

Appendix A
Correspondence

State Environmental Quality Review
POSITIVE DECLARATION
Notice of Determination of Non-Significance

Draft Date October 26, 2008

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law.

The Town of Fallsburg Planning Board as the lead agency has determined that the proposed action described below will have a significant environmental impact, and a Draft Environmental Impact Statement will be prepared.

Name of Action **Ral Hal Site Plan and Subdivision**

SEQRA Status: Type 1

Description of Action: This “Proposed Action” is for Site Plan and Subdivision approval for a mixed-use multi-phase primarily residential development on approximately 230 acres on the north side of Heiden Road (CR 161) in the REC-1 zoning district. Uses proposed include 245 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

Location: The proposed project is located along the north side of Heiden Road, extending to Pork House Road (also known as Fred Road) hamlet of South Fallsburg. Town of Fallsburg, Sullivan County, NY (See location map).

Reasons Supporting this Determination: The proposed project may result in the following potential impacts:

- Soil erosion
- Increase in stormwater runoff and effect on Sheldrake Stream
- Impacts to water quality
- Increase in traffic levels and potential impact to surrounding road network
- Temporary impacts to noise, traffic and air quality from on-site construction equipment and truck traffic importing and exporting soil, rock and construction materials
- Impacts to school and community services

- Impacts to wetlands
- Impacts to recreation
- Visual impact to Sheldrake Stream corridor
- Impacts to public utilities including public sewer and water
- impact of treated sewage effluent on Sheldrake Stream
- Impacts to Flood Inundation zone
- Fiscal Impact to School district and/or Town and County special districts
- Impact to flood elevations
- Impact to electric and gas utilities and/or distribution system

For Further Information:

Contact Person: Allen Frishman, Code Enforcement Officer
Address: Fallsburg Town Hall, 5250 Main Street, South Fallsburg, NY 12779
Telephone number: (845) 434-8811

A Copy of This Notice is Sent to:

Involved Agencies

Honorable Steve Levine, Supervisor, Town of Fallsburg, Station Plaza, South Fallsburg, NY 12779

Honorable Anthony Cellini, Supervisor, Town of Thompson, Route 42, Monticello, NY 12701

Sullivan County Dept. of Planning and Environmental Management, Sullivan County Government Center, 100 North Street, Monticello, NY 12701

NYS Dept. of Environmental Conservation, Division of Regulatory Affairs, Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

US Army Corps of Engineers, 26 Federal Plaza, Room 1937, New York, NY 10278-0090

NYS Department of Health, Monticello District Office, 50 North Street, Suite 2, Monticello, NY 12701

Sullivan County Department of Public Works, 100 North Street Monticello, NY 12701

Environmental Notice Bulletin – via E-Mail

Interested Agencies

NYS Department of Transportation, Sullivan County Residency Office East Broadway,
Monticello, NY 12701

Delaware River Basin Commission, P.O. Box 7360, 25 State Police Drive, West Trenton, NY
08628

Superintendent, Fallsburg Central School District, 115 Brickman Road, Fallsburg, NY 12733

NYS Department of Environmental Conservation, Commissioners Office, 625 Broadway,
Albany, NY 12233

Fallsburg Fish and Boat Club, Pleasure Lake Dam, Fallsburg, NY

Applicant: Ral Hal Corp.
c/o Mendel Lerner
1481 47th Street
Brooklyn, NY 11219

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

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

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

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

* A Conditioned Negative Declaration is only valid for Unlisted Actions

RAC HAL Corporation Residential Development

Name of Action

Town of Fallsburg Planning Department

Name of Lead Agency

Arthur Rosenshein

Name of Responsible Officer in Lead Agency

Chair

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

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

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

NAME OF ACTION RALHAL Corporation Residential Development		
LOCATION OF ACTION (Include Street Address, Municipality and County) Heiden Road and Fred Road, Town of Fallsburg, Sullivan County, NY Heiden Road and Fred Road, Town of Fallsburg, Sullivan County, NY		
NAME OF APPLICANT/SPONSOR RALHAL Corporation, c/o Mendel Lerner	BUSINESS TELEPHONE 718-438-0700	
ADDRESS 1481 47th Street		
CITY/PO Brooklyn	STATE NY	ZIP CODE 11219
NAME OF OWNER (if different)	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION Develop 240 dwelling units on property currently occupied by the Raleigh and Heiden Hotels. The Raleigh Hotel will be retained and consolidated on a separate lot. The Heiden Hotel will be removed. The residential units, comprised of single and two family homes, will be located in four clusters. Each cluster will have community facilities including pools, tennis courts and a multipurpose building. A small portion of the property is located in the Town of Thompson. No new residential uses are proposed there.		

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

A. Site Description

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

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

2. Total acreage of project area: 196.97 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>±146</u> acres	<u>±93</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Regulated by State or Fed.) NYS and ACOE	<u>7.49</u> acres	<u>7.49</u> acres
Water Surface Area	<u>1.5</u> acres	<u>1.5</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings an other paved surfaces	<u>±9</u> acres	<u>±27</u> acres
Other (Indicate type) Lawn and landscaping (including parking fields)	<u>±33</u> acres	<u>±68</u> acres

3. What is predominant soil type(s) on project site? WIC Wellsboro and Wurtsboro, WuB Wurtsboro loam
- a. Soil drainage: Well Drained 87.5 % of site Moderately well drained 11 % of site
 Poorly Drained 1.5 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 3700.)

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

- a. What is the depth to bedrock? 1.5-5+ (in feet)
5. Approximate percentage of proposed site with slopes: 0-10% 55 % 10-15% 20 %
 15% or greater 25 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0.0-6.0+ (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to TBD DEC inquiry sent 3/08
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: Sheldrake Stream
 a. Name of Stream and name of River to which it is tributary Neversink River
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name USACOE wetlands and NYSDEC wetlands b. Size (In acres) DEC: 1.40 USACOE: 6.04
17. Is the site served by existing public utilities? Yes No
 a) If Yes, does sufficient capacity exist to allow connection? Yes No **NA**
 b) If Yes, will improvements be necessary to allow connection? Yes No **NA**
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 196.97 acres.
- b. Project acreage to be developed: _____ initially; ±95 acres ultimately.
- c. Project acreage to remain undeveloped ±102 acres.
- d. Length of project, in miles: _____ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? NA %
- f. Number of off-street parking spaces existing TBD (hotel) ; proposed 488 residential, TBD hotel
- g. Maximum vehicular trips generated per hour 232 for residences (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>36</u> | <u>208</u> | _____ | _____ |
| Ultimately | <u>36</u> | <u>208</u> | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure 35 ft height; 80 width; 120 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 3,626 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? TBD tons/cubic yards?

3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? Residences, landscaping and recreational facilities
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 53 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No **TBD**
6. If single phase project: Anticipated period of construction? _____ months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? TBD (number).
- b. Anticipated date of commencement phase 1 TBD month _____ year, (including demolition)
- c. Approximate completion date of final phase TBD month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated during construction? 409 ; after project is complete 0
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities?? Yes No
 If yes, explain Hotel parking to be relocated
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. _____
- b. Name of water body into which effluent will be discharged. _____
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project or any portion of project located in 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month 51 tons for residences during summer months Tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Sullivan County Landfill ; location Monticello
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain Recyclables
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day?) Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Heating fuel, electricity
22. If water supply is from wells, indicate pumping capacity TBD gallons/minute.
23. Total anticipated water usage per day 97,600 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision and site plan approval</u>	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water and sewer connections</u>	
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Sullivan County Planning Dept. 239m review</u>	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYS DEC</u>	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>ACOE wetlands permit</u>	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- What is the zoning classification(2) of the site? Rec-1, PR in Fallsburg RR-1 in Thompson
- What is the maximum potential development of the site if developed as permitted by the present zoning?
291 residential units on three lots (excludes the hotel lot)
- What is the proposed zoning of the site? NA
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Rec-1 and I-1 in Fallsburg PRD, HC-1, RR-1 and RR-2 in Thompson
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? 4
a. What is the minimum lot size proposed? Hotel Lot 34.7 acres
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No **TBD**

D. Informational Details

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

E. Verification

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

Applicant/Sponsor Name RAC HAL Corporation Date _____

Signature _____ Title Planner for Applicant

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

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

PROPOSED SCOPING DOCUMENT – Adopted March 10, 2011.

APPLICANTS - RALHAL Corporation and Concord Estates Condominiums

**LEAD AGENCY – Fallsburg Planning Board,
Town of Fallsburg, Sullivan County, NY**

DESCRIPTION OF THE PROPOSED ACTION

The Applicants, RALHAL Corporation and Concord Estates Condominiums, proposes the construction of a year-round mixed use development. The Conceptual Site Design will illustrate 236 duplex dwelling units and an existing 230 room hotel and associated facilities with redefined lot lines. The overall site lies mostly in the Town of Fallsburg and partly in the Town of Thompson, Sullivan County, NY. However the proposed development is almost entirely in the Town of Fallsburg. Access to the project site would be from Heiden Road (CR 161) and Pork House Road, also variously known as Wildwood Drive and Fred Road. The project site totals approximately 196 acres.

POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

As set forth in the Positive Declaration adopted by the Lead Agency, the proposed action may have potential significant environmental impacts on:

- A. Geology, Soils and Topography
- B. Water Resources and Public Utilities
 - Storm Water Management and Flood Inundation Zone
 - Public Water
 - Public Sewer
 - Electric and Gas Utilities
- C. Ecology and Wetland Resources
- D. Land Use and Zoning
- E. Transportation
- F. Visual Resources
- G. Historical and Archeological Resources
- H. Community Services, including schools, emergency services, police, and fire
- I. Fiscal Resources
- J. Construction-Related Effects

GENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included in an appendix.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site and/or subdivision plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State and Town criteria with respect to all disciplines of study as well as Town of Fallsburg subdivision and site plan standards.

DEIS CONTENTS

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments).

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover.

I. EXECUTIVE SUMMARY

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures.

II. DESCRIPTION OF THE PROPOSED ACTION

Chapter 2 of the DEIS will provide a description of the proposed project site and its location, a description of the proposed project, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

A. Site Location and Description

1. A written and graphic description of the location of the project site in the context of the Town of Fallsburg.
2. Description of the environmental setting of the site and the natural resources identified thereon, including the area along Sheldrake Stream.
3. Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.
4. Description of the existing infrastructure serving the project site and/or its immediate environs, including site access and road network.

B. Description of the Proposed Action

1. Written description of the proposed action, including the proposed use, all proposed project components and site will be provided. Small scale plans will be provided in the DEIS for illustrative purposes. The project components will include the proposed residential development and the continuation of the existing Raleigh Hotel.

2. Identify zoning and describe existing land uses applicable to the project site.
3. Discuss compliance with all zoning, subdivision and site plan approval standards set forth by the Town of Fallsburg Code. The DEIS shall identify the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

C. Project Purpose and Need

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans, including the adopted Fallsburg Comprehensive Plan.

D. Approvals, Reviews and Permits

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all Involved and Interested Agencies.

ENVIRONMENTAL SETTING, IMPACTS, MITIGATION

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Sufficient detail should be provided so that reviewers are able to gain an understanding of current conditions and impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

Environmental Setting
Potential Impacts
Mitigation Measures

This format provides for a meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

A. Geology, Soils and Topography

1. The underlying bedrock geology will be described. The potential need for blasting or rock removal to construct the project will be discussed. An examination will be made of the effect of project related blasting and construction on the Pleasure Lake Dam and protective measures that may be employed.
2. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Sullivan County, New York or NRCC Soil Survey*.

Evaluation of site soils will include the following:

- a. Identification and evaluation of soils/associations.
 - b. Potential short and long-term erosion impacts.
 - c. Suitability of soils to support buildings, roads, and stormwater management facilities will be described.
 - d. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby waterbodies and wetlands including an evaluation of their effectiveness to mitigate impacts.
 - e. The DEIS will describe the detailed soil erosion and sediment control plan that will accompany the text description of specific designs to be implemented during construction.
3. A topographic survey based on a two-foot contour interval will be prepared for the entire site. Existing topography will be mapped for the entire site, and proposed topography will be mapped. A comparison of existing and proposed topography will be evaluated as follows:
- a. Graphics illustrating steep slopes and steep slope disturbances will be provided.
 - b. A description will be provided of prominent and/or unique features including stonewalls, large boulders, ledges and rock outcroppings. These features will be identified on a plan.
 - c. A grading plan will be provided and described.
 - d. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials, and the storage of fill material on site including erosion controls.
 - e. Excavated materials retained and utilized on site will be evaluated for the adequacy of their intended use on-site.
 - f. Describe measures to minimize cut and fill activities.
 - g. Phasing of proposed disturbances will be described.

B Water Resources and Utilities

1. A drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour storm events, will be completed. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. Specifically, the drainage study will include the following:

- a. A definition of all existing drainage basins, watersheds, and drainage structures, including a graphic illustrating all divides of drainage basins which discharge from the project to adjacent properties shall be shown on pre- and post development watershed maps. A description of each such drainage basin will be provided in the appendix to the DEIS. The descriptions will include the specific characteristics (e.g., size, composition, etc.) of all drainage structures and a summary of the path of flow from the project to receiving water bodies.
 - b. Calculation of pre- and post-development runoff quality and outline of treatment methods per current NYSDEC Design Standards.
 - c. The DEIS will provide a stormwater management plan defining all measures and procedures to be implemented so as to ensure compliance with prevailing discharge standards. Such measures, if necessary, will include conveyance systems and retention/detention facilities and devices. All proposed measures and procedures will be selected in accordance with the current NYSDEC Design Standards. General design guidelines for stormwater infrastructure will be described for future phases.
2. Analysis of the effect of the Flood Inundation Zone along the Sheldrake Stream, upstream to and including the Pleasure Lake Dam, the portion passing through the RAL HAL property. The analysis shall include:
 - a. A dam break analysis calculation including the 2-,10-,25-, and 100-year, 24-hour storm events and the impact on roadways, recreational facilities, utilities, buildings and structures located on the project site.
 - b. An assessment of any other potential risks to human life or property resulting from a dam break caused by ground disturbance or construction of the RAL HAL project.
3. Public water supply resources will be described. This will include the current use of Town of Fallsburg water for the existing hotel and future use of Town water for the 55 units in the loop road fronting on Heiden Road. It will also include the future private water supply system for the balance of the development. If necessary, additional options will be identified and evaluated.
 - a. Describe the Town water supply system in terms of capacity, pressure and proposed connection.
 - b. Describe proposed private water supply system including local hydrogeology, well locations, completed pump tests, NYS DEC and NYS DOH water supply and quality standards, potential impacts on neighboring wells within 1500 feet, and a groundwater recharge analysis.
 4. Sewage disposal will be described including the existing system and the proposed replacement system. If necessary, additional options will be identified and evaluated.
 - a. Describe existing septic sewage system for the Raleigh Hotel and removal

details.

- b. Describe the proposed sewage treatment plant including the anticipated flows to be handled, the method of treatment, the relevant NYS DEC regulations, and impacts of treated sewage on the receiving water body, Sheldrake Stream.

5. Impacts on electric and gas utilities and/or distribution system will be described.

C. Ecology and Wetland Resources

1. Vegetation

- a. Contact the NYS DEC to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species. A copy of the completed DEIS and FEIS will be submitted to the U.S. Fish and Wildlife Service as part of the coordinated SEQRA review for their comment as they are an Interested Agency.
- b. Conduct a field survey of vegetation.
- c. Characterize existing habitats on the project site. Illustrate habitats on an aerial photograph.
- d. Evaluate the potential impacts on the resources identified. Mitigate if necessary.

2. Fish and Wildlife

- a. Contact the NYS DEC to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species. A copy of the completed DEIS and FEIS will be submitted to the U.S. Fish and Wildlife Service as part of the coordinated SEQRA review for their comment as they are an Interested Agency.
- b. Conduct a field survey of wildlife.
- c. Evaluate the potential impacts on the resources identified, including an assessment of potential removal or disturbance of existing wildlife and habitat areas, and necessary mitigation measures designed to offset, reduce, or eliminate such losses.

3. Wetlands

- a. Delineate and flag the boundary of all State and Federal Jurisdictional Wetlands in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual.
- b. Calculate the area of proposed wetland disturbance based on grading plans.

- c. Discuss mitigation measures that may be required.

D. Land Use and Zoning

1. Describe existing land uses of the subject property and the surrounding area.
2. Discuss the compatibility of the proposed project with the character and development trends of the surrounding area.
3. Discuss potential impacts on adjacent land uses and appropriate mitigation for the action. Discuss potential effects that the new development may have on the planned Concord Resort improvements as well as on the Heiden Road (CR 161) and Pork House Road (also known as Wildwood Drive and Fred Road) corridors.
4. Describe zoning for the project site and immediate vicinity.
5. Discuss conformance of the project with the Town's adopted Comprehensive Plan and other local and county planning documents.
6. Discuss the project's compliance with all subdivision and site plan standards and other criteria set forth by the Town of Fallsburg Code. This discussion shall clearly indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

E. Transportation

1. Methodology - Future traffic conditions without the project (No Build Condition) will be compared to conditions that would be anticipated from implementation of the proposed action. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures designed to lessen the impact of the project on the adjacent road network if required. Intersection analyses and methodologies shall conform to Highway Capacity Manual methodology. All of the data collected and analyzed will be summarized in maps or tables.
2. Study Area Intersections – The following intersection locations will be examined:
 - Heiden Road (CR 161)/Thompsonville Road-River Road
 - Heiden Road (CR 161)/Kiamesha Lake Road (CR 109)
 - Heiden Road (CR 161)/NYS Route 42
 - NYS Route 42 and La Vista Drive
 - NYS Route 42 and Kiamesha Lake Road/Fraser Road
3. Peak Hours -- The summer and PM peak hour traffic volume counts will be analyzed for Friday and Sunday based on 2007 data. The 2007 data will be

verified with spot counts at the intersection of Heiden Road (CR 161) and Lake Road (CR 109). If necessary additional counts will be taken at the intersections identified above.

4. Roadway Conditions -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, sight distances at study intersections, traffic controls, signs, and traffic signals. Geometric deficiencies on roadways will be studied. The effect of any limitations on safety or traffic capacity will be analyzed.

Roadways for which conditions are to be inventoried include Heiden Road, Downs Road, Kiamesha Lake Road, NY State Route 42, Pork House Road (also known as Wildwood Drive and Fred Road), and Ranch Road in the vicinity of the project site. The condition of the River Road Bridge will be discussed. The impact of traffic generated by the Raleigh Hotel at its anticipated occupancy on the roadway conditions will be included. These roadways, except as noted in item #2 above, will not be subject to traffic counts or analyses.

5. Analysis of Impacts – The analysis will include evaluation of other known area projects at the time that the traffic study is undertaken that may impact the proposal plus a 1% background growth rate for the No-Build condition. The other developments to be included in the No-Build condition will be selected only after consultation with and approval by the Town's staff and/or consultants. The build year will be 2015. The capacity of each intersection for the Existing, No-Build, and Build conditions will be calculated. The results of the capacity analysis shall be presented in tabular form, and shall include the V/C ratio, average vehicle delays and Levels of Service for each individual group and for the overall intersection for signalized intersections. Actual heavy vehicle percentages and/or peak hour factors should be used in the analysis where available. The capacity calculation printouts shall be included in an appendix. Traffic analyses will also analyze proposed project intersections on Heiden Road for the Build Condition. The potential traffic generation resulting from the proposed use will be estimated based on the Institute of Transportation Engineer's *Trip Generation Manual* 7th edition and/or 8th editions if available and for second homes the Tim Miller Associates, "Trip Generation for Recreational Homes".
6. Mitigation - Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, signal modification, timing revision, future monitoring, and provisions for alternative forms of transportation, such as pedestrian and bicycle facilities, shall be discussed. This section may reference mitigation proposed for other projects up to the Build year.
7. Consistency with Comprehensive Plan – Review how the project and any mitigations are consistent with transportation goals in the Comprehensive Plan.
8. Pedestrian/Bicycle – The need for sidewalks along proposed roadways within the project site will be discussed.

F. Visual Resources

1. Describe through the use of narrative text, photographs and photographic simulations, plans, sections, visual sight lines, or other graphic representations, the visual character of the proposed action and its environs. The analysis will describe:
 - a. The existing visual character.
 - b. The change in visual character resulting from implementation of the proposed action. The locations from which visual character analysis shall be examined shall be determined in consultation with the Planning Board.
 - c. Mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to such matters as landscaping, preservation of existing vegetation, and preservation of existing topography.
2. Discuss light impacts in terms of the number and type of lights, and measures to reduce lighting impacts on the night sky, nearby properties and roads, and alternative approaches. The impacts associated with illuminating an area that is currently not illuminated will be discussed.

G. Historic and Archaeological Resources

1. Contact the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential impact on historic and archaeological resources.
2. Describe the findings of an archaeological investigation that will be performed to State Standards by a professional archaeologist. A Phase 1A and 1B analysis will be conducted for the area of potential effect if required by the OPRHP.
3. Discuss mitigation measures proposed, or alternatives considered as deemed advisable by the professional archaeologist or OPRHP.

H. Community Facilities and Services

1. The Proposed project will place demand on existing community services including schools, police and fire protection, emergency services, utilities (water and sewer) and solid waste disposal. Each service area will be quantitatively described as to its existing capacity.
2. The impact of the proposed project (the residential portion and the Raleigh Hotel) on each service area will be estimated, according to generally accepted practices, including interviews with representatives of service providers. Where generally accepted standards or regional or national estimates differ from local experience, the latter will be given additional weight.
3. The impact of a dam break of the Pleasure Lake Dam resulting from ground

disturbance or construction of the RAL HAL project will be evaluated on such elements as road closings, interruptions of utility services, demands on local and/or regional emergency service providers, including police, fire, ambulance, other rescue entities and medical facilities.

4. Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.

I Fiscal Impact Analysis

1. The increase in population may translate into the need for enhanced community services, including police and fire protection, and road maintenance. Additional demand for services may translate into additional costs to the community to meet the service demand. Accordingly, a fiscal impact analysis will be prepared to compare the revenues that would be generated by the proposed project compared with costs to service it..
2. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them, and will examine the four clusters of dwellings and the hotel separately.
3. The fiscal impact analysis will address the potential fiscal impacts of a dam break on the Town's emergency service providers described in the Community Facilities and Services section above; and the potential costs to the Fallsburg Fishing and Boating Club as owner of the Pleasure Lake Dam that might be incurred as a result of a dam break caused by ground disturbance or construction of the RAL HAL project.
4. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.

J Construction-Related Effects

1. Noise
 - a. Description of existing ambient noise levels.
 - b. Discuss potential construction-related noise impacts.
 - c. Discuss mitigation measures to be incorporated in the design of the proposed action, if necessary.
2. Air Resources
 - a. Present a discussion of existing air resources, including climatological baseline for the project site.
 - b. Identify the type of the construction activities and the impacts that would result.
 - c. Discuss mitigation measures to avoid potential construction-related air

quality impacts.

IV. UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

V. ALTERNATIVES

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

- A. The “No Action” Alternative as required under 6 NYCRR 617.9.b.5.
- B. The As-of-Right alternative, i.e., a development plan that conforms to the Town’s existing zoning regulations.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects of the project will be provided.

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation. Consider use of LEED building certification criteria. It will include discussion of new technologies to reduce energy consumption. Measures will be examined to minimize vehicle trips within and from/to the site. Applicable sections of the DEC draft guide for assessing energy use will be discussed in relation to project design.

IX. APPENDICES

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (which may include a Storm Water Pollution Prevention Plan, Cultural Resource Study, Wetland Delineation maps, Traffic Impact Study, background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

June 15, 2009

Mr. Will Illing
Town of Fallsburg Engineer
Town of Fallsburg, WWTP
PO Box 830
5410 State Route 42
South Fallsburg, New York 12779

Re: Well Testing Protocol for Raleigh Hotel Property
Town of Fallsburg

Dear Mr. Illing,

We are writing to provide a well testing protocol for the Raleigh Hotel project, Town of Fallsburg, New York. The protocol and testing procedures are intended to meet the requirements of the New York State Department of Conservation (NYSDEC) pumping test requirements and the New York State Department of Health (NYSDOH) requirements.

Objective

The purpose of the Raleigh Hotel pumping test is to determine if sufficient groundwater is available to the proposed project and to determine if the taking of groundwater from the project wells will have an adverse impact on neighboring private wells.

Procedure

Test Wells and Project Water Supply Demand

Test wells will be drilled for this project until the project demand water yield is developed. The water demand for this project will be based on supplying sufficient water for 181 homes, each having four (4) bedrooms, and using about 380 gallons per day (gpd). An additional 55 homes will be supplied by Town water and will not be included in the groundwater supply calculation. The planned development will require 48 gallons per minute (gpm) as one times the average daily demand. The NYSDOH requires that for a community well system, the system needs to produce the maximum daily water demand with the best well out of service. Generally, community water systems do have varying amounts of storage capacity to meet peak water demand; therefore RALHAL Corporation has proposed that the wells provide 1x the daily demand (48 gpm) with the best well out of service. Given that the project average water demand is 48 gpm, the well system needs to produce a proven 48 gpm with the best well out of service, with a 72-hour pump test.

The suitable wells developed during the drilling phase will be pumped, as a group, at 48 gpm plus the sustainable yield of the best well for a minimum of 72-hours.

Pumping will be terminated after at least 6-hours of stabilization (both pumping rate and drawdown stabilization) is achieved. A minimum of 24-hours of recovery (at least 97%) will be recorded. The data will be recorded using digital data loggers that will be set to record every minute during the pretest period, the test period and the recovery period.

The water pumped from the production/test wells will be diverted towards the nearest surface water body, which is not being tested for GWUDI (groundwater under the direct influence of surface water), if GWIUDI testing is needed. This will be done either directly with a hose or through silt fencing or straw bales. Flow rates from each pumping well will be measured using a combination of flow meters and periodic bucket/stopwatch readings. Water level data will be based on drawdown and referenced to a depth-to-water level from a convenient measuring point.

The production/test wells will be stagger started, about one-hour delay between starts, at a constant rate. The test will start after a minimum of 48 hours of background data is collected from selected neighboring wells. The test will continue for a minimum of 72-hours with a minimum of 6-hours of stabilization in pumping wells. If the pumping wells do not stabilize for the minimum 6-hour period, the test will continue until the wells stabilize for the required duration or for a maximum of 120-hours. Pumping rates will be monitored using "instant read" water meters (gpm meters) and will be checked using 5 or 20 gallon buckets and a stopwatch, depending on the flow rate.

Off-site Monitoring

All offsite properties to be monitored will be discussed with the Town of Fallsburg and will be confirmed with the Town of Fallsburg Engineer. The request for permission to monitor private wells will be in the form of a letter (sent by certified mail) detailing the test procedure and including a questionnaire for residents to complete. An example of the approval request letter is attached. The letter will request a response within 10 days of receipt of the letter. Positive respondents will be interviewed and their wells will be inspected to see if they could be monitored. If the well is suitable a data logger will be installed in the well with the assistance of the drilling/pump contractor to assure that problems, if they occur, are resolved quickly and disruption to individual water supplies is prevented.

The data loggers will be set to collect water level information from the neighboring wells for a minimum of 48 hours prior to the start of the pumping test and for a minimum period of 24 hours after the conclusion of the test. The sampling interval will be 60 minutes between readings.

On-site Monitoring

Data loggers will be installed in the proposed production test wells, and in the two (2) Raleigh Hotel Wells not being utilized for water supply, as shown in Figure 1.

In addition, data-loggers will be placed in any water bodies within 500 feet of the production wells, as mandated by the NYSDEC pump test requirements. These water bodies will then be monitored for water level fluctuations. Piezometer screens will be installed a minimum of two feet below the streambed or wetland soil surface. Periodic water level readings (not less than two per day) will be taken prior to, during, and following the pumping test. Measurements will be taken on the outside of each piezometer to the

Mr. Will Illing
Page 3

standing water level in the stream or wetland, and inside each piezometer to the level of the shallow groundwater to identify upward or downward gradient conditions in these water bodies. A log of weather conditions will be maintained during the test.

Water Quality

A set of water quality samples will be collected from each test well just before the test is shut down. The samples will be transported the same day in iced coolers to a New York State certified laboratory for analysis using the parameters specified by the NYSDOH – Monticello District Office (NYSDOH Full Subpart 5 parameters).

Report

The data collected during the pumping test, outlined above, will be summarized in a technical report. The data will be presented in tabular and graphic form. The data from the test wells will be presented on individual charts that include drawdown and pumping rate data plotted on a suitable time scale. The neighboring well data will be presented on individual graphs, which will also include the pumping period. The common format will allow direct comparison and analysis of the possible interference affects. All water level data will be presented in both “0” (drawdown) form and in depth to water format. The report will also include a recharge analysis suitable for the Town of Fallsburg area.

Please contact me at the number above should you have any questions. We appreciate your assistance with the well testing plan and look forward to hearing from you regarding any comments or you agreement with this plan.

Sincerely,

ORIGINAL SIGNED

Maureen S. Fisher
Environmental Scientist
Tim Miller Associates, Inc.

cc: Mr. Sergio Smiriglio – SSEC
Mr. Glen Illing – NYSDOH, Monticello District Office
Mr. Mendel Lerner



STATE OF NEW YORK
DEPARTMENT OF HEALTH

Monticello District Office 50 North Street Suite 2 Monticello, NY 12701-1711 (845)-794-2045 Fax (845)-794-3165

Richard F. Daines, M.D.
Commissioner

Wendy Saunders
Chief of Staff

June 30, 2009

Maureen S. Fisher
Environmental Scientist
Tim Miller Associates, Inc.
10 North St.
Cold Spring, NY 10516

Re: RAC HAL Corporation Property
Water Supply Wells
(T) Fallsburg – SBL 60-1-56

Dear Ms. Fisher,

I am writing to follow up on our telephone conversation last week regarding the pump test protocol addressed to the Town of Fallsburg, dated June 15, 2009 at the above referenced facility.

Please be advised that the New York State Department of Health will not accept a maximum day demand calculation based on a 1.0 multiplier of the average daily demand. This office requires that the water supply maximum day demand calculation be based on a minimum of one and one half (1.5) times the average daily demand. You are reminded that our review for this project will be in accordance with “Recommended Standards for Waterworks (2007 Edition)” and the total developed groundwater source capacity shall equal or exceed the maximum day demand with the largest producing well out of service.

If you have any questions regarding this matter, please contact me at (845) 794-2045.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Illing', with a horizontal line extending from the end of the signature.

Glenn D. Illing, P.E.
Senior Sanitary Engineer

GDI:ce

Cc: William H. Illing, P.E., Town Engineer - (T) Fallsburg
File

TIM MILLER ASSOCIATES, INC.

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 1, 2011

Chief Simmie Williams
P.O. Box 568
19 Railroad Plaza,
South Fallsburg, NY 12779

Re: RALHAL Development , Town of Fallsburg, Sullivan County, New York

Dear Chief Williams:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the RALHAL Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Fred Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

We have projected a total potential population of approximately 918 people, with approximately 363 of this projected population being school-age children.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate a written response regarding the development's potential effect on the police services, and the ability of Town of Fallsburg Police Department to provide services to this property. Information which would be useful in that regard would include:

- your current manpower and equipment levels
- the location of police station(s) nearest the site
- your anticipated response time to this location
- your current service area and population served
- the number of calls for service per year, by type if available
- service ratio (police officers to population served)
- any anticipated department staff or facility expansion or equipment procurement plans

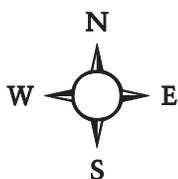
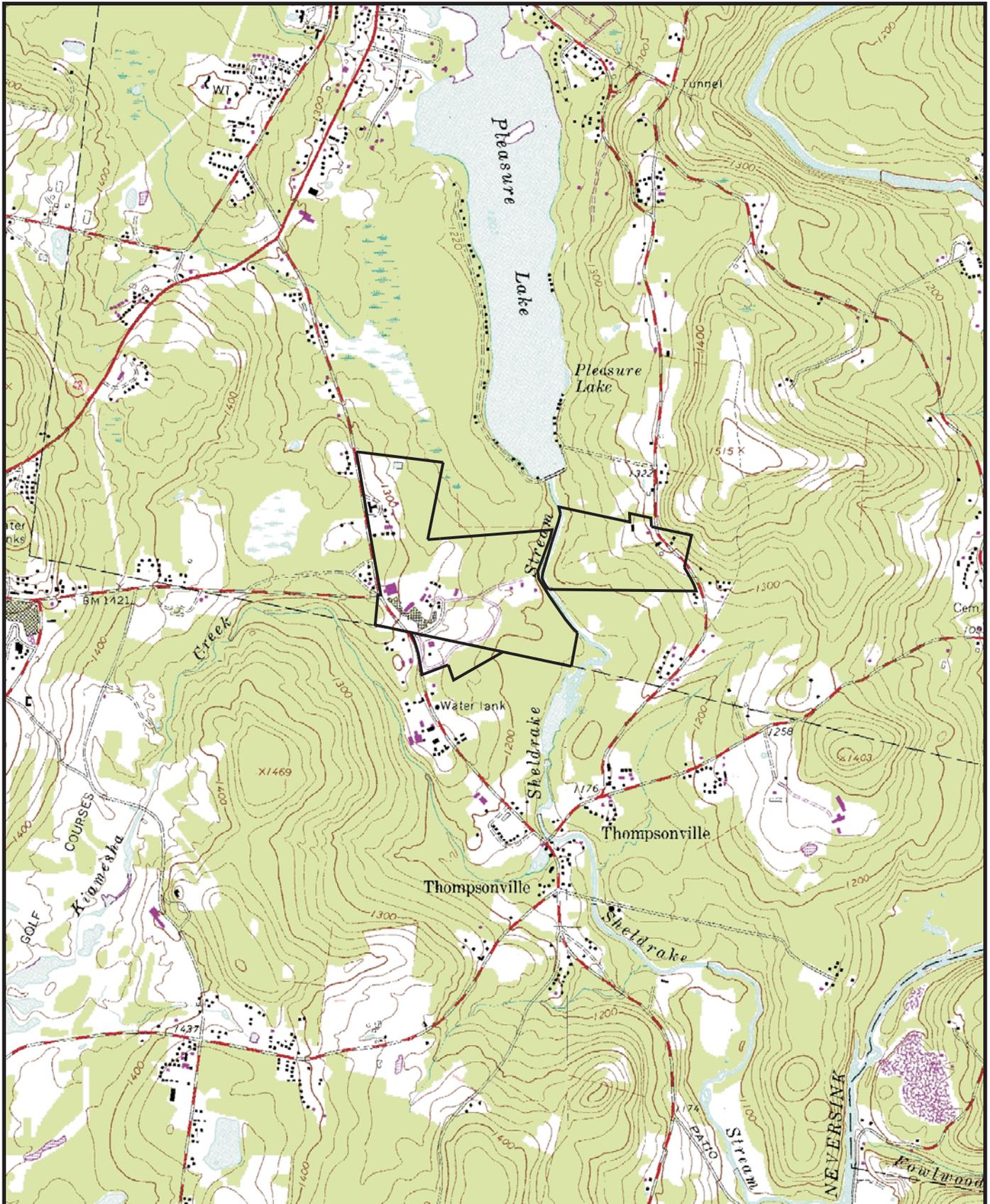
Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays or at acutignola@timmillerassociates.com. Please include any reference material you feel might provide useful information.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.



LEGEND

Site Property Boundary

Figure 1: Site Location Map

Raleigh Hotel

Town of Fallsburg, Sullivan County, New York

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

Scale: 1" = 2000'

**TIM
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ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 1, 2011

Fallsburg Fire District - Firehouse

Lake Street
Fallsburg, NY 12779

Re: RALHAL Development , Town of Fallsburg, Sullivan County, New York

Dear Chief:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the RALHAL Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Fred Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

We have projected a total potential population of approximately 918 people, with approximately 363 of this projected population being school-age children.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate a written response regarding the development's potential effect on the fire district's facilities, and the ability of **Fallsburg Fire District** to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring fire departments

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays or at acutignola@timmillerassociates.com. Please include any reference material you feel might provide useful information.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

TIM MILLER ASSOCIATES, INC.

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 1, 2011

MobileMedic EMS
266 Main Street
Hurleyville, NY 12747

Re: RALHAL Development, Town of Fallsburg, Sullivan County, New York

Dear Sir:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the RALHAL Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Fred Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

We have projected a total potential population of approximately 918 people, with approximately 363 of this projected population being school-age children.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate a written response regarding the development's potential effect on the emergency services, and the ability of **Mobile Medic EMS Ambulance Corps** to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the nearest hospital
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment levels
- any anticipated staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached at the number shown above during the weekdays or at acutignola@timmillerassociates.com.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,

Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 1, 2011

Fallsburg Ambulance
Lake Street
Fallsburg, NY 12779

Re: RALHAL Development, Town of Fallsburg, Sullivan County, New York

Dear Chief:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the RALHAL Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Fred Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

We have projected a total potential population of approximately 918 people, with approximately 363 of this projected population being school-age children.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate a written response regarding the development's potential effect on the emergency services, and the ability of Fallsburg Volunteer Ambulance Corps to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the nearest hospital
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached at the number shown above or at acutignola@timmillerassociates.com during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,

Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 1, 2011

Dr. Ivan Katz, Superintendent
115 Brickman Road
Administrative Office
Fallsburg NY 12733

Re: RALHAL Development, Town of Fallsburg, Sullivan County, New York

Dear Mr. Katz:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the RALHAL Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Fred Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

We have projected a total potential population of approximately 918 people, with approximately 363 of this projected population being school-age children.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the Fallsburg Central School District's facilities, and the ability of the School District to provide educational services to the children who will be associated with this property.

Please include any school district publications you feel might provide useful information on the school district. I will be needing:

- a list of the schools in the district, including an identification of the specific schools the children from this development would attend;
- their respective 2010-2011 enrollments and the capacity of each school.

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays or at acutignola@timmillerassociates.com. Please include any reference material you feel might provide useful information.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Ann Cutignola, AICP
Senior Planner

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 1, 2011

William H. Illing, P.E.
Town Engineer
Water & Wastewater Division, Public Works Department
P.O. Box 830
South Fallsburg, NY 12779

Re: RALHAL Development, Town of Fallsburg, Sullivan County, New York

Dear Mr. Illing:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the RALHAL Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Fred Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 primarily seasonal occupancy duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

We have projected a total potential population of approximately 918 people, with approximately 363 of this projected population being school-age children.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate your written response regarding the effect the increased population may have and the ability of the Town of Fallsburg Water and Sewer department to provide services to the people who will be associated with this property. Only one of the four proposed clusters (55 units), plus the existing Raleigh Hotel are anticipated to be served by municipal water. The remaining three clusters (181 units) will receive water from on-site wells. The entire project including the existing Raleigh Hotel shall be serviced by a private on-site Waste Water Treatment Facility to be constructed as part of the project.

Please include any departmental publications you feel might provide useful information on the environmental facilities in the Town of Fallsburg. Information pertaining to fees collected by your department would be especially useful.

Thank you for your assistance in this matter, your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays or at acutignola@timmillerassociates.com. Please include any reference material you feel might provide useful information. I look forward to hearing from you.

Sincerely,

Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

April 26, 2011

NYSEG
26 Wierk Avenue
Liberty, New York 12754-2117

**Re: Raleigh and Heiden Properties Development
Town of Fallsburg, Sullivan County, New York**

To Whom it May Concern:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in proximity to the Raleigh Hotel in the Town of Fallsburg, known as the Raleigh and Heiden Properties Development. I have enclosed a site map for your reference. As shown on the map, the 196 acre site is located east of Heiden Road (CR 161), west of Pork House Road, just south of Pleasure Lake.

The applicant for this project proposes a residential development of 238 single family and duplex residences and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities. A small portion of the property is in the Town of Thompson. No new residential development is proposed there. The projected total potential population of the development is approximately 918 people.

As part of the environmental review process, we wish to include any concerns you may have relative to this proposed project. We would appreciate your written response regarding the effect the increased population may have and the ability of New York State Gas and Electric to provide services to the people who will be associated with this property.

Thank you for your assistance in this matter, your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays or at mfisher@timmillerassociates.com. Please include any reference material you feel might provide useful information. I look forward to hearing from you.

Sincerely,

Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

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April 26, 2011

NYSEG
James A. Carrigg Center, Kirkwood
P.O. Box 5224
18 Link Drive
Kirkwood Industrial Park
Binghamton, New York 13902-5224

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