

2.0 DESCRIPTION OF PROPOSED ACTION

Comment 2.0-1 (Keystone Associates Letter Dated December 8, 2011): (Reviews, Permits and Approvals) – NYSDOH will need to review and approve pool(s).

Response 2.0-1: NYSDOH will be contacted for necessary pool review and approvals. This is independent of and will follow completion of the SEQR process.

Comment 2.0-2 (Planning Board Meeting, November 10, 2011, Joe Lubner): Is part of that cluster four in Thompson?

Response 2.0-2: Cluster 4 is entirely in Fallsburg.

Comment 2.0-3 (Planning Board Meeting, November 10, 2011, James Creighton): The project scheduling it states that it is largely predicated on the construction of water and sewer facilities. Again, I think that the stream situation really needs to be looked at and it probably needs a few more looks. I believe the scheduling is to go from the first pod down to the 4th would be the last based on market conditions.

Response 2.0-3: Construction of water and sewer facilities and access roads to them are the first construction projects planned. The fourth cluster will be the last built. The stream will not be directly impacted except for the installation of the water and sewer lines underneath it to service the easterly loop. There will be no net increase in stormwater runoff into the stream and the stream will be protected from sedimentation during construction with approved silt fencing or other barriers. Sanitary discharges will meet all current regulatory standards.

Comment 2.0-4 (Letter to Planning Board, December 16, 2011, Robert Geneslaw): Page 2-1. The narrative indicates that three separate condominium associations will be formed, and all land within each cluster would be owned by the respective condominium association, with cross easements for shared facilities, such as roads and utility infrastructure. It is presumed that each condominium association would establish its own rules regarding the use of recreational amenities, and each would maintain their own. This is a reasonable arrangement. However, with respect to entrance roadways, an alternate maintenance arrangement should be considered. As the plan now shows (see Figure 2-2: Proposed Site Plan Raleigh and Heiden Properties) the center and southerly entrances from Heiden Road will carry the bulk of the traffic for the three clusters west of the stream, but are largely on two of the clusters. The center cluster would have no responsibility for sharing in the maintenance costs of the entrance roadways. Some provision should be made for sharing the roadway maintenance costs, perhaps an arrangement that would provide for the center cluster to carry a proportionate share of the cost of road maintenance.

Response 2.0-4: The use and maintenance of commonly used roads will be provided for through cross easements allowing use, and associated agreements for sharing in maintenance costs.

Comment 2.0-5 (Letter to Planning Board, December 16, 2011, Robert Geneslaw): Page 2-4. In describing the phasing and construction schedule indicates that the “Raleigh Hotel would be the first phase of the project as it requires only the subdivision of lands associated with its continued operation as a private entity and hook up to the new sewage treatment facility”.

However, since the Raleigh Hotel will likely be operating continuously, provisions will have to be made for the permitting, physical, environmental and legal steps to allow early construction of the sewage treatment facility. The FEIS should describe in some detail in narrative and on a plan how these steps will be undertaken.

Response 2.0-5: *It is correct that the applicant plans to keep the Raleigh Hotel in continuous operation throughout the development of the project. The subdivision of the hotel property will include language ensuring the hotel's continued use of the existing septic system until such time as the new sewage treatment plant is completed and hooked up to the hotel effluent pipe system. All necessary permits and construction will be the responsibility of the project sponsor who will also be the developer of the project. The only physical impacts to the hotel will be the construction of access road improvements affecting the southerly driveway and hookup of the hotel sewage to the new treatment plant. These activities will be staged in a manner to ensure continuous operation of the hotel.*

Comment 2.0-6 (Letter to Planning Board, December 16, 2011, Robert Geneslaw): Page 2-5. Refers to the applicable zoning and the preparation of a conventional plan to begin the process of environmental review and zoning conformity. The proposed lot count of 238 units was settled on for purposes of evaluating impact and the plan layout and is subject to change as the review process evolves. It is correctly referenced on page 3.7-4.

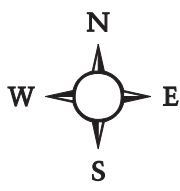
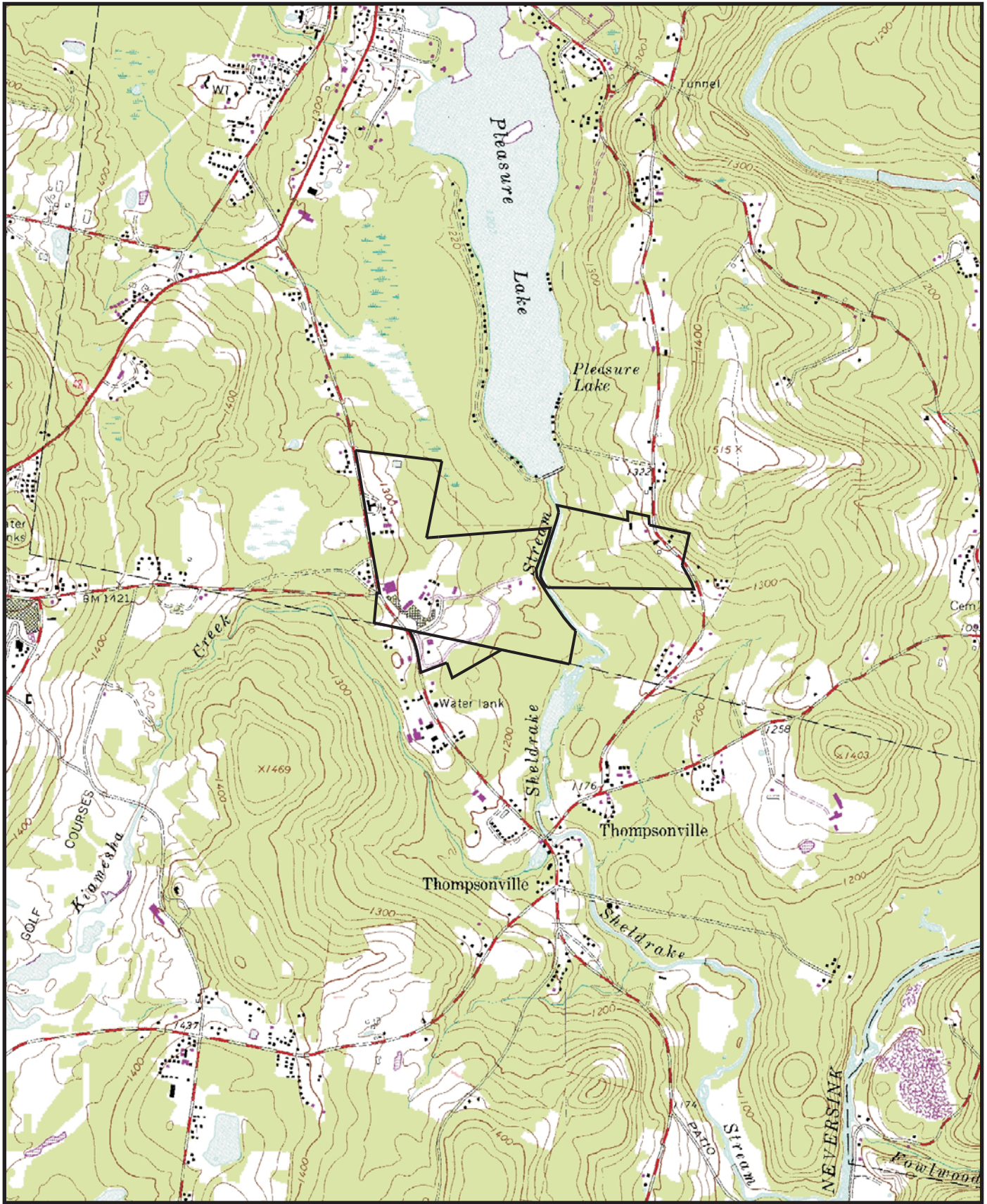
Response 2.0-6: *Comment noted.*

Comment 2.0-7 (Letter to Planning Board, December 14, 2011, Larine Harr): We are also extremely concerned about the impact of the wells and sewage treatment on this environmentally sensitive area. This is a very large development, part of which is proposed for a steep slope, with a stream running through the middle. There is a huge potential for environmental damage.

Response 2.0-7: The wells have been drilled and tested. No on site impacts have been identified. The sewage treatment facility will be a state of the art plant releasing effluent after tertiary treatment. The on site stream and adjacent slopes will not be disturbed except for the placement of sanitary and water supply pipes beneath the stream bed.

Comment 2.0-8 (Letter to Planning Board, December 14, 2011, Larine Harr): We believe that this development as it stands now should not be approved for this site. It is too large, will have too many environmental impacts, and is not fitting with the area.

Response 2.0-8: The proposed development is in accordance with the existing zoning and has been clustered to reduce environmental impacts.



LEGEND

□ Site Property Boundary

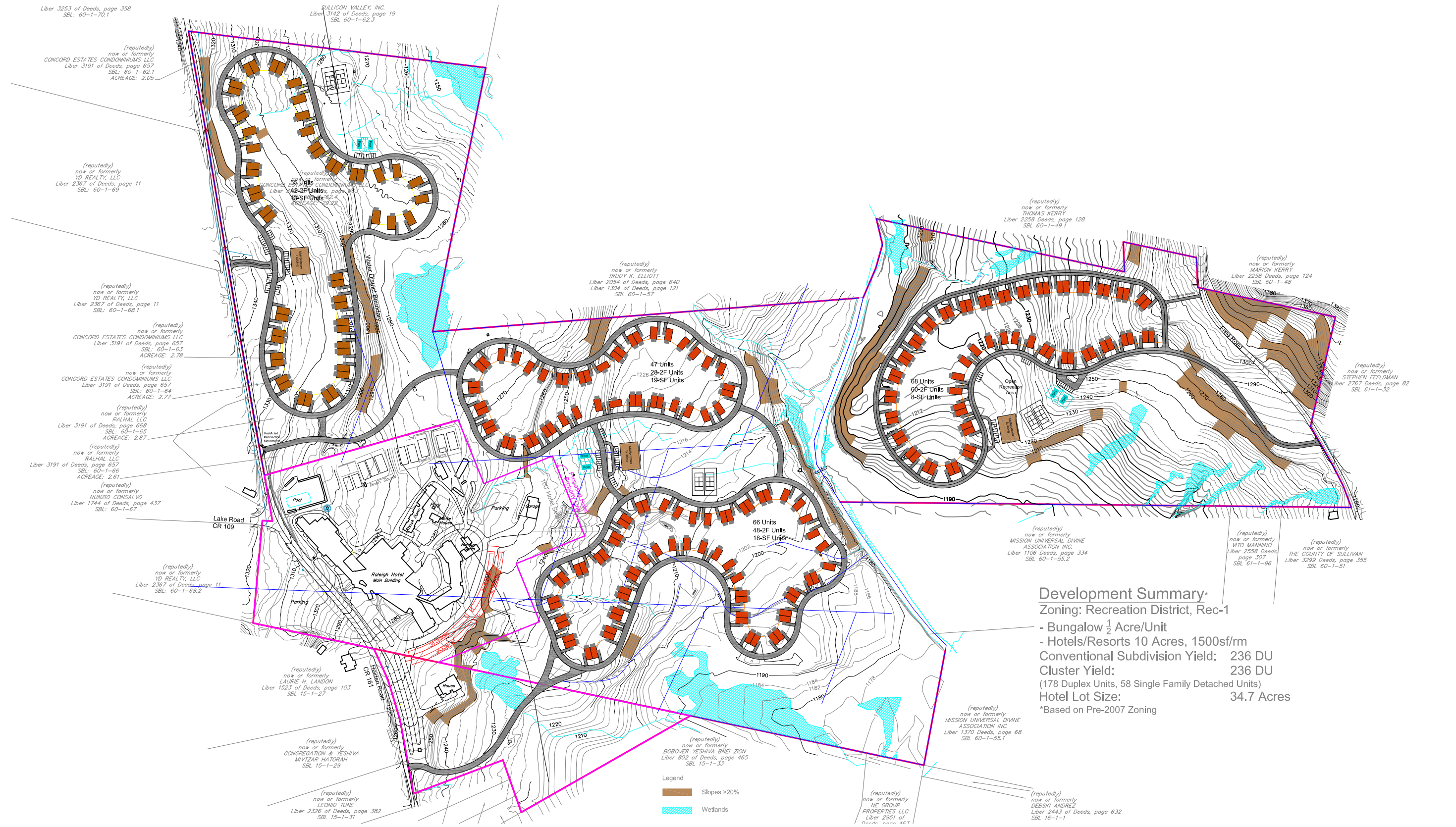
Figure 2-1: Site Location Map

Raleigh and Heiden Properties

Town of Fallsburg, Sullivan County, New York

Base Map: USGS 7.5-minute Topographic Map, Monticello Quad, 2000

Scale: 1" = 2000'



Development Summary
 Zoning: Recreation District, Rec-1
 - Bungalow 1/2 Acre/Unit
 - Hotels/Resorts 10 Acres, 1500sf/rm
 Conventional Subdivision Yield: 236 DU
 Cluster Yield: 236 DU
 (178 Duplex Units, 58 Single Family Detached Units)
 Hotel Lot Size: 34.7 Acres
 *Based on Pre-2007 Zoning

Legend
 Slopes >20%
 Wetlands

Notes:
 1. All base data by others. No representation or warranty is express or implied as to accuracy of same.
 2. This Conceptual Site Design plan is for illustration of road and building layouts, and is subject to completion of site engineering. This drawing is not for construction purposes.
 3. All environmental concerns subject to local, state and/or federal jurisdiction must be reviewed and approved by appropriate agencies.

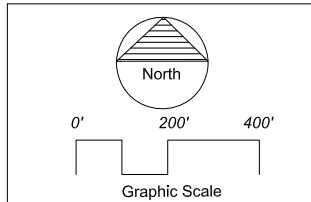


Figure 2-2: Proposed Site Plan
Raleigh and Heiden Properties
 Heiden Road & Fred Road
 Town of Fallsburg, Sullivan County, NY
 Date: April 2008, Rev. 7-08, 5-09, 10-09, 4-11

Stephen Lopez
 Landscape Architect