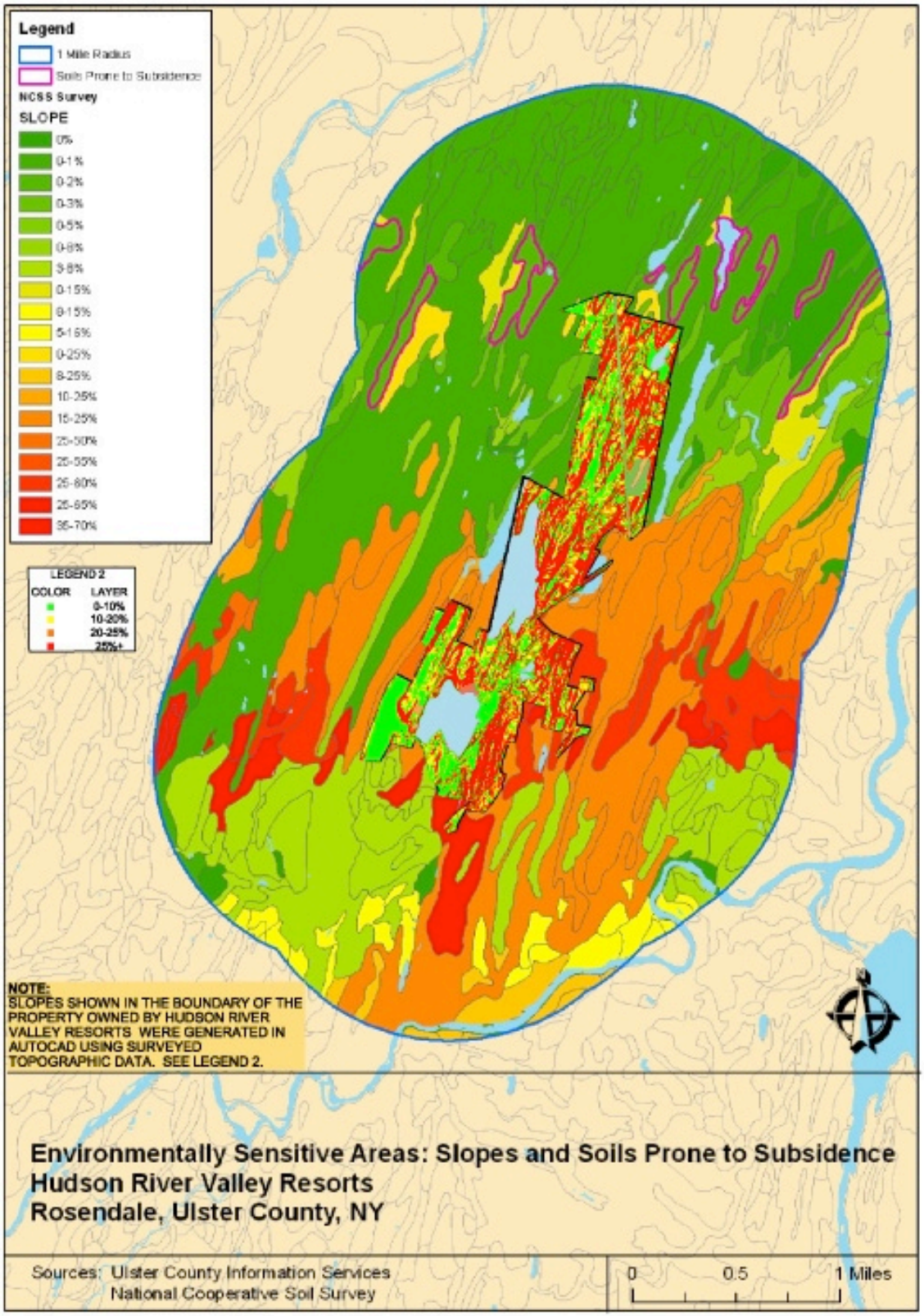

Legend
1 Mile Radius
Soils Prone to Subsidence
NCSS Survey
SLOPE
0%
0-1%
0-2%
0-3%
0-5%
0-8%
3-8%
0-15%
8-15%
5-15%
0-25%
8-25%
10-25%
15-25%
25-50%
25-55%
25-60%
25-65%
35-70%
LEGEND 2
COLOR LAYER
0-10%
10-20%
20-25%
25%+
NOTE:
SLOPES SHOWN IN THE BOUNDARY OF THE PROPERTY OWNED BY HUDSON RIVER VALLEY RESORTS WERE GENERATED IN AUTOCAD USING SURVEYED TOPOGRAPHIC DATA. SEE LEGEND 2.
Environmentally Sensitive Areas: Slopes and Soils Prone to Subsidence
Hudson River Valley Resorts
Rosendale, Ulster County, NY
Sources: Ulster County Information Services
National Cooperative Soil Survey
0
0.5
1 Miles

FIGURE 7

B. Project Overview

1. Design Process and Principles

Philosophically, the Applicant believes that community input during the design process results in a better outcome. Since its initial interest in the Project in 2006, the Applicant has hosted over fifty (50) information sessions and public presentations to share the Project vision and receive comments from concerned citizens, neighbors and other stakeholders. See Table 1 below.

Table 1: Summary of Outreach Efforts

Outreach Event	Date	# of Participants
Informal public information sessions (15 to 20)	2006-2013	Over 500
Public Scoping Session (SEQRA)	October 2008	~200
Rosendale Street Festival	2008	Over 100
Presentation to Rosendale Chamber of Commerce	2008, 2012, 2013	~100
Presentation to Ulster County Chamber of Commerce	2009, 2011	~600
Presentation to Rondout Valley Business Association	2009	~50
Presentations to Rosendale Women's Club, Senior Citizens Group, Bloomington Fire Department, Rosendale Fire Department	2010	Over 100
Rail Trail Community Salon	2013	~25

The Applicant received valuable feedback from these public information sessions and public presentations, as well as from numerous public comments submitted to the NYSDEC during the SEQRA process. This feedback has been invaluable in understanding community concerns as well as identifying opportunities to modify the Project to better meet the objectives of the community as well as the Applicant. These comments have informed modifications to the conceptual development plan that improved the design of the Project. Table 2 below summarizes modifications to the Project since 2007 in response to public comments.

Table 2: Modifications To Project since 2007	
DEIS Public Comment	**FEIS Modification**
Scale of Project: Project scope too large	• Reduced total number of residential units from 160 to 154. • Reduced number of detached residential structures from 71 to 62 (eliminated 9 of the single-family home structures). • Eliminated several resort amenities (yoga/ meditation studio, amphitheater, teahouse, boathouse).
Commitments by Applicant: assurances that DEIS promises of local benefits will occur (public access, rail trail, local jobs, conservation easement, ongoing conservation research, etc.)	Discussed with Town of Rosendale and NYSDEC mechanisms to create binding commitments as conditions of permits and/or Site Plan approval for: local jobs, local sourcing of materials, protection of new land in conservation easement, public access for Rail Trail, and day-use passes (fee basis) for trails and swimming in both Fourth Binnewater Lake and Williams Lake
Karst: concern of potential groundwater contamination from rapid transport of stormwater	• Redesigned stormwater management systems to increase commitments to green infrastructure practices and mitigate potential karst concerns. • Removed/ relocated proposed development of 13 residences (and associated roadways/ utilities), and hotel parking. • Designed specific mitigation for residences 72-81.
Bat Hibernacula: concern over construction impacts to bat hibernacula	• Removed/ relocated proposed development of 13 residences, associated roadways and hotel parking away from sensitive bat hibernacula. • Eliminated yoga/ meditation studio, amphitheater, teahouse. • Committed ~104 acres of critical habitat, including hibernacula, to permanent conservation easement • Committed to implement Hibernacula Protection Plan
Bat Roosting and Foraging Habitat: concern over impacts to roosting and foraging habitat	• Removed/ relocated proposed development of residences, roadways and hotel parking away from sensitive bat hibernacula. • Eliminated yoga/ meditation studio, amphitheater, teahouse. • Committed ~104 acres of critical habitat to permanent conservation easement, creating a continuous corridor of ~515 acres of forested landscape under permanent easement protection
Water Supply: concern over sustainable supply to meet Project demand	• Agreed to appropriate water consumption number with regulatory agencies. • Reduced total number of residential units from 160 to 154. • Conducted further analysis to demonstrate sustainable water supply.
Stormwater: concern that SWPPP did not comply with 2010 regulations	Prepared concept feasibility stormwater pollution prevention plan to demonstrate site development will comply with current stormwater regulations and address potential issues related to karst geology.
Wastewater: concern over location of plant, potential impacts on downstream ecology, potential for downstream flooding	Moved location of plant further from neighbors; conducted additional analysis regarding downstream ecology and flooding.
Solid Waste: concern with on-site Dump Sites and Hazardous Waste	• Met with NYSDEC to discuss Dump Site concerns: Dump

Table 2: Modifications To Project since 2007	
DEIS Public Comment	**FEIS Modification**
during demolition	Sites 1-3 deemed surficial, Dump Site 4 deemed a landfill. • Agreed to prepare landfill closure plan for Dump Site 4 consistent with regulations. • Expanded hazardous waste management plan.
Wetlands: concern that homes, roads within the 100' adjacent area of State regulated wetland RD-2	• Eliminated/ relocated homes and access roads/ driveways; relocated hotel parking; eliminated boathouse. • Eliminated impacts to wetlands HRVR-09, 10, 11, 12, 13, 14, 16.
Affordable Housing: concern that Project does not support affordable housing	Redesigned Project to include 12 on-site workforce housing units (subsidized rental units) that will be integrated into Project design.
Traffic: concern over increased traffic at three local intersections	At request of NYS DOT, performed additional traffic analysis at intersections of Binnewater Road/ Rte. 213; Keator Ave/ Rte. 213; and Tillson Road/ Rte. 32
Traffic: entrance to resort	Designed two alternatives to reconfigure south entry to improve sight-lines and safety
Construction Traffic: concern of impact of truck traffic on local roads	• Expanded traffic analysis. • Reduced number of Truck Trips by reducing excess cut/ fill material by 22%.
Visual Resources: concern over methodology of analysis	Conducted further visual impact analysis.
Steep Slopes: concern with degree of development on steep slopes	Modified Project layout to reduce development on steep slopes by 60%
Fiscal Impacts: concern regarding market feasibility of Project and methodology to evaluate impacts and benefits	Updated fiscal impact analysis results in increase in net annual fiscal benefit (to the Town of Rosendale, Ulster County and local schools) of 12% to $4.8 million
Land Use and Zoning: concern of compliance of proposed zoning ("Planned Resort Special Permit") with Rosendale Comprehensive Plan	Revised proposed zoning amendment (adopted October 2, 2013) that ensures compliance of Project with objectives of Comprehensive Plan

The design principles for the Project are listed in Table 3 below:

Table 3: Williams Lake Project Design Principles
1. Integrate the development with the historic context of the land and community
2. Respect and protect natural resources
3. Implement sustainability practices such that the Project is a model for environmentally progressive development
4. Create connectivity with the community
5. Foster health and wellness

1. Historic Context

The Site's historic industrial and commercial uses for cement manufacturing and resort operation are featured and integrated into the Project design. Remnant features of the cement industry and Williams Lake Resort are integrated into the plan, including industrial artifacts and the existing recreational trail network. The proposed historic interpretive center is will create a publicly accessible repository (museum) for the history of the Site.

The Project continues to work with regional colleges and universities to provide research and educational opportunities specific to the unique geologic resources on-site. Similarly, the Project will continue to work with local and national history and industrial archaeology organizations to expand the knowledge base related to the Site's industrial history. In 2009, for example, the Project co-hosted (with the Century House Historical Society) the national tour of the Society for Industrial Archeology. In 2013, the Project collaborated with the Century House Historical Society to create interpretive panels (located along the Rail Trail) that describe Site features related to the Rosendale Cement era.

2. Respect and Protect Natural Resources

The Applicant is committed to responsible management of natural resources and recognizes the responsibility of sound land stewardship as practiced for decades by the former Williams Lake Hotel.

The rich history and beautiful natural resources of the Site, including the artifacts from the cement manufacturing industry, the land protected under Conservation Easement, the recreational trail network and the waterbodies and forested landscapes are seen as key assets that will be preserved and are integrated into the Project design.

The environmental design and sustainable management of the Project will protect natural resources, including critical habitat areas, wetlands and waterbodies, limestone ridges and sensitive vegetative communities.

The Project continues to work in partnership with the NYSDEC, the US Fish and Wildlife Service and researchers and universities to provide access for biological and ecological research and education for endangered species on-site, particularly the Indiana bats.

The Project will add ~104 acres to the 411 acre Conservation Easement as a condition of the NYS DEC Natural Resource Permit (pending). The Project will enhance management and enforcement of the existing and proposed Conservation Easement to further reduce trespassers and vehicular use of this land.

Deed restrictions will prohibit practices that could negatively impact the environment. Deed restrictions will limit tree-clearing, ban the use of fertilizers or harmful pesticides, and limit noise and light pollution. Future operation of the resort will also establish protocols to encourage aggressive recycling and composting and to promote low-impact road salt applications. Access to sensitive habitats will be restricted.

3. *Sustainability Practices*

Sustainability is a central theme to the Project and will be for its residents and guests. The Applicant has drafted a sustainability matrix to set specific objectives and performance indicators for a range of environmental categories across the development timeline (planning and design; demolition and construction; long-term operation). The matrix contemplates six categories; specific goals and indicators will be detailed prior to Site Plan approval.

1. Energy (Efficiency, On-site Renewable Energy Production, Fuel and Transportation)
2. Materials (Reuse, Recycling, Procurement
3. Ecology (Habitat protection, Wetland Conservation, Biophilic Design, Open Space)
4. Water (Efficiency, Re-use, Watershed protection, Stormwater, Wastewater)
5. Ambient Conditions (Greenhouse Gases, Noise and Light Pollution, Viewsheds)
6. People (Community, Place making, Wellness, Indoor Environmental Quality)

Some representative examples of sustainability measures are listed in Table 4 below:

Table 4: Representative Sustainability Measures	
Category	**Sustainability Measure**
Energy	Design high performance buildings (energy efficiency, efficient systems and technologies, green roofs, etc.)
Energy	Generate renewable energy on-site (target of 100% of space heating and cooling for hotel lodge and spa; target of 50% of hot water demand)
Materials	Re-use on-site materials (limestone, wood); source regional materials otherwise
Materials	Source Forest Stewardship Council certified sustainable wood products.
Ecology	Protect sensitive endangered species habitat under conservation easement
Ecology	Protect wetlands and vernal pools
Ecology	Cluster buildings, limit tree-clearing to preserve forested landscape
Ecology	Employ central water and wastewater infrastructure
Water	Conserve and re-use water (low-flow fixtures, grey water recycling in hotel lodge)
Water	Implement low-impact stormwater controls
Ambient Conditions	Emphasize non-motorized transportation to promote wellness, limit noise and reduce greenhouse gas emissions
Ambient Conditions	Architectural design to draw from local vernacular, utilize natural materials and select exterior colors consonant with the natural landscape
People	Deed restrictions to ensure responsible land management
People	Educate residents and guests regarding sustainability and natural resource protection through resort programming

See also Appendix E. ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions") for draft sustainability targets, design standards and deed restrictions.

4. *Community Connections*

The Project intends to maintain the legacy of the former Williams Lake Resort as an active member of and positive contributor to the Rosendale and Ulster County community.

The Project continues to expand the practices of the former Williams Lake Hotel in sharing the natural resources of the Site for research, education and recreational purposes. Public access to the Site for geology field classes, ecology research, charitable fund-raisers and recreational events (mountain bike races, bi-athlons and triathlons, cross-country races, Nordic skiing) have been and will be

continued. Additional community events such as conferences and cultural events at the hotel on sustainability, the arts and wellness are planned. As a for-profit resort, the commercial amenities will be open to the public on a fee-basis. Consistent with the private nature of the Williams Lake Resort, the Project will manage the Site to ensure the privacy and security of residents and guests.

The Project will foster local economic development. The proposed plan includes food service (restaurants, café) and incidental retail (e.g. gift shops associated with the hotel) such that guests and homeowners will spend time and money in Rosendale and the surrounding area. The resort will actively pursue partnerships with local businesses and non-profit agencies to support local food production, sustainability practices and the arts. Examples include sourcing produce from local farmers' markets and/or sustainable farmers and partnering with local farms to process composted materials generated by the resort.

The Project proposes to create opportunities for residents and guests of the resort to be active participants in the Rosendale community. The Project has already provided public access to the Wallkill Valley Rail Trail, which connects the Resort property to Kingston, Rosendale, New Paltz and beyond. The Project supports the ongoing efforts to create a pedestrian trail connection between the Rail Trail and Main Street Rosendale. Resort guests in particular will be encouraged to explore the town of Rosendale and the surrounding area for food, shopping and additional recreational amenities.

5. *Foster Health and Wellness*

The resort's amenities (fitness center, spa, wellness center, yoga and meditation studio) will encourage learning and lifestyle management towards positive wellness through programming and classes (e.g. nutritional counseling, stress reduction, etc.).

The Project will foster health and wellness for resort guests, homeowners and the community at large through an extensive multi-purpose trail network that will encourage movement throughout the Site without motorized vehicles (including swimming and boating). The trail network will be designed to accommodate users of varying physical abilities from casual walking trails to challenging single-track mountain bike trails.

Thoughtful environmental design will create healthy buildings with exceptional indoor air quality. Natural ventilation, extensive day-lighting of interior rooms and the use of low VOC materials are examples.

2. Land Use and Development Plan

Appendix F ("Land Use and Development Plan") maps the planned land uses on the Site, including land under permanent conservation easement, land held in common and land proposed for public access. Appendix F also illustrates existing property lines, buildings, and water bodies.

The Site (779 acres) includes lands protected under an existing Conservation Easement held by the Rondout Esopus Land Conservancy (~411 acres) and lands eligible for Development (~368 acres). The Project will enforce the objectives of the existing easement and enhance public access to these lands for recreational and educational purposes. No development is planned within the existing Conservation Easement area. In addition, the Project has committed to adding ~104 acres of sensitive bat habitat into permanent Conservation Easement as a condition of the NYSDEC Natural Resource Permit. A total of ~515 acres will thus be protected under permanent conservation easement.

The proposed development includes commercial and residential development areas as well as common land and lands under conservation easement. Commercial and residential development will occur within the areas identified in Appendix G ("Master Development Plan"). The Area of Disturbance (disturbance from construction impacts) for all proposed development is limited to the area shown in Appendices F and G, as defined during the SEQR review process. The total Area of Disturbance is ~66 acres.

Appendix F also illustrates lands that are or will be made available for public access, including the Wallkill Valley Rail Trail and trails within the existing Conservation Area that will be available for public access through a day-pass model once the Resort is operational. Public access for swimming will be available at both Fourth Binnewater Lake and Williams Lake, once the resort is operational, and subject to priority use by resort guests and homeowners.

Appendix G also illustrates lands that will be held in common and protected from development through deed restrictions. These lands will include trails and improvements, but will generally be maintained as forested landscape and/or wetlands. The Property Owner's Association will own common land. See also Section I.B.3.e. of this document ("Common Land, Conservation Areas and Public Access").

3. Project Description

The proposed use of the Project is to redevelop the Site as a four-star, environmentally focused resort and residential community comprised of a resort

hotel with associated amenities, single-family homes and multi-family townhomes.

The redevelopment of the Site will maintain the historic use of the Site as a resort with residential housing while allowing substantial upgrades to infrastructure towards greater energy efficiency and environmentally friendly operating practices. Appendix G ("Master Development Plan") illustrates the planned layout of the Project.

a. Development Program Summary

The table below summarizes the proposed development (Table 5: "Development Program Summary"). A discussion of each program component follows.

Table 5: Development Program Summary

Project Component	# of Units	Area (sq. ft.)
Resort and Amenities		
Hotel, Spa, Fitness Center		
Resort Hotel (LEED)	1	122,000
Spa (LEED)	1	17,000
Fitness Center	1	4,100
Organic gardens	1	TBD
Wellness Center	1	4,000
Kiln Village Amenities		
Interpretive Center	1	3,000
Skating Pond/ Courtyard	1	6,000
Kiln Wall Bistro and Recreation Area		
Seasonal Rail Trail café	1	800
Outdoor recreation center	1	800
Boat House	1	800
Outdoor Recreational Amenities		
Swim/ Boat House	1	800
Interpretive kiosks	4	200 total
Recreational Trails	multiple	n/a
Roadways and Parking		
Total Roadways	Multiple	4,600 lin ft.
Parking	up to 420	n/a
Maintenance Facility	1	1,980
Residences		
Point Comfort Townhomes	47	~ 84,600
Kiln Village Townhomes	42	~ 67,900
Single-Family Residences	65	~199,400

b. Commercial Components (Resort and Amenities)

Resort Hotel

The proposed development is anchored by a four star LEED certified resort hotel and associated amenities. The hotel itself will include a total of 130 rooms distributed across three room types (lodge, villa and cabin), a restaurant, a roof-top café, a conference center, kitchen, back of house and administrative areas. See Table 6 ("Description of Hotel") below.

Table 6: Description of Hotel			
Hotel Component	**# of Units**	**Height (# of Stories)**	**Area (Sq. Ft)**
Hotel Rooms – Lodge	94	5	42,000
Hotel Rooms – Villas	22	2	15,815
Hotel Rooms – Cabins	14	1	7,700
Dining and Kitchen	n/a	within lodge	10,000
Conference Center/ Administration	n/a	within lodge	14,000
Back of House	n/a	within lodge	10,000
Circulation and Storage	n/a	within lodge	22,800

The hotel lodge and villas will be sited in a previously disturbed area (the ballfield/ tennis courts of the former Williams Lake Resort). Historically, this area was underwater and part of Fifth Binnewater Lake and was filled during the 1930s for construction of the initial Williams Lake Resort.

A stormwater lagoon will be constructed south of the proposed lodge and villas while maintaining a minimum 50 foot distance from the existing edge of Fifth Binnewater Lake. The lagoon will be approximately 1 acre in size. The lagoon will also contribute to the management of stormwater, create a recreational and landscape amenity and create wildlife habitat.

A portion of the northeast shoreline of Fifth Binnewater Lake will be excavated and upland will be excavated to expand Fifth Binnewater Lake by a total of approximately one third of an acre. The expansion of Fifth Binnewater Lake will create the appearance of continuous waterfront between Fifth Binnewater Lake and the proposed stormwater lagoon south of the proposed hotel lodge. The new lake edge will meet the proposed stormwater lagoon but will be at an elevation three feet lower than the lagoon. The new lake edge will be separated from the lagoon by a roadway; a weir will allow surface water from the lagoon to overflow into Fifth Binnewater Lake.

Vehicular access to the hotel lodge and villas will be from the proposed new entrance off Binnewater Road between Fifth and Fourth Binnewater lakes. Hotel

guests arriving by car will park northeast of the hotel; a total of 114 parking spaces is planned for resort guests.

Employee parking is sited at the southern entry to the Resort. Employees will walk or be shuttled to the hotel and other resort buildings to minimize internal vehicular traffic. A total of 116 employee parking spaces is planned.

Multiple pedestrian, bicycle and ski trails will connect the hotel to the rest of the resort, residences and amenities. The hotel lodge will be directly connected to the spa building and the hotel villas through covered, four-season boardwalks and/or passageways.

The hotel lodge will consist of an arrival area, hotel rooms, a conference area (multiple meeting rooms and large conference room with capacity for 500 seats), a restaurant (open to the public with estimated 50 seat capacity), a roof top café (open to the public with estimated 70 seat capacity) and a service (back of house) area including a loading dock. Hotel rooms within the lodge (94 total) will average about 530 square feet. Hotel rooms within the villas (22 total) will average about 720 square feet. The hotel lodge has not yet been designed, but will not exceed five stories or 75 feet, whichever is less.

The hotel lodge will pursue LEED certification and will include additional sustainability measures. For instance, 15 to 25% of the roof is projected to be a green roof design to reduce stormwater, reduce energy loads for cooling and enhance aesthetics. The hotel's heating and cooling load will be reduced through a geo-thermal heat exchanger, which will be located in Williams Lake. A target of fifty percent of the hot water demand for the hotel will be powered with solar hot water roof-top collectors. Water conservation measures include high efficiency plumbing fixtures and a gray water recycling system to reuse gray water for toilet flushing.

A total of fourteen (14) hotel cabins (average of 550 square feet each) will be sited along a low ridge west of the proposed hotel and north of the proposed spa. Drop-off areas with parking (14 spaces and an additional 16 electric cart parking spaces) will allow guests to access these cabins on arrival and departure; for travel within the Site, guests will access these cabins on foot or via electric vehicles.

Spa

The spa building is sited on land previously used by the Williams Lake Resort as a motel building and parking area.

The proposed spa building includes 12,000 square feet of treatment rooms and administrative areas and 5,000 square feet for an indoor pool. Though the spa has

not been designed, the building height will not exceed a maximum height of three stories or 45 feet, whichever is less.

A portion of the roof will be a green roof design. The spa's heating and cooling load will be reduced through a geo-thermal heat exchanger, which will be located in Williams Lake. A target of fifty percent (50%) of the hot water demand for the hotel will be powered with solar hot water rooftop collectors.

A raised, covered boardwalk will connect the spa to the hotel lodge.

Fitness Center

The fitness center building is sited on land previously used by the Williams Lake Resort as the Main building and parking area.

The proposed fitness center is 4,100 square feet (single-story) and includes an outdoor pool of 1,000 square feet (20 feet wide by 50 feet long). A total of 29 parking spaces is planned.

The fitness center will include traditional fitness equipment (weights, workout rooms, treadmills) and may include indoor climbing walls and other recreational facilities.

Pending further analysis, the fitness center may incorporate geo-thermal heat exchange for space heating and cooling.

See Figure 8 below for an artist's rendering of the proposed hotel lodge, hotel villas, spa and fitness center.

FIGURE 8

Wellness Center

The wellness center building is sited on land previously used by the former Williams Lake Hotel for golf, equestrian riding and skiing.

The proposed wellness center is 4,000 square feet (single-story) and will be used primarily for treatment rooms (health professionals), conference rooms for wellness programming and administrative areas. Examples of wellness programming might include nutritional counseling, stress reduction, chiropractic treatments, bodywork, etc.

The wellness center will include space dedicated to educating visitors to the relationship between sustainability measures pursued by the resort and wellness.

It is anticipated that the wellness center will use rooftop photovoltaic systems to generate a target of 100% of the electricity demand for the wellness center.

Pending further analysis, the fitness center may incorporate geo-thermal heat exchange for space heating and cooling.

A total of 55 spaces of parking is planned and will primarily be used by day-visitors to the wellness center.

c. Residential Component

A total of 154 residential units are proposed within four clustered neighborhoods. There will be two neighborhoods of multi-family townhomes and two neighborhoods of detached single-family residences. Townhomes will be mostly two bedroom and three bedroom units and will average +/- 1,700 square feet per home. Single-family homes will range from two bedrooms to four bedrooms and will average +/- 3,100 square feet per home. See Table 7 ("Summary of Residential Homes") below.

Table 7: Summary of Residential Homes

Residential Homes	Average Sq. Ft	# of Units
Attached		
Kiln Village Lofts	1500	35
Kiln Village Penthouses	2200	7
Point Comfort Townhomes	1800	47
Detached[1]		
Lovers Lane Loop/Indian Rock	3200	39
RD-2 Ridgeline Homes	3000	23
		154

[1] *Three detached units will be converted to duplexes to create six (6) workforce housing units.*

The target market for residences is affluent secondary homebuyers. The expected profile of this demographic includes individuals, young couples, families and empty-nesters. The majority of residents are expected to maintain primary residences in the metro New York City area and purchase homes within the Project as second homes for weekend or part-time use. Residences will not be age restricted, nor will they be marketed exclusively to retirees or any other specific demographic. A relatively low percentage of homes is expected to be occupied by families with school-age children.

Where possible, existing roads and trails will be improved for access to these homes though most of the proposed single-family homes will require new roads and driveways to be constructed for access.

Attached Townhomes

There will be two attached home communities within the Project with a total of 89 dwelling units. Two separate Home Owners Associations (HOAs) will manage the ongoing operation and maintenance of the townhomes, including landscaping, building and road maintenance, waste management and enforcement of restrictive

land covenants. These HOAs will contract with a larger Property Owners Association (POA) that will be responsible for management of lands and improvements common to the Project.

Townhomes: Point Comfort

The Point Comfort homes will be built along an existing hillside with views north to Williams Lake. A new road will be built to access these homes and will be set significantly further back from Williams Lake than the existing driveway to reduce potential impacts to the lake.

The Point Comfort townhouse community will consist of 47 units within 12 buildings; each unit will average approximately 1,800 square feet. Building heights will generally be two to three stories tall and will be below thirty-five (35) feet. Sixty percent (60%) of the units are proposed to have three bedrooms; forty percent (40%) are proposed to have two bedrooms. Most units will have attached garages.

The Point Comfort community will have immediate (adjacent) access to the wellness center, a trail network enveloping common land, organic gardens and a boat house for boating across the lake to the hotel, spa and/or fitness center. Pedestrian and bike trails to the rest of the resort's amenities will encourage non-motorized internal travel through the Site. Pedestrian and bike connectivity to the Town of Rosendale on the Wallkill Valley Rail Trail will encourage local shopping and dining and reduce local vehicular trips.

Townhomes: Kiln Village

The Kiln Village townhouse community will consist of 42 units within seven buildings; each unit will average approximately 1,600 square feet. Building heights will generally be three stories tall and will be below thirty-five (35) feet. Over eighty-three percent (83%) of the units are proposed to have two bedrooms; fourteen percent (14%) are proposed to have three bedrooms; and a single unit (3%) is proposed to have four bedrooms. The kiln village buildings are projected to be three stories tall with four two-story townhomes and one penthouse home (total of 5 units) within each building. Garages will be a combination of in-line parking, detached garages and garages incorporated within the townhome buildings.

The Kiln Village townhomes will be built at the base of the existing ridge east of Williams lake and along the existing area of the former Williams Lake Resort Hotel building, maintenance shed and remnant cement storehouse/cooperage. Kiln walls, where feasible, will be restored and preserved for aesthetic purposes. Existing road access will be expanded to access these homes.

The architectural concept for these homes is a contemporary loft style oriented to overlook Williams Lake. Roofs will likely be flat with roof gardens. See Figure 9 ("Artist's Rendering of Proposed Kiln Village Townhome").

The Kiln Village community will have immediate (adjacent) access to the Kiln Village amenities: the historic interpretive center, a skating pond and courtyard, the rail trail connector, and trails along and around the ridge east of Williams lake. Pedestrian and bike trails to the rest of the resort's amenities will encourage non-motorized internal travel through the Site. Pedestrian and bike connectivity to the Town of Rosendale on the Wallkill Valley Rail Trail will encourage local shopping and dining and reduce local vehicular trips.

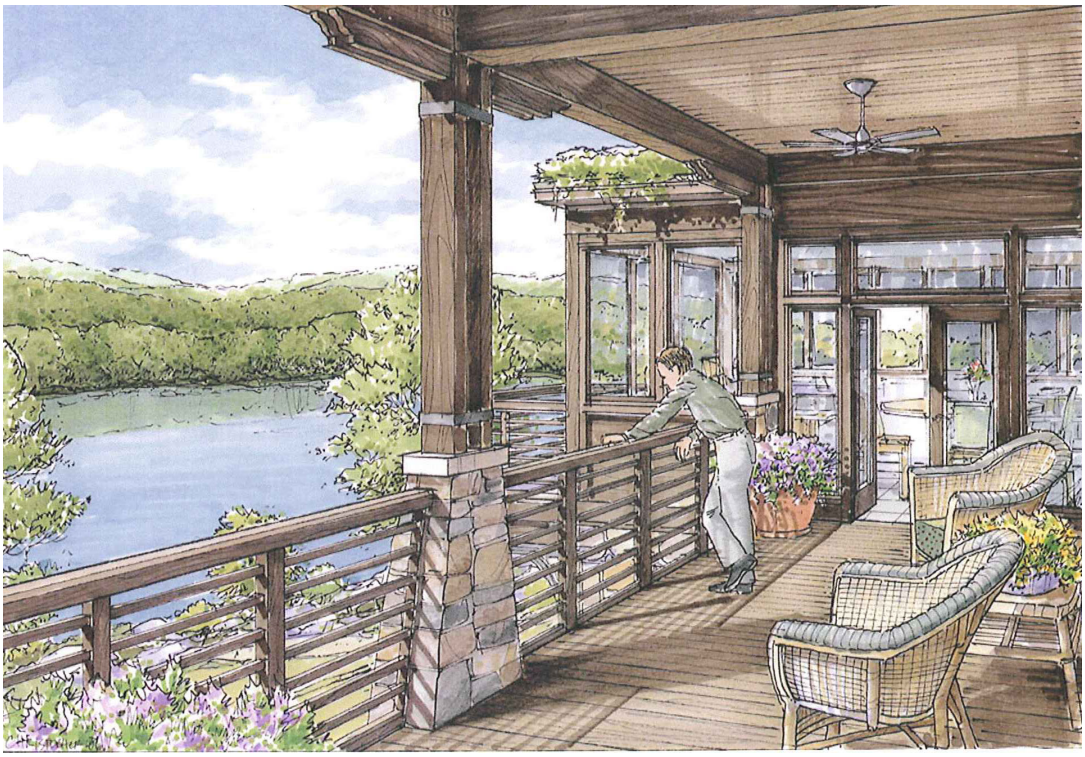


FIGURE 9

Single-Family Residences

A total of sixty-five (65) single-family residences is proposed in two neighborhoods: "RD-2" (the ridge west of Binnewater Road and east of NY State regulated wetland RD-2) and Lover's Lane/ Indian Rock (the area between Williams and Fourth Binnewater lakes). These 65 homes will average approximately 3,100 square feet. About eighty percent (80%) of these homes are projected to have three bedrooms and about twenty percent (20%) are projected to have four bedrooms.

About eighty-five percent (85%) of the homes are projected to be second homes; fifteen percent (15%) of the homes are projected to be year-round homes.

Depending on site conditions (land contours, soils, views) the single-family homes will range from two to three stories tall. Garages will be attached to the homes and at grade.

The architectural concept for the homes is to employ natural materials (limestone, wood) and draw upon the local design vernacular.

Single-family homes will be served by central water and sewer systems, as well as underground utilities. Stormwater will be managed for this community through a combination of stormwater ponds and underground infiltration units.

Single-family homes west of Binnewater road will enjoy a trail network along the RD-2 wetland and upland ridge as well as pedestrian/ bike access across a pedestrian bridge across Binnewater road toward the hotel.

Homes between Williams and Fourth Binnewater lakes will be in close proximity to the hotel, spa, kiln bistro and common land, including the extensive trail network. Pedestrian and bike trails will encourage non-motorized internal travel through the Site. Pedestrian and bike connectivity to the Town of Rosendale on the Wallkill Valley Rail Trail will encourage local shopping and dining and reduce local vehicular trips. See Figure 10 ("Artist's Rendering of Single-Family Neighborhood").

FIGURE 10

Workforce Housing

A total of twelve (12) workforce housing units are planned. Workforce housing units will be integrated within the four residential neighborhoods. Six of the units will be located within the two multi-family townhome neighborhoods and six of the units will be located within 3 of the single-family residences (which will be converted to duplexes).

d. Infrastructure

i. Water/Sewer/Stormwater

Central water and sewer will be provided to all residential and resort development components. Stormwater management systems will be in place to control runoff quality and quantity in accordance with State regulations.

The Project proposes to continue use of Williams Lake for water supply with an on-site water treatment system. Water demand will be reduced through restrictions on grass lawns, landscaping with native plants, limits on tree clearing, high efficiency fixtures, potential reuse of grey water, potential rainwater harvesting and other water conservation methods.

The Project will create a central sewer system with a private, on-site wastewater treatment facility that will discharge effluent to an unnamed stream along Binnewater Road at the intersection of Breezy Hill Road. The on-site collection and treatment system will meet the highest effluent standards (Intermittent Stream Effluent Standards). Wastewater generation will be reduced through high efficiency fixtures, gray water recycling (hotel) and other conservation methods.

The proposed system will replace existing septic tanks and absorption fields, some of which are hydrologically upstream of Williams Lake and will likely reduce environmental impacts.

Stormwater management will be pursued through a variety of techniques, including lagoons, infiltration units and treatment swales (rooftop runoff only). In all instances, developed areas will provide for water quality treatment and also maintain or decrease stormwater runoff rates consistent with the pre-construction scenario. The Project will also employ strategies to reduce impervious area through use of green roofs, grass on gravel pavement and/or porous pavement, establishing native meadows in lieu of expansive turf lawns. Other management practices include clustered development, imposition of strict limits on tree clearing and implementation of strict erosion and sediment control procedures during construction.

Proposed stormwater controls will mitigate existing stormwater impacts as the Site currently (2013) employs no stormwater controls.

ii. Solid Waste Management

Solid waste will be managed to minimize environmental impacts by reducing volumes/ tons transported to landfills and reducing the corresponding greenhouse gas emissions. Green procurement practices will ensure purchase of materials with low packing waste and high-recycled content. Aggressive on-site recycling and composting will be mandated for both the resort and residential components of the Project. Solid waste will be separated by residents and hotel guests and employees and collected centrally on-site with small, low-emission utility vehicles for pick-up by commercial solid waste haulers. Organic materials will be composted in partnership with a local farm or farms.

iii. Parking/Circulation

Table 8 ("Resort Parking Areas and Parking Capacity") below summarizes parking areas and parking capacity related to the proposed resort and resort amenities. Appendix H ("Site Circulation Plan") illustrates pedestrian and vehicular circulation.

Table 8: Resort Parking Areas and Parking Capacity

Neighborhood/ Facility	Function	# of Parking Areas	# of Parking Spaces
Hotel Parking	Resort Guests	1	114
Employee Parking	Employees	1	116
Fitness Center	Day-use	1	29
Wellness Center	Day-use	1	55
South Entrance	Events	1	86
Maintenance/ WWTP	Employees	1	20
		Total Resort Parking	**420**

Layout of internal trails and roadways will facilitate non-vehicular use of the Site. Employees will have designated parking away from the core of the resort. Homeowners, hotel guests and hotel employees will be encouraged to circulate internally on an extensive network of pedestrian/ bike/ ski trails such that internal vehicular use is kept at a minimum. During inclement weather, electric vehicles will be available. This emphasis on pedestrian trails will also promote the Project's values of an active lifestyle and wellness.

iv. Entrances/Roadways

Two entry roads are proposed for the Project to reduce traffic impacts and provide emergency access. The proposed South entry will be used by

homeowners of the two townhouse communities, by resort employees and by the majority of delivery trucks for the resort. The proposed North entry will be used by hotel guests, homeowners of single-family homes in the Lovers Lane/ Indian Rock neighborhood, and for smaller delivery trucks.

These two new entries, along with two entry roads to the RD-2 residential neighborhood, are off of Binnewater Road (Ulster County Route 7) and will be constructed to meet Ulster County Highway Department specifications. New entrance locations have been reviewed and conceptually approved by the Ulster County Highway Department during the SEQR review process.

All internal roadways will be constructed, and existing on-site roadways upgraded, to ensure safe access and circulation, including emergency vehicles. Internal roads will be privately owned and maintained. Road widths and surfaces will vary according to projected use and topography. Principal internal roads may be paved (with either impervious or pervious surfaces). Secondary internal roads, parking areas and driveways will have primarily pervious surfaces. Proposed internal roadways are summarized in the Table 9 ("Roadway Summary") below and illustrated in Appendix H ("Site Circulation Plan").

Table 9: Roadway Summary

Road Number	Common Name	Centerline Length (ft.)	Width (ft.)	Proposed Surface[2]
1	RD-2 Ridge (south entrance to north cul-de-sac)	2000	20	Gravel, porous asphalt or pavers
2	RD-2 south cul-de-sac	434	20	
3	RD-2 north entrance	413	20	
4	Main Entry	3100	24	Asphalt, porous asphalt or pavers
5	Indian Rock	1359	20	Gravel, porous asphalt or pavers
6	Lover's Lane	1150	20	
10	South Entry	3291	24	Asphalt, porous asphalt or pavers
11	Point Comfort	1448	12[1]	
12	Kiln Village Main Rd	2030	20	Gravel, porous asphalt or pavers
13	Kiln Village Entrance	325	20	

[1] Point Comfort is boulevard style road with 12-foot lanes and 10-foot center aisle.
[2] Actual road surfaces will be determined at detailed design.

It is the Applicant's objective to encourage non-motorized travel throughout the Site and especially along the core of the development, on the east side of Williams Lake.

v. Lighting

All existing exterior light fixtures will be removed, including the streetlights along Williams Lake Road and existing building-mounted flood lights.

As a condition of the NYSDEC Natural Resource Permit (pending), proposed exterior lighting will provide sufficient area lighting for safety and security while avoiding light pollution. Proposed exterior lighting will be either Light-Emitting-Diode (LED) or low-pressure sodium vapor lamps with cutoff fixtures. All exterior lighting will be directed downward to minimize light pollution. All lighting will conform with the International Dark Sky Organization's *"Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods and Subdivisions"*. See Appendix E-3.

In addition, the Applicant proposes timers and motion sensors for area lighting around the resort buildings to limit the amount of time during the night that the lamps are on. Locations of light fixtures at buildings have been placed on the side opposite Williams Lake to avoid undue nighttime reflections toward Binnewater Road.

Interior lighting guidelines will limit lighting density and direct and shield interior lighting away from exterior areas. Non-emergency interior lighting fixtures will be automatically controlled to turn off on regular schedules.

vi. Infrastructure Upgrades

Existing electric power is three phase and above ground. Electric, telephone and cable utilities will be replaced with below-ground utilities. Existing HVAC infrastructure (fuel oil and electric) will be replaced with a combination of propane, on-site geo-thermal heat exchangers, on-site solar hot water heaters and on-site photo-voltaic generation systems.

vii. Maintenance Facility

A maintenance facility will be sited near the south entry of the Project and will serve as the primary receiving area for deliveries, as a storage area for maintenance vehicles and materials and as a centralized location to collect solid waste for off-site disposal. Deliveries that arrive to the Maintenance facility will

be shuttled to the lodge in small trucks or utility vehicles to minimize heavy vehicular traffic and associated impacts within the Site.

e. Common Land, Conservation Areas and Public Access

i. Common Land, Deed Restrictions

The area of the Site not developed for resort (commercial) or residential purposes, and not under permanent Conservation Easement, will be owned by a Property Owners' Association (POA) and held as "common land" available to resort guests and homeowners. This common land includes undeveloped forested landscape, lakes and waterbodies, trails and other improvements.

Once the Project is built, the Property Owners Association will own common land and improvements and will be responsible for enforcing sustainability objectives and deed restrictions. An estimated total of over 150 acres will be held in common by the POA. Deed restrictions will be placed on this common land that will prohibit tree clearing and protect natural resources.

Legally recordable deed restrictions will be defined by the Applicant prior to Site Plan approval and will ensure certain land management practices are followed. Deed restrictions will apply to the operation of the resort and resort amenities, the use of trails and common land, and portions of residential building lots. Deed restrictions include seasonal restrictions on tree clearing, protection of wetlands and waterbodies and limits on light pollution; these deed restrictions are a condition of NYSDEC's Natural Resource permit to protect endangered Indiana bats. In addition, the Applicant will impose deed restrictions to further restrict tree-clearing (tree-clearing will only be allowed with prior approval by the Property Owner's Association), define landscaping requirements (preference for native species), and limit chemicals and pesticides, among others. See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions"). Deed restricted portions of residential lots shall be depicted as part of the application for subdivision approval. Deed restrictions will 'run with the land'.

Enforcement will be the responsibility of the Property Owners Association. Specific enforcement mechanisms, including fines and other penalties, will be defined within the deed restrictions. The Property Owners Association (POA) will be formed as soon as there are property owners and will be administered by a Board composed of representatives of the Applicant, homeowners, and the Resort Operator.

ii. Land under Conservation Easement

The Applicant will add ~104 acres to the existing 411 acre Conservation Easement held by the Rondout Esopus Land Conservancy to protect sensitive bat habitat and provide open space. A total of ~515 acres (66% of the 779 acre Site) will be preserved as under permanent conservation easement.

iii. Public Access

The Applicant provided temporary public access to the historic Wallkill Valley rail bed for use as a public rail trail in September 2013. This historic connection provides continuous public access to 24 miles of rail trail that run from the Town of Gardiner to the City of Kingston. This non-motorized transportation corridor is a valuable recreational asset to the Town and to Ulster County.

As a condition of the Town of Rosendale's SEQR Findings, the public access rail trail easement shall become permanent once at first phase Site Plan approval. Upon Site Plan approval, agreements executed in September 2013 between the Applicant and the Wallkill Valley Land Trust (WVLT) and the Open Space Institute (OSI) will ensure the transfer of a permanent easement over the Rail Trail through the Site to WVLT and OSI. Public access would also be available, through an alternate route on the Site, during all construction phases. See Appendix I ("Rail Trail Easement Agreements") and Appendix J ("Town of Rosendale SEQR Findings").

As a condition of the NYSDEC SEQR Findings (see Appendix K: "NYSDEC Notice of Issuance of Agency Findings"), the Applicant will ensure public day-pass access to the resort trails (for hiking, biking, skiing) within the existing conservation easement and Williams and Fourth Binnewater lakes (swimming). Day-pass access shall be available once the Resort is operational (or sooner); day-pass fees will not be determined until day-pass access is granted. Day-pass access will be subject to carrying capacity of the trails within the conservation easement and to priority use by resort guests and residents.

iv. Recreational and Interpretive Trails, Interpretive Kiosks

The Applicant will improve and expand existing trails for multiple uses (internal transportation, recreational use and competitive recreational events) through common land and lands under conservation easement. The proposed trail design will improve the existing trail network; proposed trails will be used to meet multiple objectives, including:

- Creating a multi-season trail network that will provide a variety of safe, enjoyable, non-motorized outdoor recreational opportunities for guests and residents of the resort community. Activities will feature cross country skiing, mountain biking (single and double-track), hiking, running, Nordic walking, snowshoeing, orienteering and horseback riding.

- Establishing walk-in/walk-out, bike-in/bike-out, ski-in/ski-out (etc.) access to the trail system for guests and residents.

- Establishing a trail network with the additional function of creating enjoyable, convenient, off road linkages between activity centers, thus encouraging healthy exercise while minimizing internal automobile traffic.

- Providing trails that serve as a platform for interpreting the distinctive and unique ecological, historical, and cultural interpretations of the Site.

- Providing day-pass public access to the community at large (trails within existing conservation easement).

An estimated total of approximately 12 to 18 miles of recreational and interpretive trails is proposed. Trails will be designed with on-site natural materials (pervious) and to minimize impacts to the environment (avoid wetlands, minimize tree clearing, lay out trails across the fall-line, etc.). Trails will vary in width depending on use.

Interpretive kiosks are proposed for the Site that will provide educational information on the Site's geology, history and ecology.

v. Resort Amenities within Common Land or Conservation Easement

Historic Interpretive Center

The historic interpretive center will be sited within the existing 19th century brick building east of Fifth Binnewater lake that formerly was an office for the Lawrence Cement Company and was more recently known as the Honeymoon Cottage during operation of the former Williams Lake Hotel. The existing building will be expanded to a total of 3,000 square feet and the extension will be single-story with an extensive green roof design.

The interpretive center (museum) is contemplated as a publicly accessible dedicated to documenting and interpreting the Site's industrial (cement era) and commercial (former Williams Lake Resort) history. Historical data, maps, artifacts, etc., including information gathered during archaeological study of the Site will be stored and displayed in interactive exhibits. The interpretive center will be operated as a not-for-profit organization in partnership with a local historical organization.

Kiln Village Skating Pond and Courtyard

A skating pond (4,000 square feet) and an adjacent courtyard (2,000 square feet) are sited east of Williams Lake in the foreground of the Kiln Village Townhouse community. The skating pond and courtyard will serve as outdoor gathering places during warm weather and as a recreational amenity during winter months.

Rail Trail Cafe and Outdoor Recreation Center

A seasonal café will be located adjacent to the Rail Trail and the existing kiln wall and chimney (northeast of Williams Lake). The kiln wall and chimney will be protected and interpreted as aesthetic and historic resources. See Figure 11 ("Artist's Rendering of Rail Trail Café).

The Rail Trail café will consist of a single-story and will be 800 square feet. The café will offer outdoor seating for approximately 50 patrons. The outdoor recreation center will be a single-story building of 800 square feet and will serve as a programming center for outdoor recreation as well as a rental center for mountain bikes, Nordic skis, etc.

FIGURE 11

Fourth Binnewater Lake Swim and Boathouse

A seasonal swim and boat house (800 square feet, single-story) is sited east of Fourth Binnewater Lake, south of the existing Conservation Easement on a flat area adjacent to a proposed swimming area. The swim and boathouse will include

toilets, showers and changing facilities. Non-motorized boats (canoes, kayaks, row-boats) will be available at this location. It is anticipated that these facilities will not be part of the central water and sewer and will employ composting toilets. Electricity may be generated by photovoltaic panels. Public access for swimming will be provided through a day-pass model.

f. Long-term Resource Management Plan

The Applicant has developed an initial long-term resource management plan for the Site. Lands protected under permanent conservation easement will be managed to meet the objectives of the conservation easement agreements. Common land will be owned and managed by the Property Owners Association. Public access to the Rail Trail will be managed according to Easement agreements between the Applicant and the Wallkill Valley Rail Trail and the Open Space Institute. Public access to land under conservation easement for research and/or educational purposes will be managed by the Property Owner's Association, consistent with Conservation Easement agreements and the Indiana Bat Hibernacula Protection Plan. A portion of land within the existing Conservation Easement is managed subject to a forest management plan prepared by a professional forester as part of the NYS DEC 480A Forest Tax Law. See Appendix F ("Land Use and Development Plan").

4. Phasing Plan and Anticipated Construction Schedule

The proposed phasing plan for the build-out of the entire Project is ten years, organized under eight phases. See Table 10 ("Summary of Proposed Construction Phasing") below.

Table 10: Summary of Proposed Construction Phasing

Phase	***Activity/Neighborhood***	***Duration***[1, 2]
I	*Demolition*	*~ 9 months*
II	*Infrastructure, Maintenance Area and Road 4*	*~15 months*
III	*Resort and Road 4, 7 and 8*	*~27 months*
IV	*Point Comfort and Wellness Center*	*~91 months*
V	*Kiln Village*	
VI	*Lovers Lane North and South*	
VII	*Indian Rock*	
VIII	*RD-2 Ridge*	

[1] *Construction phases are projected to overlap; overall duration is estimated at ten years or less.*
[2] *Phasing and construction schedule is a 'best-guess' projection under current understanding of markets related to resort operation, demand for residential homes and access to financing, among other assumptions. Timing of phases will depend on market conditions prior to the start of construction.*

Infrastructure installation will be preceded by installation of temporary measures for sedimentation and erosion control (best management practices), per the Site stormwater management plan. The Applicant (through the General Contractor) will be responsible for proper construction security measures and to ensure compliance with measures to minimize erosion and strictly enforce grading and tree clearing limits.

Construction vehicles will access the Site during Phase 1 from the existing entrance to the Williams Lake Resort off Binnewater Road. Once the proposed new entry road is constructed, construction vehicles will access the Site from both the existing entrance and the proposed new (north) entrance.

Phase 1 (duration projected at 9 months) consists of demolition of existing structures related to the Williams Lake Resort.

Phase 2 (duration projected at 15 months) consists of improvements to the existing trail network, construction of stormwater management for the north entry road to the resort, construction of the north entry road to the resort, construction of the main trunks of water and sewer mains and the construction of the water and wastewater treatment plants.

Phase 3 (duration projected at 27 months) consists of construction of the main hotel facility, the spa, fitness center, maintenance facility, interpretive center, outdoor activity center, kiln bistro and related infrastructure for these facilities.

Phases 4 through 8 (total duration projected at 91 months) consist of residential construction, beginning with attached townhomes and proceeding with single-family residences. All residences will be built in sub-phases, on demand, such that a unit of attached homes (four or five residences) or a cluster of residential homes will be built and sold before proceeding to the next unit. Infrastructure for residences (roads, stormwater, water supply, wastewater) and landscaping will occur in parallel with home construction. Homes and related infrastructure will be completed in an estimated twelve months before moving to the next unit of housing.

5. Affordable/Workforce Housing Plan

During the SEQR review of the Project, members of the community expressed a desire that the Project include an on-site affordable/workforce housing component. In response to these comments, the Project modified the design to include twelve workforce housing units, integrated within the Project. The twelve units represent 8% of the 142 market rate homes.[2] Assuming that 50% of these units housed families and 50% housed two individual renters, the 12 units would result in workforce housing for 18 workers.

Each of the workforce housing units will be 2 bedroom units and will be rented with priority to employees of the resort. Rental rates will be subsidized and will range to meet incomes between 50 and 80% of area median income. The workforce housing units will be distributed through the Project's neighborhoods and will have the same design, construction and finish as other units in each respective neighborhood, such that there will be no obvious way of knowing which units are market-rate and which are workforce housing units. The workforce housing units will be constructed according to the overall phasing plan for the Project. Of the 12 workforce units, six will be within the Attached Townhomes ("Kiln Village" and "Point Comfort" neighborhoods) and six will be attached duplex units converted from three structures that were planned as single-family homes in the DEIS. See Table 11 ("Workforce Housing") below.

TABLE 11: Workforce Housing	
Point Comfort Townhomes	3
Kiln Village Townhomes	3
3 "Single-Family Homes" converted to Workforce Housing (duplexes)	6
Total # of Workforce Housing Units	12

[2] Though workforce housing targets often are 10-15% of the total, this typically includes incentive density (additional market-rate homes) in exchange for workforce housing, which the Applicant will not pursue.

6. Master Signage Plan

The Applicant intends to employ quality, natural materials that reflect the overall commitment of the Project to sustainability and aesthetics. All signs will be muted in color and of low profile. To the extent practical, all signs will be constructed and installed with natural materials (e.g., stone, natural wood) and will employ a color palette that will be consonant with the natural landscape. Lettering on signs will be consistent across all signs to create a uniform visual appearance. In all cases, illumination of signs will be downward and contained to prevent light trespass and light pollution. Illumination of signs shall not be of intermittent or varying intensity or produce direct glare beyond the limits of the side property line. Red, green and amber lights of such shape and hue that they may be confused with official traffic lights and signals shall be prohibited. All bare incandescent light sources and immediately adjacent reflecting surfaces shall be shielded from view.

The following types and number of signs are anticipated:

Entry signs

Two entry signs are anticipated; one each at each of the two entrances to the Resort Community along Binnewater Road (south and north entries). It is anticipated that these signs will be of a pedestal or monument style with a wood frame sign resting above a stone base. These signs will be located at the intersection of Binnewater Road with the two entry roads and will have an aggregate total face area not expected to exceed more than 50 square feet.

Pedestrian Bridge

Two signs are anticipated as part of the design of the pedestrian bridge over Binnewater Road south of the Main Entry to the Resort. Each sign would be attached to the bridge and be visible to vehicular traffic passing under the bridge; one sign would face north and the other would face south. These signs would have a narrow and generally rectangular form and would conform with Ulster County Highway requirements such that they would not pose any risk to vehicular traffic. Such signs will have an aggregate total face area of not more than 32 square feet.

Hotel and Resort Amenity Signs

One sign per principal commercial amenity building is anticipated, to be either a wall sign or a pedestal sign in close proximity of each principal amenity building. Principal amenity buildings are defined as the hotel lodge, spa, fitness center and wellness center. Wall signs shall project no more than two feet beyond the

building. Wall signs shall not extend more than 20 feet above the ground level or exceed the highest part of the building. Such signs shall have an aggregate total face area of not more than 32 square feet.

Additional Resort Amenity Signs

One sign per additional resort amenity is anticipated, to be either a wall sign or a pedestal sign in close proximity of each additional resort amenity. Additional resort amenities include, but are not limited to: interpretive center, ice-rink, rail trail café, family beach, outdoor recreation center, swim/bath house. Wall signs shall project no more than two feet beyond the building. Wall signs shall not extend more than 20 feet above the ground level or exceed the highest part of the building. Such signs shall have an aggregate total face area of not more than 16 square feet.

Neighborhood Signs

One or two signs are anticipated per residential neighborhood, to be either a pole-mounted or pedestal sign in close proximity to the main entry of each neighborhood. Those neighborhoods that have two entrances may have two signs. Such signs shall have an aggregate total face area of not more than 16 square feet.

Multi-family Signs

One sign is anticipated for each multi-family building, to be either a wall sign or a pedestal sign in close proximity of the main entrance to each multi-family building. Wall signs shall project no more than two feet beyond the building. Wall signs shall not extend more than 20 feet above the ground level or exceed the highest part of the building. Such signs shall have an aggregate total face area of not more than 12 square feet.

Street Signs

Multiple street signs are anticipated at intersections between internal, private roads at the Project and between internal roads and the two Resort entries at Binnewater road. Internal street signs will likely be wood post mounted with wood signs with white or yellow lettering, but may also be traditional pole-mounted signs with reflective green metal and white lettering.

Trail signs and Interpretive Kiosks

Multiple signs are anticipated to identify trails, announce trail closures, announce environmental and safety hazards and interpret natural and historic resources. It is anticipated that trail signs will typically be of a visible color (e.g. yellow) with black lettering. Interpretive kiosks and interpretive panels will be placed

alongside walking trails and will range in size, but shall have an aggregate total face area of not more than 32 feet.

Homeowners Signs

Up to one nameplate or professional sign is anticipated for each single-family residence. Such signs will not exceed two square feet in area. The number, location and design of any additional permissible signs residential neighborhoods will be determined and restricted as part of the Resort Community's restrictive land covenants.

Subdivision Signs

Signs advertising the sale of lots in a subdivision are permissible within the limits of the subdivision or adjoining property under the same ownership. Such signs will have an aggregate total face area of not more than 50 square feet.

Real Estate Signs

Signs advertising the sale, rental or lease of the premises upon which said signs are located and which have an aggregate total face of not more than six square feet.

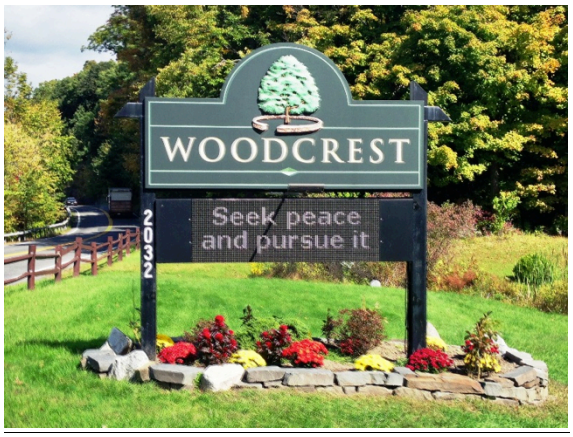
Construction Signs

One sign denoting the architect, engineer and/or contractor when placed on worksite under construction, and not exceeding 24 square feet in area.

See Figure 12 ("Sample Signs") below for representative sample of signs that will inform sign choices for the Project.

1000
Mohonk
Mountain House
Established 1869

WELCOME TO
TILLSON


WOODCREST
2032
Seek peace
and pursue it

ROLLING MEADOWS

RESTRICTED AREA
ENDANGERED SPECIES CRITICAL AREA
TRESPASS IN THIS AREA IS PROHIBITED
Public Cooperation Is Necessary In Order To Protect Our Endangered Wildlife And Its Habitat
THIS AREA IS POSTED AND PATROLLED PURSUANT TO SECTIONS 11-0321 AND 11-0535 OF THE WILDLIFE LAW
N.Y.S. DEPT. OF ENVIRONMENTAL CONSERVATION, ALBANY, N.Y. 12233

WILLIAMS
LAKE
RESORT

WELCOME TO WILLIAMS LAKE
RULES
MAP OF the RAIL TRAIL

FIGURE 12

7. Specific Design Standards

Design standards and sustainability objectives have been drafted by the Applicant. See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions").

C. Conformance with SEQR Findings

The SEQR review for the Hudson River Valley Resort Project (a.k.a the Williams Lake Project) began in November of 2007; the NYS DEC, acting as lead agency, issued SEQR Findings in July 2013. The Town of Rosendale, as an Involved Agency, issued SEQR Findings on October 2nd, 2013. At the date of this application, no other SEQR Findings have been issued.

The Master Plan application describes the same Project, unchanged from the proposed Project that was analyzed during the SEQR review. As such, the Master Plan application is entirely consistent with both the DEC and Town SEQR findings. See Appendix J ("Town of Rosendale SEQR Findings") and Appendix K (NYSDEC Notice of Issuance of Agency Findings").

All elements of the Master Plan application, including the proposed program elements, siting of program elements, phasing of construction, impacts and mitigation measures, etc., have been defined as part of the SEQR review process and are contained in the Draft Environmental Impact Statement (DEIS) and the Final Environmental Impact Statement (FEIS).

As such, the Master Plan Application conforms with SEQR Findings.

D. Conformance with BLCPDA Development Standards and Objectives

The Project conforms with the BLCPDA Development Standards and Objectives, as outlined in BLCPDA section §75-58 (D). See Table 12 ("Conformance with BLCPDA Development Standards and Objectives) below.

Table 12: Conformance with BLCPDA Development Standards and Objectives	
Development Standard	**Measure of Conformance**
Protection of important natural resources	See Applicant's Final Environmental Impact Statement (FEIS) and Appendix K: ("NYSDEC Notice of Issuance of Agency Findings")
• Binnewater Lakes	• No motorized vehicles on lakes • Replacement of aging septic systems with central sewer • Removal of aging underground fuel storage tanks • Implementation of green stormwater infrastructure practices
• Other surface water resources	• No significant impacts to wetlands, vernal pools, woodland ponds
• Groundwater resources	• Implementation of green stormwater infrastructure practices • Implementation of site-specific engineering in areas of potential rapid contact with groundwater (karst) • Restrictions on use of pesticides, fertilizer, road salt applications
• Endangered species (bats)	• Implementation of Bat Mitigation Plan (as per NYSDEC Natural Resource permit), including protection of 104 acres of critical habitat in permanent conservation easement, seasonal trail closures, monitoring of hibernacula • Seasonal clearing restrictions
• Forested landscape	• Preservation of approximately 700 acres of Site as forested landscape
• Steep slopes	• Project redesigned to reduce impacts to steep slopes • Protection of key ridge east of Williams Lake
• Protection of large, contiguous unaltered tracts	• Preservation of 104 additional acres of land in conservation easement contiguous to existing 411 acres in easement
• Preservation of links between natural habitats on adjacent properties	• Conservation easement maintains links of forested landscape • Protection of RD-2 wetland preserves link to significant wetland habitat
• Restoration and maintenance of broad buffer zones for water bodies	• Existing structures adjacent to Williams Lake to be demolished • New construction no closer to lakes than 50 feet
• Minimization of impervious areas	• Total impervious area limited to 17.7 acres (increase of 12.9 acres from existing) • Implementation of pervious roads, driveways, green roofs
Redevelopment of WL hotel as a principal tourist destination	The Applicant's business plan is to create a destination eco-tourist resort that draws visitors to Rosendale
Utilization of a compact	Project's development footprint limited to 66 acres of total site acreage of

development footprint	779 acres. Resort and amenities sited largely within existing hotel footprint. Housing clustered in four neighborhoods, including two multi-family neighborhoods.
Preservation of significant expanse of open space – minimum of 65% of gross acreage	Approximately 515 acres (66% of total Site's acreage of 779 acres) will be protected as open space under permanent conservation easement. Additional common land will be protected as forested landscape under deed restrictions.
Preparation of long-term resource management plan for conservation land and public access (research/ education)	See Section I.B.3.e ("Common Land, Conservation Areas and Public Access") of this document. See also Appendix F ("Land Use and Development Plan")
Protection of significant pre-historic and historic cultural resources	Project design includes stabilization, preservation and interpretation of cement-era kiln walls, creation of on-site historic interpretive center and interpretive exhibits along rail trail.
Incorporation of environmental and historical education feature	Project design includes historic interpretive center and interpretive exhibits (bats, cement history, ecology)
Inclusion of public access component	Public access to rail trail through property. Public access to trails and lakes (Williams Lake and Fourth Binnewater Lake) through day-pass system. See also Section I.B.3.e ("Common Land, Conservation Areas and Public Access") of this document.
Provision of affordable and/or workforce housing component	See Section I.B.5 ("Affordable/ Workforce Housing Plan") in this document.
Incorporation of sustainable practices (construction, operation)	See Appendix E: ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Provision of central water and sewer and other utilities	Project design includes central water and sewer; utilities to be buried underground. See Section I.B.3.d ("Infrastructure") in this document.
Access to development meets accepted design standards	Access roads will be from Binnewater Road (Ulster County Route 7); roadway alignment and widths comply with County standards. See Section I.B.3.d ("Infrastructure") in this document.
Includes second means of ingress/egress	Two means of ingress/ egress are planned ("south entry" and "north entry"). See Section I.B.3.d ("Infrastructure") in this document.
Identification of legal mechanisms to preserve and protect open spaces and govern and regulate common areas	Easement agreements with Open Space Institute and Wallkill Valley Land Trust will guarantee public access to rail trail. Conservation easements with Rondout Esopus Land Conservancy will protect open space. The Property Owners' Association will enforce deed restrictions and environmental land covenants on lands held in common. See Section I.B.3.e ("Common Land, Conservation Areas and Public Access") in this document.
Conformance with parking guidelines	Parking will exceed the requirement of Zoning Code §75-19 as up to 420 parking spaces are planned and 205 are required. Parking will be phased with overall development of the project. Parking areas include defined circulation patterns and landscape buffers. Parking areas will be primarily pervious surfaces to maximize on-site ground filtration. See also Section I.B.3.d ("Infrastructure") in this document.

E. Conformance with BLCPDA General Design Guidelines

The Project conforms with the BLCPDA General Design Guidelines, as outlined in BLCPDA section §75-58 (G). See Table 13 ("Conformance with BLCPDA General Design Guidelines) below.

Table 13: Conformance with BLCPDA General Design Guidelines	
General Design Guidelines	**Measure of Conformance**
Architectural elements that provide visual interest and promote integration of design elements	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Groups of related buildings…visually attractive appearance	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Provide safe, efficient and convenient vehicular and pedestrian access and circulation patterns…	See Appendix H ("Site Circulation Plan")
Parking	See Table 8 ("Resort Parking Areas and Parking Capacity") and Table 12 ("Conformance with BLCPDA Development Standards and Objectives")
Building lines shall be varied…	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Layout of residential areas shall create neighborhoods of appropriate scale and design…	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Buildings shall be designed with consideration of their appearance from vantage points within and outside the BLCPDA	See Appendix K ("NYSDEC Notice of Issuance of Agency Findings") that establishes there are no visual impacts. See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions").
Appurtenances of buildings and accessory structures shall receive architectural treatment consistent with that of principal buildings.	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Where practical, use of natural materials shall be utilized for construction of buildings and site features. Natural materials shall be locally sourced to the extent feasible.	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Palettes and colors consistent with the natural landscape shall be used.	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Provision of more than one point of access to the site.	See Appendix H ("Site Circulation Plan")
Site Lighting	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Landscaping, Screening and Fencing	See Appendix E ("BLCPDA Design Standards, Sustainability Objectives and Deed Restrictions")
Signage	See Section I.B.6 ("Master Signage Plan") of this document