

From: Marianne Ananew <mdav@co.ulster.ny.us> **Sent: Wednesday, August 24, 2022 11:30 AM**
To: C Howard Post <chowardpost@gmail.com>; Joe Ferraro <jferraro@elnamagnetics.com>
Cc: Robert Leibowitz <rlei@co.ulster.ny.us>; Timothy B, Rose <tiro@co.ulster.ny.us>; Reilly, John (DOT) <john.reilly@dot.ny.gov>; dec.sm.DEP.R3 <DEP.R3@dec.ny.gov>
Subject: UCPB Comments on Terramor Catskills

Hard copy & final action form will be mailed to the Town.

Marianne Ananew Administrative Assistant UC Planning Dept

TO: Ulster County Demnis Doyle, Director
TO: C Howard Post Town of Saugerties Planning Board

RECOMMENDATION

REFERRALNO: — 2022-148 2022-149
DATE REVIEWED: 8/3/2022

Re: Terramor Catskills — Special Permit and Site Plan Review

Summary is proposing to develop a fifty-site glamping campground with a 7,600 sq. ft. lodge, 1,100 sq. ft. 212 lands Cottontail dLane (Via tGlasco Turnpike). The property is zoned MDR and is approximately 77.51 acres in siz

The following materials were received for review: © Referral Form «PIApplication © Project Narrative + Lighting Sheets © FEAF Part 1 © Traffic Impact Study ~ 17 and 22 p hour trips + SWPPP * Wastewater Report © Water Supply Report '© Town of Saugerties Planner's review dated 3/4/22 & 7/11/22 = Response Letter to NPV Comment Letter 3/4/22 © Wetlands Delineation Report

Recommendations

Noise/Adjacent Residences

It is noted that the applicant is proposing a 50' buffer in most locations f the property in addition to the setback requirements as necessary per the Town's zoning statute. In one location the applicant has shown a 100' buffer. It is unclear, however, how adequate these buffers will be without completion of noise analysis and whether lighting on the campground will penetrate the buffer area to the adjacent residences. The anticipated clearing of the property to make way for the proposed sites and connecting roadways, etc, may provide for mitigation to improve the quality of these buffer areas.

Required Modification

A noise study should be conducted with decibel levels indicated on the final plan at the property lines. Music and PA for a special event are recommended to be indoors with the doors closed to reduce noise impacts. As mitigation of the site's clearance, it is recommended that all trees removed should be replaced and planted within the proposed buffer and setback areas to improve the quality of the buffer of proposed campground from the existing residences.

Ulster County Habitat Core and Federal Wetlands

The UCPB has concerns regarding the presence of an Ulster County Habitat Core as well as the compact design of camp sites surrounding the existing wetlands, the design and narrow constraints could imperil the sustainabil of those wetlands as habitats over time as the boundaries may become encroached upon by campers and/or staff

Required Modifications

The Planning Board and applicant shouldconsider greater separation between the campsites and from

the existing wetlands and Ulster County Habitat Core to avoid potentially harmful encroachment. At a minimum, signage and/or educational materials along the delineated areas of the wetlands as well as the habitat core warning guests and others not to enter those areas and to respect the habitats there should be provided

Permitting Authorities - Required Modifications

State, County, and Local agencies as a condition of approval including:

NYS Department of Environmental Conservation — Package plant, Stormwater
Ulster County Department of Health - Camping, water, food services, and pool

NYSDOT — Highway Work Permit for access to NYS Route 212
U.S. Army Corp of Engineers — Wetland crossing/disturbance

Easements ~ Required Modifications

The two lots the proposal will occur upon do not appear to be consolidated. If no lot line deletion takes place, a plan indicating easement location for access and various utilities will need to be shown on the final plat.

Zoning Conformance Table - Required Modification

The plans lack a table that indicates how the property conforms to the bulk and parking standards of the MDR zone. The coversheet of the plan should provide one.

Waste Management and Dumpster Location — Required Modification

The location of any proposed dumpsters will need to be indicated on the site plan. Enclosure and screening details will need to be provided. An internal waste management plan for the site should also be provided for the Town's review.

First Responder Review — Required Modification

The local fire district should review the site they have adequate access to serve the property as well as should the local EMS. Regulations should be provided at each site if outdoor cooking is to occur.

Sustainability

As part of the development of this facility, it is important to include compliance with the NYS Energy Code as part of the review of projects and to incorporate responsiveness to climate change as part of each proposal as a means of taking the opportunity to reduce carbon emissions whenever possible. The applicant's use of LED lighting, which is now common practice countywide, should be considered just a starting point. Electric vehicle charging stations is a further focus of the County Planning Board as an increasingly common standard feature of hotels and similar tourist accommodations.

Required Modification

The Town and the applicant should look at the ways the proposal is meeting the NYS Stretch Energy code and actively seek to reduce the carbon footprint of the facility through the use of alternatives to fossil fuels such as passive solar and geothermal heating use of heat pumps. The UCPB also recommends that the infrastructure necessary to develop electric vehicle charging stations should be provided given the growing trend and goals of NYS and the Country to reduce automotive emissions.

Reviewing Officer

Robert A. Leibowitz, AICP
Principal Planner

CC: Joseph Ferraro Tim Rose ~ UCDOH
John Reilly NYSDOT John Petronella - NYSDEC
