

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Introduction to the DEIS

The project sponsor and property owner, Lost Lake Resort, Inc. (an affiliate of Double Diamond, Inc.), proposes to build a residential/recreational resort development on a site of approximately 2079.51 acres located in the Town of Forestburgh, Sullivan County, New York.

The proposed action encompasses development of a planned resort community called “Lost Lake Resort” that will provide an upscale recreational destination consisting of a gated community of single family residence lots, a cottage and condominium component, hotel/conference facilities and extensive recreational amenities. On-site recreational amenities for residents and guests will include an 18-hole championship golf course and driving range, clubhouse and restaurant, swimming and boating facilities, tennis courts; an “Amenity Village” that will include a hotel (“The Inn at Lost Lake”), health and wellness spa, conference center; and a system of wilderness trails for walking and passive recreation. The project will include development of interior road systems, utilities and stormwater infrastructure, a community water supply, and wastewater treatment facilities.

The project site consists of ten tax parcels all owned by Forestburgh Realty, LLC. The site totals approximately 2079.51 acres¹ located entirely in the Town of Forestburgh, Sullivan County, New York. The property boundary on the north is coincident with the Town of Thompson / Town of Forestburgh town line. St. Joseph’s Road (County Route 108) transverses the project site in a west-east orientation and Cold Spring Road (CR 102) passes the northeast corner of the site. CR 102 and Forestburgh Road (NYS Route 42) connect the project site to the Village of Monticello and NYS Route 17 to the north, and the City of Port Jervis and Interstate 84 to the south. The project site is entirely located in the RR-1 zoning district, and is made up of the following tax map parcels:

3-1-1.1	3-1-3	4-1-10.2	8-1-1.2	20A-1-1
3-1-2.1	4-1-7	7-1-1	8-1-2	20B-1-1

The natural setting of the project site consists of undulating topography and is almost entirely wooded, and contains a lake approximately 50 acres in size (known as Lost Lake on local maps and Trout Lake on USGS maps) in the northeastern portion of the property. The project site is generally bisected by a lowland/wetland corridor oriented in a NW/SE direction containing an unnamed stream that flows to the Bush Kill in the southeastern corner, and ultimately to the Neversink River.

The applicant has applied to the Town Board to designate the site as a Planned Development District (PDD). Planned Development Districts are intended to provide a recognized and innovative zoning and planning technique for potential new development of relatively large areas located in the RR-1 and RC zoning districts within the Town of Forestburgh that are specifically chosen by property owners or developers for well designed projects that incorporate a mixture of compatible uses, open space, economies of scale, environmental and community

¹ Site acreage is derived from site boundary survey indicating total parcel “containing 2089.53 acres subject to R/W of County Road 108”. CR108 comprises 10.02 acres, thus the area of the property subject to development by the Applicant is 2079.51 acres.

sensitivity, and creative architectural or planning concepts that are in accordance with the Town's economic and land use policies and goals. It is the intent of the PDD to provide for flexibility of use, area and site development restrictions in order to encourage responsible and high-quality developments that will be a lasting asset to the Town and the community in which they are situated. Each application for a PDD is reviewed in detail and approved on a case-by-case basis to ensure that the purposes and intent of the town's regulations are met.

Double Diamond prides itself in the ownership and operation of several similar resort projects in the United States that were developed based on sustainable design principles and sensitive land development criteria that preserve valuable natural resources as amenities to its future residents and the public. There is additional information available on the applicant's website: www.ddresorts.com.

This Draft Environmental Impact Statement (DEIS) has been prepared to evaluate the possible environmental impacts associated with the proposed development for the property. The DEIS has been prepared in accordance with Section 8-0101, et. seq. of the Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation (NYSDEC) thereunder, which appears at 6 NYCRR, Part 617, NY State Environmental Quality Review Act (SEQRA). The DEIS scope was established by a scoping outline developed by the Town Board of Forestburgh, acting as SEQRA lead agency, in cooperation with all other involved agencies. The Town Board held a public scoping meeting on March 23, 2009 and received written comments on the scope through April 2, 2009. The scope outlining the information to be covered in the DEIS was adopted by the Town Board on June 11, 2009 and is provided in Appendix A. Also provided in Appendix A is a copy of the Environmental Assessment Form submitted with the Applicant's original application to the Town and used by the lead agency in making its SEQRA determination of significance of the proposed action.

2.2 Required Approvals/Permits and Involved Agencies

Regulatory agencies having approval authority over one or more aspects of this application are listed in the following table. Addresses for these agencies are listed in Appendix A. State or local agencies having such approval authority are identified as "involved agencies" under SEQRA.

Table 2-1 Required Approvals and Issuing Agencies	
Regulatory Authority	Type of Approval or Permit
Forestburgh Town Board	<ul style="list-style-type: none"> • PDD Approval • Consent to form transportation corporations for sewer and water service
Planning Board, Town of Forestburgh	<ul style="list-style-type: none"> • Subdivision/Site Plan Approval
New York State Department of Health	<ul style="list-style-type: none"> • Water Supply
Sullivan County Department of Public Works	<ul style="list-style-type: none"> • Highway Work Permit
New York State Department of Environmental Conservation	<ul style="list-style-type: none"> • SPDES Permit for STP Wastewater Discharge • SPDES General Permit for Stormwater, Article 15 • Waiver for >5 acres construction disturbance • Wetlands Disturbance • Stream Disturbance • Sewer Collection • 401 Water Quality Certification • Water Taking
Delaware River Basin Commission*	<ul style="list-style-type: none"> • Permits for wastewater discharge, groundwater withdrawal, surface water withdrawal
US Army Corps of Engineers*	<ul style="list-style-type: none"> • Section 404 Wetlands Permit
<p>* Notes:</p> <p>The DRBC is not defined as an involved agency under SEQRA (it is an interstate compact), although it will need to issue permit(s) as noted.</p> <p>The USACOE is not defined as an involved agency under SEQRA (it is a federal agency), although it will need to issue permit(s) as noted.</p>	

2.3 Interested Parties

The following are agencies, persons, or groups have been identified or expressed interest in participating in the review process as interested parties under SEQRA at this time. Addresses for these agencies are listed in Appendix A.

US Fish & Wildlife Service

New York State Office of Parks, Recreation, and Historic Preservation

Sullivan County Department of Planning

Monticello School District

Town Conservation Advisory Board

Forestburgh Fire District

Local Volunteer Ambulance Corps

New York State Police

The Merriewold Club, Inc.

Lake Joseph Homeowners Association, Inc.

2.4 Project Purpose and Need

2.4.1 Project Purpose and Need

The project plans have been developed with consideration of existing planning documents of the Town of Forestburgh and Sullivan County. The Applicant believes the proposed project is consistent with adopted policies and comprehensive plans. Further description of plan consistency is provided in DEIS Section 3.6.

The target market for the single family lots is primarily the investor who may or may not build a home but is interested in purchasing a house lot in the resort to take advantage of the recreational amenities offered at the resort to lot owners. Houses are not built on the single family lots by Lost Lake Resort, Inc. but some individual lot owners will choose to build their second or retirement home here in Sullivan County for recreation and leisure, and as a real estate investment. This demographic is consistent with the Applicant's experience in its other resort projects, in particular at the Eagle Rock Resort in Hazleton, Pennsylvania, which is the most comparable model for Lost Lake Resort. At Eagle Rock, there have been 6,924 residence lots purchased over the past thirteen years under Double Diamond management (a total of 7,294 lots are currently sold).² Of these lot owners, some eleven percent (764) have chosen to build a house on their property. Approximately 57 percent of the houses built are used part time as second homes.

Lots at Lost Lake Resort are anticipated to be sold for an average sales price of about \$80,000 ranging from \$65,000 to \$375,000 (2009 prices) to appeal as second homes to the older, more affluent segment of the New York metropolitan area population. As a primary residence, a lot in the resort will be considered affordable to moderate and high income individuals (representing some 47.9 percent of the existing Sullivan County households).

This description of the target market is based on the ability of owners to pay the applicable resort membership and property owner's association annual fees, and property taxes that will be assessed against each lot owner. Resort membership will include the privilege of the recreational amenities. For example, property owners at Eagle Rock Resort enjoy the following benefits of membership (and more):³

- 2 Free Rounds of Golf per month
- Discounts on Hotel, Dining, Spa, and Golf
- Priority tee times and reservations
- No timeline to build until you are ready
- Trade up to another Property, usually with no additional cost
- Access to exclusive Member-only events and specials
- Community activities and groups (such as cooking classes, fitness and golf groups, book clubs)

² Demographic profile of Eagle Rock Resort is documented in DEIS Appendix C.

³ www.eaglerockresort.com

Use of other recreational amenities in Lost Lake Resort will be available for both Resort property owners and the general public, as further explained below.

2.4.2 Prior Projects of Applicant

Double Diamond, Inc. was formed in 1972 and is owned by R. Mike Ward, President and Chief Executive Officer. Since its inception, Mr. Ward has owned and managed many successful resort developments and presently employs over 600 people. Mr. Ward is the principal shareholder of Double Diamond stock.

Headquartered in Dallas, Texas, Double Diamond, Inc. is comprised of a team of individuals specializing in managing, marketing, construction and acquisition of upscale resort areas. The company is recognized throughout the resort industry for its first-class resorts, challenging golf courses, amenity packages, beautiful landscaping, visitor service orientation, and for providing an upscale environment for resident families and conference activities.

Double Diamond was ranked within the top 100 fastest growing privately held companies in the Dallas/Fort Worth metroplex two years in a row by Southern Methodist University Edwin L. Cox School of Business Rankings. This includes Double Diamond's 1995 ranking of 35. In addition, Baylor University recognized the company in 2001 with the Well Managed Family Business of the Year Award.

Double Diamond's golf and resort portfolio includes over 14,000 acres of land consisting of more than 70 subdivisions in the US, including five prestigious resort locations in Pennsylvania and Texas:

- Eagle Rock Resort in the Blue Mountains of Pennsylvania
- The Cliffs Resort on Possum Kingdom Lake, Texas
- The Retreat in Cleburne, Texas
- White Bluff Resort on Lake Whitney, Texas
- Rock Creek Resort on Lake Texoma, Texas

Additional Double Diamond resort developments include the following locations:

- Double Diamond Estates at Durango Mountain Resort, Durango, Colorado
- Shadybrook and Lakewood on Lake Palestine, Texas
- Tres Lagos, Pine Valley and Tall Tree on Lake Cypress Springs, Texas

2.4.3 Benefits of Proposed Action to the Community

The Applicant believes that this project will be very beneficial to the town and the local community compared to a conventional single family subdivision developed according to the existing zoning. The Applicant's vision is one of responsible care for the environment and sustainability of the architecture and the community. To this end, the Master Plan and Design Guidelines for Lost Lake Resort embrace the principles set forth in the LEED Green Building Rating System and the NAHB National Green Building Program.

Lost Lake Resort is designed to achieve the following objectives of the project sponsor and benefits to the community:

- Build a state-of-the-art, championship-quality, public golf club facility intended to complement the community
- Develop a master plan for long term preservation of a substantial amount of open space while optimizing use of the property with recreational facilities that are harmonious with the natural systems of the site
- Create recreational resources that are available to the public and that address the increasing public demand for recreation and leisure facilities in Sullivan County
- Increase the Town's opportunities to offer housing by developing the road, water and wastewater infrastructure that can accommodate growth of the project area for many years to come, at no cost to the Town of Forestburgh
- Develop a plan that will generate fewer school children and full-time residents than a conventional subdivision, thus minimizing demand for community services and utilities
- Increase property values in the local community because of the premium value associated with properties in proximity to a championship golf course
- Provide recreational and second home residential opportunities that promote tourism in the Town of Forestburgh as a destination for regional visitors
- Earn a reasonable return on the owner's investment in the site in a manner that is compatible with the character of the community and protective of the natural environment
- Generate substantial tax ratables to the town, county and school district

The site will no longer be vacant and underutilized, thereby generating lower tax revenues than its full potential. The site will no longer be available for potential logging or other low intensity uses.

The proposed golf course will be open to the public for daily fee golf play during the spring, summer and fall seasons. In addition, passive recreational use areas will be available to the public throughout the year.

2.5 Site Location and Environmental Setting

Geographic Boundaries and Access

The project site is situated entirely in the Town of Forestburgh, Sullivan County, New York. The north-most site property line is coincident with the town line of the Town of Thompson. Maps showing the site's regional location and local setting are provided in Figures 2-1 and 2-2. The site is south of the NYS Route 17 corridor, the major east-west transportation corridor in the region, known as the "Quickway", and approximately 3.6 miles south of the Village of Monticello. An aerial photograph showing the local setting of the site is provided in Figure 2-3.

The project site generally lies between Cold Spring Road (County Route 102) and Forestburgh Road (NY Route 42), two north-south roadways in the Town of Forestburgh. It is generally bisected by St. Joseph's Road (CR 108) that connects the two collector roads. As the property

is currently undeveloped, there are no formal access points into the site from any public road. Historically, a woodland road (possibly a stage coach route) intersected St. Joseph's Road in the approximate center of the property, running north into the Town of Thompson; and another woodland road intersected St. Joseph's Road near the easterly property line, running southwest and off the property. These now appear as trails in Figure 2-2. In addition, the railroad grade of the former Ontario & Western Railroad line between Monticello and Port Jervis exists on the subject property along the easterly property line.

Description of the Site Environment

Natural Environment

The project site is situated in a largely wooded, sparsely populated portion of Sullivan County characterized by moderately rugged topography, with a pattern of hills and valleys that is very generally north-south in orientation. Surface features in the local area include scattered lakes (some of which are manmade) and a network of county roads with generally short local roads. Of particular note is the existence of the Neversink River Unique Area, sometimes referred to as the Neversink Gorge, located southeast of the project site. The Unique Area is a New York State owned and managed area comprised of 4,881 acres and adjoined by the 585 acre Wolf Brook Multiple Use Area. The 5,466-acre tract contains a great diversity of wildlife habitats, with portions accessible to the public for passive recreational use. The project site is located within the Delaware River Basin and the jurisdiction of the Delaware River Basin Commission (DRBC).

On the site itself, the topography is defined by higher elevations at the south end, a vast NW-SE oriented valley crossing the central portion of the site, and highlands at the north end surrounding a 50-acre manmade lake, known as Trout Lake or Lost Lake. St. Joseph's Road crosses over this northerly highland area. See Figure 2-2.

The project site itself is predominantly wooded, with areas of wooded wetlands in pockets and within the central lowland.

Built Environment

As shown in the aerial photograph, there is considerable undeveloped, wooded land in the site vicinity with the exception of clusters of residential activity to the northeast, northwest and southwest of the site. In the vicinity of Rose Valley Road at Cold Spring Road is the Melody Lake community; northwest of the site is the St. Joseph's Lake community; and to the southwest is the Merriewold Lake community. Figure 2-4 identifies the names of the owners of properties adjacent to the project site.

The only identified structures on the project site are the foundation remains of a residence on St. Joseph's Road and a dam at the south end of Lost Lake.

The project site is located in the RR-1 Rural Residential zoning district as mapped by the Town of Forestburgh, as are the surrounding lands and, in fact, most of the town.

History and Past Uses of the Site

Historical research of the project area found no documentation of specific uses of the project site. St. Joseph's Road has crossed the site since at least 1876 and a pattern of farm roads was mapped in 1911, although it is surmised that access into the site was primarily used for logging purposes and to harvest the hemlock forest for tanneries in the area.⁴ There are no structures depicted along these minor farm roads. A former farm residence (known as the J. MacNeely or McNeely residence) existed in 1876 on St. Joseph's Road near the center of the project site. As mentioned above this structure is now just a foundation.

Nearby, a number of structures at what is known as Gillman's Station were built in the mid 19th Century, including a railroad depot, lumber mill, tannery, store, post office, schoolhouse and residences. Some of these features still exist at the intersection of St. Joseph's Road and Cold Spring Road, although they were all located off of the project site.

A dam was constructed on the property sometime after 1911 to form Lost Lake.

2.6 Project Description and Layout

2.6.1 Descriptions of Project Components

Buildings, Lots and Roads

The overall project development plan encompasses a single main entrance to a network of interior roads that will provide access to the golf course and other recreational amenities and to all residences on the site. Within the backdrop of the native woodlands, building sites, roads, the golf course and other amenities have been laid out with the intent to preserve the Sullivan County character in a private resort community. Individual residential building lots are laid out along a pattern of curvilinear roads, each with at least two means of access. Building lots are a minimum of 7,000 square feet in size. Figure 2-5 illustrates the overall project concept. A set of preliminary plan drawings accompanies this DEIS and the complete preliminary drawing set (including road profiles and construction details) is included on the accompanying CD.

The gateway to the project will be a single point of access from site frontage on Cold Spring Road in the northeast corner of the property. No public access is proposed from St. Joseph's Road. In order to cross St. Joseph's Road between the northerly and southerly portions of the project, Phase 1 will include a surface connection at the proposed emergency access for construction and maintenance vehicles, emergency vehicles and golf carts but will not be available for any public use. It will have a restriction (a gate) to prevent public use. In Phase 3, the internal road system will include a tunnel that will provide vehicular, pedestrian, and golf cart access under St. Joseph's Road. The overall site plan includes four points of emergency vehicular access, two each from the northerly and southerly portions of the development onto St. Joseph's Road.

The Lost Lake Resort is planned as a gated community with a controlled-access entry and 24-hour security. Inside the Gated Entry will be the General Postal Station where property owners pick up their mail as they enter the resort. The entry area will provide a means to limit the amount of commercial traffic within the resort, and a bus stop and turnaround will be provided,

⁴ Archaeologist's Phase 1A Literature Review and Sensitivity Analysis, DEIS Appendix O.

with a shelter for inclement weather. The main entrance will also have a Greeting Center, a small Adirondack-style building for resort staff to provide visitors with personal tours of the resort as well as local information about attractions and services located in the resort and in the surrounding communities. The Greeting Center and its parking are set back from the main entry so that as visitors drive in the main road they will view the rustic lodge within the forest landscape setting.

Proposed Site Master Plan

Lost Lake Resort is planned as an upscale residential/recreational resort that will market the sales of individual house lots with memberships to an extensive range of recreational amenities located within the resort community. The project infrastructure and amenity components are designed to be built in phases, as lots are sold (according to market demand), with homes sites developed by the individual lot owners over time in accordance with Design Standards. Based on the experience of the Applicant at its other resort communities, homesite construction is expected to occur gradually (over several decades), with many privately owned lots remaining undeveloped by owners who purchase one or more lots primarily to use the recreational amenities. Initial resort construction will include a number of townhouse and cottage style residences that will be available for short term rental by lot owners and prospective buyers. While the site plan is designed as a gated community, with a single gated main entrance to the entire resort, access to the recreational facilities will be open to the public, as will availability of the rental residences.

Lost Lake Resort, Inc. has developed a "Site Master Plan" for the proposed resort (shown in Figure 2-5 and in a larger size drawing included at the back of this document) that illustrates the overall project concept. The Plan shows the locations of all the proposed development elements on a base map that depicts existing topographic features, including slopes over 25%, wetlands, watercourses, open water.

The Lost Lake Resort master plan is designed for 2,557 single-family residential lots, a cluster of 30 single-family cottages, and 40 multi-family townhouse-style condominium dwellings. The proposed zoning for the development is a Planned Development District (PDD) under the Town's recently adopted PDD law. A mix of uses is planned that includes single- and multi-family residences, hospitality services with lodging, restaurant, spa/fitness center and conference facility open to the public, and business offices such as real estate sales, utility services and property management offices, and open / recreational space. The construction of all resort facilities, including stormwater infrastructure, roads, utilities, and amenity building development areas (defined below) will be implemented by the Applicant, according to an approved site master plan that takes into account stormwater management, construction phasing, wildlife management, and open space protection. The construction of the individual single-family residences will be implemented by the individual lot purchasers, as more fully described below.

The Applicant will retain ownership of the recreational amenities and all infrastructure, and will retain responsibility for their operation and maintenance. Lot ownership will include responsibility as set forth in a Property Owners Association (POA) to operate and maintain the common elements associated with the PDD pursuant to bylaws established for the POA. Each lot owner that elects to build a home on a lot will need to do so in full accordance with Design

Guidelines that will be set forth in the Offering Plan and POA bylaws, so that the Lost Lake Resort community will maintain its quality, look and aesthetic appeal.

The project developer establishes the design theme and sustainable design and construction philosophy for Lost Lake Resort in its Design Guidelines, where lot owners are encouraged to implement sustainable “green building” design strategies whenever possible. More specifically, the Declaration of covenants and restrictions⁵ for the Lost Lake Resort stipulates that all single-family residential dwellings constructed on a lot, and all Hospitality structures within Lost Lake, are required to meet the minimum criteria for the first level of certification as set forth by applicable LEED (Leadership in Energy and Environmental Design) Guidelines (e.g. LEED for Homes, LEED New Construction), or the NAHB (National Association of Home Builder's) Green Building Program Specifications.

Previous experience of the Applicant has found that, as indicated above, many prospective lot owners purchase lots in order to be members of the resort and use the resort facilities, and owners often choose to stay at the onsite lodging (the hotel, townhouses or cottages) for a lengthy period of time before constructing their homes in the resort. Many of the homes are built as second homes, and thus do not produce traffic or utilize services during portions of the year nor make demands on local services such as schools and community facilities. Therefore, a partial build scenario and a full build scenario are used for the impact assessments in relevant sections of this DEIS. A partial build scenario conservatively represents the development of the amenities, the sale of all the single family lots, and construction of 635 single family units (the total of Phase 1 and 2 units in the proposed plan) after ten years. This scenario represents 24% of the potential total 2627 dwelling units, or over twice the rate of growth experienced at Eagle Rock Resort.

All guestroom lodging in Lost Lake Resort (the Inn with 32 rooms, 30 cottages and 40 townhouses) is expected to be used primarily by lot owners and prospective lot owners, and secondarily by conference attendees and the public. Use of the hospitality (lodging) facilities will vary throughout the year but occupancies of the facilities, once fully constructed, are generally anticipated as outlined in the table below.

Season	Weekend	Holiday	Weekday
Peak 4/1 – 10/31	60%	72%	15%
Off-Peak 11/1 – 3/31	54%	65%	8%

Source: Double Diamond

“Amenity Village”

Like the recreational resort developments that Lost Lake Resort is modeled after, this resort will offer hospitality services to lot owners and the general public through the development and operation of its recreation and leisure amenities. For these recreation and leisure services to

⁵ Declaration of Exceptions, Reservations, Covenants, Restrictions and Conditions for the Lost Lake Resort and Development, a draft of which is included herein as DEIS Appendix E1.

remain viable Lost Lake Resort, Inc. will maintain ownership and control the operation of the hospitality facilities to ensure that the quality and reliability of service at all resort amenities is maintained. The extensive amenities at Lost Lake Resort are described below and are shown in plan in Figure 2-6, Amenity Village Plan.

Amenities will be designed to serve the personal and business needs of an array of users and clientele. The dedicated hospitality staff will assist in planning recreational and leisure activities to ensure that the experience at Lost Lake is exceptional. The overall ambiance of the resort is fashioned after the Adirondack lodges of a century ago that provided a sanctuary from the day-to-day life in the city.

The Amenity Village envisioned for Lost Lake Resort will include a golf clubhouse with pro shop and restaurant, conference center, spa and fitness center, an inn, private cottages, condominium units, a marina and beach house, swimming pool and bathhouse, and tennis courts with cabana. Each of these amenities is more fully described below.

Clubhouse/Pro Shop and Restaurant (open to the public)

The golf clubhouse will feature an upscale restaurant and full service bar, and a pro shop for the sales of golf merchandise and apparel. The restaurant will offer panoramic views of the golf course and the forest beyond. The service and food will be first rate, offered in a setting that is elegant but casual. The restaurant will feature a grand main dining area, private dining room, a large stone fireplace, banquet room and décor that will compliment the setting and architecture. Golf professionals in the pro shop will make arrangements for tee times, lessons and rentals.

Conference Center (open to the public)

Lost Lake Resort will host a variety of functions, family and school reunions, weddings, receptions, corporate events and similar limited events. The Conference Center will have several function rooms available to be set up with tables and chairs and be able to accommodate functions up to 80 people, plus staff.

Spa and Fitness Center (open to the public)

The Spa will feature professional therapists, estheticians and hair and nail technicians to perform a variety of skin and body treatments, hair styling and nail care. The Fitness Center will offer state of the art equipment for cardiovascular and strength training. Each locker room will be equipped with personal lockers, sauna, and showers.

The Inn (open to the public)

The Inn at Lost Lake (hotel) will be nestled along a ridge overlooking the lake and sited at the end of a classic style entrance boulevard. Its exterior will combine native stone and heavy timbers that create the look and feel of a grand Adirondack lodge. The Adirondack theme will continue through the interior décor incorporating rustic mountain furnishings and artwork. Each of the thirty-two rooms will have view of the lake. All rooms will feature Internet access, HD televisions, private balconies, whirlpool baths, and gas fireplaces. The Grand Hall at The Inn will be furnished in the Adirondack style with large cushioned chairs and sofas, a large stone woodburning fireplace, two storied ceiling with hand hewn timber trusses and large picture windows that open the Grand Hall up to the lake views. The Grand Hall will also be used for private functions.

A small component of offices for property management and real estate sales will be housed in the Inn or Clubhouse building.

Cottages and Condominiums (open to the public)

Single-family cottages and townhouse-style condominiums built by the developer will offer a more intimate or family experience. Cottages are typically built with two or three bedrooms (average 2.5); the condos are typically 2 bedrooms. Each of the 30 cottages and 40 condos will be equipped with a large living area with a fireplace, and a full kitchen. It is anticipated that approximately half of the cottages and condominiums will be sold to private owners and half will remain owned by Lost Lake Resort, Inc. for use as hospitality units, including time shares. All units will be built in the Adirondack style, and each will have two off-street parking spaces. Each unit will be conveniently located within walking distance of the Lost Lake Resort amenities.

Marina and Beach Facilities (open to lot owners and resort guests)

Recreation facilities at the edge of Lost Lake will be a feature of the resort. The marina will carry all the essentials for an outing on Lost Lake, including fishing tackle, bait, canoes, kayaks, paddle boats and sun block. Boats will be powered by hand or by electric, low noise motors to maintain the serenity of the lake (no motorized combustion engine boats are allowed). A lakeside sand beach will be constructed as part of this project, located adjacent to the dock. This beach will also provide access for those with disabilities to enjoy the lake.

Pool and Bath House (open to lot owners and resort guests)

The large resort-style swimming pool will feature natural stone decking with space for activities for both adults and children. The Bath House will hold a snack bar, showers, lockers and changing rooms. A playground will be situated nearby.

Tennis Courts and Cabana (open to lot owners and resort guests)

Two tennis courts are also proposed in the Amenity Village. Courtside amenities will include a covered pavilion with tables, chairs, restrooms and refreshment counter.

Building Architecture

The common buildings in Lost Lake Resort are proposed to be low profile, Adirondack style buildings of primarily one story, with wood and native stone facades and gable roofs. The Inn will be a three story structure. Building interiors will be contemporary in design with a rustic flair, complete with modern conveniences, professionally furnished and decorated in styles compatible with the overall look of the resort.

Actual floor plans of the buildings are yet to be determined; however the proposed master plan illustrates the following approximate building sizes (gross square feet): Clubhouse 18,000sf, Inn 68,000sf, Health & Wellness Spa 7,000sf, Conference Center 8,000sf, and Sales Office 6,000sf. The buildings in the Amenity Village are sited in a cluster with the Inn as the central focus as viewed when entering the boulevard entrance drive from the main resort roadway. The Clubhouse, Inn and Conference Center have a separation distance of about 300 feet, while the Health & Wellness Spa is situated about 85 feet from the Inn. The Sales Office is situated by itself at the main entrance.

The cottages and condominiums are sited in clusters separate from other buildings. The cottages have a separation distance averaging approximately 25 feet. The condominiums have

an average separation distance of approximately 110 feet, and are separated from the golf course fairways by 125 feet or more. Single-family houses on the private lots will be located a minimum of 125 feet from the edge of the golf course fairways in the proposed plan. All residential buildings are situated such that they will have a buffer of natural woods from the golf course.

Open Space and Recreation Component

The Lost Lake Resort master plan preserves approximately 1,045 acres of open space throughout the property (50 percent of the site). Undisturbed wooded areas as well as developed, vegetated areas such as the golf course will exist as open space for the residents of the development to use. A network of wilderness walking trails in the open space area will provide passive recreational opportunities. Open space will include wetlands, lakes, streams, trails, golf course, parks and buffers that conserve natural areas and native wildlife habitats while allowing passive recreational use of the golf course, parks and trails, in keeping with the Town's definition of open space in its PDD regulation (included in Appendix N).

The proposed open space consists of approximately 570.76 acres within designated buffers and other natural areas that will remain undeveloped, approximately 262.40 acres that comprise Lost Lake and all the delineated wetlands, and approximately 207.48 acres of the golf course. These areas total 1,044.62 acres and are illustrated in the Open Space Plan, Figure 2-5A. Excluded from this calculation are any buildings and land immediately surrounding any buildings, and the land proposed for dedication to the Town. The Applicant proposes to deed restrict all areas of the golf course except where buildings are located to satisfy the Town's definition of open space.

Golf Course (open to the public)

With varied tee box locations to choose from, the manicured grounds of the 18-hole, 7,200 yard championship golf course will be playable for golfers at any level of ability. The course's rolling fairways will wind through the forest and offer spectacular views. Measures will be taken to preserve the natural beauty of the Forestburgh landscape during development of the course, such as preservation of tree groves between the course and adjoining development, preservation and visual enhancement of natural rock outcrops, and preservation of the natural contours of the land. The golf course design is based on sustainable design principles developed by the Golf Course Superintendents Association of America (GCSAA) and will be supplemented by a site specific Turf Management Plan prepared for this golf course, which is outlined in DEIS Appendix L. Figure 2-7, Golf Course Routing Plan, illustrates the conceptual layout of the golf course at Lost Lake Resort.

Wildlife Observation Stations, Pedestrian Trails and Parks (open to the public)

Lost Lake Resort's trails and observation stations will offer a variety of self-guided activities. At this time the primary trail is shown on the plan. This will be a permeable surface walking trail built with minimal disturbance to the natural woods (such as wood chips placed on the existing ground). One or more informal wildlife observation stations will be sited on the main trail that winds through the woods and beside streams and wetlands. A wildlife station will consist of a bench or small Adirondack-style shelter.

Bushkill Park East and West (open to the public)

A portion of the Bush Kill river enters the property in the southeastern end providing opportunities for passive recreation such as picnicking and fishing. Bushkill Park West, located along the west side of the river, will offer pedestrian access to the Bush Kill from inside the resort where visitors can enjoy a relaxing picnic, fly-fishing or bird watching. Bushkill Park East will also offer areas for picnics and fishing on approximately 1.5 acres on the east side of the river, and adjoining land owned by the State of New York. Located close to and accessible from Cold Spring Road, Bushkill Park East will be offered for donation to the Town for public use.

Internal Circulation and Parking

The project proposes the development of 20-foot wide asphalt paved private roads within 50-foot rights of way. The roads are designed to have roadside swales that are either vegetated or stone lined, depending on slope, on one or both sides to manage runoff from the pavement. These roads will be privately owned, managed and maintained by the POA. Preliminary profiles of the proposed roads indicate that site circulation can be developed with road gradients of less than ten percent. Most roads will have gradients of between one and six percent, with a few areas of up to 9.6 percent. All roadway geometry will be designed in accordance with Town of Forestburgh Street Design regulations. Reduced copies of the preliminary road profiles are provided in Appendix D and the complete preliminary plan set is included on the accompanying CD.

The project requires the construction of approximately 25 miles of internal roads. The roadways are designed to follow the existing contours, thereby allowing for trees to be preserved close to the road to provide canopy over much of the pavement. The curvilinear alignment of the internal roads is intended to create a network of access routes over most of the property while retaining and unveiling the natural character of the forest for the enjoyment of the residents and visitors. The network of roads will have various internal connections and will ultimately connect the southern portion with the northern portion of the development at a single tunnel crossing of St. Joseph's Road. (A preliminary detail of the tunnel structure is shown in Figure 2-9.) Most of the roadways will form loops, with a few cul-de-sacs shown where the topography limits through access. No provisions for on-street parking are proposed on the project roads. Off-street parking is proposed for the amenities.

Project Phasing Plan

Phasing of the construction of various aspects of the proposed plan is envisioned and is illustrated in Figure 2-8. The project is planned to be permitted and built in seven primary phases, starting with development at the north end of the property to establish the project main entrance, sales office, and access to house lots and the center of the Amenity Village area. Construction of infrastructure (roads, stormwater management, water supply systems and sewer systems) will commence to service the amenities and dwellings north of St. Joseph's Road. The golf course will be developed early on, concluding with the construction of the golf clubhouse/restaurant and driving range. Subdivision of house lots will be applied for in phases, generally consisting of up to 400 lots at one time, followed by construction of infrastructure to service the approved lots. Construction will continue in the central portions of the property, including construction of the cluster of 30 cottages (cabins) and cluster of 20 townhouse condominium buildings, and the addition of amenities such as the pool, tennis courts, beach and boat dock, and walking trails. Development of the hotel, health spa and conference center buildings will complete the primary resort amenities. Subdivision of house lots and providing

infrastructure in the southern end of the property will complete the implementation of the project master plan. Figure 2-8 indicates the project phases and includes a table indicating the phasing of the various resort amenities and lot sales.

As previously described, construction of the single-family homes will be done by the individual lot purchasers after lots are sold. Construction of homes on individual lots will depend on the desires of the lot purchasers and can be expected to occur at a slow pace over several decades. The Eagle Rock Resort development, which Lost Lake Resort is modeled after, has experienced building on approximately 11 percent of the sold lots after 13 years of ownership by Double Diamond (see Appendix C).

Project Infrastructure Plans

Drainage Plans

Stormwater management systems are proposed for the conveyance and treatment of surface runoff. A detailed description of the stormwater management system is provided in Section 3.5 and Appendix G. Appropriate stormwater management infrastructure will be designed using sound engineering practices and meeting the requirements of the Town of Forestburgh and the NYSDEC to minimize impacts to the existing site resources and to control stormwater runoff quantity and quality that could effect downstream resources if not adequately treated. The drainage systems include the construction of roadside swales that direct runoff toward basins that provide for stormwater treatment before discharge. Proposed drainage measures are shown in the full size plans that accompany this document. All single-family home sites will have on-lot stormwater controls of roof runoff via infiltration or surface treatment. The size and type of the control will be determined by the soil permeability rate and other engineering considerations evaluated during the site design process. Soils properties will be determined by field testing prior to final design for each phase of the development.

Erosion Control Plans

The approved plan set for each phase of construction will include erosion control plans developed in accordance with State regulations to ensure there are adequate provisions for erosion and sediment control in the construction area. A conceptual erosion control plan for the Phase 1 area is included in the plan set that accompanies this document and is described in more detail in Section 3.5 and Appendix G.

Water Supply

The project is designed to be serviced by a privately-owned community water supply that derives water from onsite wells. The water supply system will be developed in accordance with Sullivan County, New York State and Delaware River Basin Commission (DRBC) requirements. The distribution system will consist of approximately 27 miles of PVC pipe complying with American Water Works Association (AWWA) standards. The distribution system will be constructed from 12" and 8" PVC water mains. Water lines will be installed a minimum of 48 inches below grade within the roadway right-of-way but beyond the paving. The water pressure in the distribution system will have a residual static pressure of 60-80 psi for most areas and a normal operating pressure of not less than 35 psi for the remaining areas for normal flows. The system will have a minimum pressure of 20 psi for fire flows.

There are three finish water storage tanks proposed for the project. The three tanks will be built in three phases as needed as the number of constructed lots and amenities increases. The total water storage volume required will be 1,017,055 gallons for full buildout of all 7 phases of the development. Each of the three tanks will be approximately 376,600 gallons of storage, with the first tank providing 120,000 gallons of fire flow and enough storage for approximately 400 homes. The total finished water storage for the three tanks will be approximately 1,130,000 gallons and will allow of a minimum pressure in the distribution system of 35 PSI at all times. The tanks will be constructed with an approximate height of 77' by 28' in diameter. The height of the tank will be slightly higher than the tree tops in this area. The finished water storage tank location was chosen to provide gravity feed and to avoid any visual impact from off the property. Appendix K includes the engineer's report of the proposed water supply and distribution system and preliminary utility plans.

Wastewater Treatment

The project is designed to be serviced by a privately-owned onsite wastewater collection and treatment system with discharge to surface waters. The wastewater system will be developed in accordance with Sullivan County, New York State and DRBC requirements. The proposed sewage treatment plant is to be located approximately 3,000 feet south of St. Joseph's Road and approximately 50 feet from the eastern most property boundary. The effluent from this treatment facility will discharge into the Bush Kill, which is located south of the proposed treatment plant. The system is designed to produce minimal odor and noise impacts, if any at all.

The projected average daily flow (ADF) of wastewater from the proposed Lost Lake Resort is 870,335 gallons per day (gpd) or 604 gallons per minute (gpm). The peak daily flow (PDF) at full build out is projected to be 2,611,005 gpd or 1,813 gpm, using a peaking factor of 3.0. The proposed wastewater treatment plant will be designed to be built in stages, allowing expandability and adaptability to meet the needs of increasing wastewater flows as the project grows over time.

The treatment process will be activated sludge. The facility will utilize package units to ease expansion as the phases of the Lost Lake development progress. Phase 1 of the development is anticipated to produce a wastewater flow of 128,545 gpd. A NYSDEC State Pollutant Discharge Elimination System (SPDES) Permit will be obtained prior to construction of this facility. The Applicant will request the SPDES permit provide effluent limits for three different flow rates (100,000 gpd, 250,000 gpd, and 550,000 gpd) to account for the increasing amounts of wastewater that will be produced as the construction of the development progresses. Final SPDES limits for the three flow rates will not be determined by the NYSDEC until the SPDES Permit is attained after approval of the final DEIS. Preliminary limits have been obtained from the NYSDEC and are included in Appendix K.

The proposed sewage collection system will utilize a low pressure grinder pump system to direct wastewater to the treatment facility. A low pressure grinder pump system consists of a grinder pump at each property, along with a common low pressure sewer main to the treatment plant. Each grinder pump is housed in a small well, providing the necessary storage volume for the incoming wastewater required by regulations. The low pressure grinder pump system will provide conveyance of wastewater to the treatment plant. Additionally, three pump stations will be required to move the wastewater to the treatment facility in areas of lower elevation to higher elevation. The locations of the pump stations are shown on the Plan sheets (Sheet 1 in

Appendix K -- one pump station is located in Phase 1 near the intersection of roads C and F; the others in Phase 3 near the intersections of roads AA and BB and roads CC and DD.) The entire system will be designed to meet the requirements of the NYSDEC Design Standards Manual. Appendix K includes the engineer's report of the proposed wastewater treatment system and preliminary utility plans.

A NY State transportation corporation will have ownership and be responsible for the operation and maintenance of the collection system and the treatment plant proposed for the development. This entity will be responsible to comply with all applicable water quality standards and the effluent limits set forth by the NYSDEC in the SPDES Permit.

Electricity, Communications, and Heating Fuel

The common facilities and house lots will be served by underground electric, telephone, and cable connections. There is no natural gas availability in the project area to service this project. Building heating systems will utilize LP gas or oil for fuel.

Golf Course

The proposed golf course will be built to championship-quality specifications and managed in accordance with best management practices for turf management and water conservation. Golf course construction will follow a sequence not unlike other areas of construction. The process will be as follows: stakeout of golf fairways and features in the field, installation of initial erosion/sediment controls, clearing, rough grading including diversion ditches and the like to properly manage stormwater, installation of subsurface drainage and irrigation systems, fine grading including construction of tees, greens, bunkers, and sand traps, placing of topsoil mixes, seeding, sodding and installation of final stabilization measures. The golf course turf system will entail specified topsoil mixes. Suitable topsoil needed for a golf course is not available on-site and will be obtained from an off-site source. Tees and greens will be constructed with a sand and peat mix.

Fairways and greens will be irrigated utilizing surface water drawn from Lost Lake, as further discussed in Section 3.5.2. Given the long term build out anticipated for this project and the small volume of wastewater discharge in the foreseeable future, use of grey water for irrigation, or any other type of recycling system, is not proposed. Likewise, use of groundwater for irrigation is not being considered as there is sufficient surface water available to provide for golf course irrigation with minimal potential affect upon Lost Lake and downstream tributaries.

Fertilizers, fuels and chemicals necessary for golf course maintenance operations will be stored at the Maintenance Building, located to the east of the Practice Range in the north portion of the site. The storage and use of these materials will be managed by personnel with experience in golf course management; ultimately, the Golf Course Superintendent will be responsible for the safe management, storage and handling of the golf course chemicals and petroleum products. A formal Spill Prevention and Response Plan (SPRP) will be prepared prior to commencement of operations at the golf course based on the actual chemicals to be used, the interior layout of the Maintenance Building, and other necessary details not currently known but needed to prepare a meaningful SPRP. Implementation of the SPRP will provide the necessary preparedness of the facility and its staff and a quick and safe response to an emergency spill should such occur. The regulated chemical products that are used at the site will be registered

with NYDEC as required and containment systems will meet all applicable State and Federal regulations.

A Preliminary Water Quality Management Plan has been prepared (DEIS Appendix L) to describe the proposed management and monitoring plan for maintaining the quality of water resources at Lost Lake Resort. This document outlines protocols (otherwise may be referred to as best management practices (BMPs) or standard operating procedures (SOPs)) for turf management, Integrated Pest Management, chemical and petroleum storage, handling and spill response, and surface water and groundwater monitoring applicable to both the construction period and ultimate operational period at Lost Lake Resort. As previously mentioned, best management practices relating to protection of surface water quality will include the site specific erosion and sediment control plans and practices specified in the stormwater management plan for this project (DEIS Appendix G).

All of the operating requirements set forth in the detailed Preliminary Water Quality Management Plan, including the various BMPs and SOPs identified therein, are an integral part of the proposed action.

Landscaping and Lighting Plans

Plans for the project development include providing landscaping and lighting for aesthetic and public safety purposes. Conceptual design concepts for landscaping and lighting have been developed and are shown in the accompanying full size plans. Landscaping will be provided at the main entrance, along the main entrance roadway and boulevard entrance to the hotel, and around the amenity buildings and parking lots. The landscaping includes the planting of street trees, ornamental shrubbery, and ground cover vegetation. In addition (but not detailed on the plans) the major public areas of the resort will include plantings of colorful perennial and annual flowers. The tree and shrub plantings will consist of a combination of native and adaptive plant species. Ornamental foundation plantings and parking area plantings are proposed to supplement the aesthetics of the natural woodland setting.

Landscaping is also required to be installed by every individual lot owner after the house is built on the lot. These plantings will typically include a combination of shrubbery and perennial plants such as ornamental grasses, and small ornamental trees. Given the proposed limited extent of tree clearing for the roads and the proposed limitations on clearing on the individual house lots, which will preserve tree canopies that extend over the developed spaces, the plant materials selected will typically add to the understory vegetation layer. Buffer planting will also be installed in select locations (not detailed on the plans) where screening or buffering is found to be desired within the resort as the project develops.

Landscape plantings will also be incorporated into the golf course design, in keeping with the specific needs of the course designer. Typically, course plantings consist of shade trees, small ornamental trees, and shrubs in peripheral areas. Seeding of the fairways, tees and greens will be as specified for this course by the golf course architect.

Minimal street lighting is proposed for the development to retain a rural atmosphere. The landscape and lighting plans show the general spacing and locations of light poles, which are proposed to be located at major street intersections, at parking and primary circulation areas, and in the amenity building clusters. A street light pole will be selected that complements the wooded character of the resort and provides an illumination source that casts light downward to

the road surface with minimal glare or stray light. Posted street signs will be provided for each of the internal roads. A theme for the entrance area signage for the resort is shown on the landscape plan detail; stone faced walls and wood fencing will match the building architecture in style and materials. Indirect lighting is proposed to be installed to allow for nighttime illumination of the Lost Lake resort main entrance signs.

No lighting is proposed for the golf course or driving range as these facilities will only operate during daylight hours. Lighting at the sales office, Amenity Village buildings and associated parking and circulation areas will be provided to appropriate levels for safety and security. Street lighting is proposed within the townhouse and cottage neighborhoods.

Setbacks and Buffers

The project master plan provides a minimum 50'-wide natural buffer around the entire project parcel. There is a minimum 100'-wide buffer provided on the north and south sides of St. Joseph's Road. Additionally, significant areas of the site that contain regulated wetlands have been set aside for preservation where no disturbance will occur without a State or Federal permit, as applicable.

There are no specified building setbacks in the PDD regulations however on the proposed plan; the minimum setback for any amenity building is approximately 200 feet (the sales office from Cold Spring Road). The plan will provide a minimum setback of 60 feet for any single family house from the property line (the 50' perimeter buffer plus a 10' minimum rear yard imposed by the Applicant's Design Guidelines).

Covenants and Restrictions on Home Site Development

Lost Lake Resort, Inc. will require strict adherence to its design guidelines for construction of new single-family homes that are binding to all lot owners. The owner of each lot within the resort will be subject to a declaration of exceptions, reservations, covenants, restrictions and conditions for the Lost Lake Resort ("Declaration"), as well as a Builder's Packet outlining information required to be submitted to the Lost Lake Architectural Control Committee ("Committee") for internal review for each proposed lot development. This design review board will review and approve individual site plans in accordance with the Design Guidelines for Lost Lake Resort, in conjunction with review by the Town for building permits. A copy of the draft Design Guidelines for Single Family Homes in Lost Lake Resort is included in DEIS Appendix E2.

The developer will establish and incorporate the Lost Lake Property Owners' Association ("Association") as a New York non-profit association, to administer and enforce the easements, covenants, conditions, restrictions, and limitations set forth in the Declaration.⁶ The Association will be authorized to bill and collect annual fees from lot owners for the purpose of managing and maintaining all roads, utilities, and common areas of the development. For the purpose of protecting the value and desirability of the development, the Declaration will run with the land and will be binding on all parties having any right, title or interest in the property or any part thereof.

⁶ Declaration of Exceptions, Reservations, Covenants, Restrictions and Conditions for the Lost Lake Resort and Development, a draft of which is included herein as DEIS Appendix E1.

Each and every property owner in the Resort will become a member of the Association, and the Association will have the authority and duty to maintain the Common Areas in the Resort and regulate their use; issue rules and regulations concerning the appearance of lots; own, operate and maintain the central water and central sewer systems; and collect maintenance fees to fund these responsibilities.

The Board of Directors of the Association will appoint a Committee to represent the Association in implementing the design and construction standards established by the developer in its Builder's Packet for the architectural control of improvements to lots in the Resort. The Committee will review and approve or disapprove all planned improvements on a lot. The developer's design and construction standards will apply to all construction, improvements and landscaping in the Resort, including minimal requirements for aesthetic compatibility of the landscaping and exterior design of all residential dwellings on the property.

The draft Declaration includes the following points:

- Each lot owner and family is entitled to rights, privileges and uses of the Common Areas and recreational facilities
- The developer reserves the right to convert an unpurchased subdivision lot into Common Area and convey same to the Association.
- No further subdivision of any lot will be allowed. Two or more adjoining lots may be consolidated for a building site.
- The improvements on a lot cannot exceed 75% of the total lot area.
- Landscaping and vegetative cover for soil stabilization will be required on each lot.
- Mobile, modular and prefabricated homes will not be permitted in the project.
- Central mail receipt facilities will be provided.
- Each lot shall have proper trash receptacles, kept inside or screened if kept outside.
- Hunting within the property will be prohibited.
- Boats used on Lost Lakes shall not have gasoline-powered engines nor electric motors in excess of 10 horsepower to minimize air, water and noise pollution.
- Parking on streets for more than four hours is prohibited.
- Outdoor construction activity will be limited to between the hours of 7PM and 7AM.
- Removal of any tree in excess of 10" in diameter within 20' of a front lot line or 10' from a rear lot line will be prohibited without the consent of the Committee.
- Fuel storage tanks shall be above ground and shall be properly screened so as not to be visible from roads, recreational facilities or common areas.
- Each single-family residential dwelling constructed on a Lot adjacent to golf course fairways or greens shall contain a minimum of 1,800 square feet of heated/cooled floor space. Each dwelling designed as a "Patio Home" Lot shall contain a minimum of 1,200 square feet and have a two-car, front-entry garage. Each dwelling constructed on any other Lot shall contain a minimum of 1,600 square feet. All residential dwellings shall have at least a one-car attached garage.

Design Guidelines

Design Guidelines for Single Family Homes in Lost Lake Resort will be established by Lost Lake Resort, Inc. The Design Guidelines (a draft of which is provided in DEIS Appendix E) will provide specific development guidance for owners of the residential lots within the resort, including the following:

- Covenants, restrictions and conditions that will run with the land.
- No further subdivision of any lot will be permitted.
- No prefabricated or modular homes will be permitted.
- The improvement area of each lot will be limited, with strict regulations on tree cutting.
- Landscaping of each lot will be required in strict accordance to a list of native or adaptive plant species, along with irrigation.
- Strict guidelines regarding fencing, walls, exterior lighting, and exterior use areas are specified.
- An Architectural Control Committee / Design Review Board will review, approve or disapprove all planned improvements on a lot to regulate conformance with the design theme and architectural guidelines of the Resort.
- Green Building design - All residences will be required to conform to the requirements necessary to attain a minimum level of certification through either the Leadership in Energy and Environmental Design (LEED) Guidelines for Homes, currently available from the United States Green Building Council (USGBC), or the NAHB National Green Building Program Specifications as set forth by the National Association of Home Builders.
- A Site Plan, Erosion Control Plan, Landscape Plan and Construction Management Plan will be required for each lot, approved by the Architectural Control Committee prior to obtaining a building permit from the Town.⁷

Changes in land cover

The proposed project will result in a change in use of the project site from the existing wooded open space to a combination of golf course and other recreational activities, residential development and preserved woodlands. Table 2-3 lists the area of land to be cleared, impervious surfaces and undisturbed areas for the project for the full build out and for a long term build scenario after ten years.

⁷ Typical individual lot grading, erosion/sediment control and stormwater management plans for differing site conditions are shown on drawing Sheet P1-13.

Table 2-3 Post-Development Land Coverage (Approximate Acres)				
Cover Type	Full Build		Long Term Build after ten years	
	Acres	Percent of Site	Acres	Percent of Site
Area of land cleared	601	29%	538	26%
Impervious (roads)	62	3%	62	3%
Impervious (amenity buildings)	4	0.2%	4	0.2%
Impervious (private houses)	106	5%	26	1%
Undisturbed (woods and other)	1479	71%	1542	74%
Total site area = 2,079.51 acres Source: Tim Miller Associates, Inc.				

Public Access

While the resort will be a gated community, visitors are welcome and encouraged to use the amenities in the resort. Facilities that are open to the public are identified in the narrative descriptions above for the Amenity Village and the Open Space and Recreation Component.

2.6.2 Overview of Planned Development District Regulation

Development Density

The proposed zoning for the subject property is a Planned Development District pursuant to the Town's PDD law. There is no defined maximum development density in a PDD but rather the regulation allows the density to be defined by the mix of residential units, commercial uses, recreational amenities and open space proposed. Integration of the various activities throughout the development plan will be considered in the determination of a project's density. The permissible density is initially established with a calculation of various land constraints. The Initial Residential Development Density (IRDD) in this PDD is calculated as follows:

Table 2-4 Calculation of Initial Residential Development Density Town of Forestburgh PDD Regulations		
Gross acreage	2079.51	ac *
Constrained Land:		
Steep slopes > 25%	75.45	ac
100-yr floodplain	15.88	ac **
Wetlands (excluding open water)	211.89	ac
Open water	55.99	ac
Lands in easement	3.50	ac
Total Constrained:	362.71	ac
Buildable acreage (gross acreage minus total constrained)	1716.80	ac
Minimum lot area per zoning (min. 100,000 sf lots in underlying RR-1 zone)	2.296	ac
Initial Residential Development Density (IRDD)	748	units
* 2089.53 ac. per boundary survey minus 10.02 ac. for ROW of CR108		
** Floodplain area less overlapping slopes, wetlands, open water & park land.		
Source: Brinkash & Associates, Inc., Tim Miller Associates, Inc., Double Diamond		

Increases in permissible density proposed by the Applicant are listed in Table 2-5 below and further described in DEIS Section 3.6. Based upon the unique combination of conservation measures and amenities that are proposed at Lost Lake Resort, and in the context of the density bonuses established in the Town's PDD law, the total number of dwelling units allowed would be greater than the proposed total of 2,627 dwelling units (a density of 1.26 dwelling units per acre) in the Applicant's opinion. There are no PDD waivers requested for this application.

Density Bonuses

The Town's PDD regulation identifies criteria for the calculation of increases in the permissible density beyond the IRDD. Section 3.6 of this DEIS describes each one of the applicable criteria as relates to the proposed master plan for Lost Lake Resort, along with a tabulation of the proposed increase for each item (as a percent of IRDD). Section 3.6 also outlines the benefits of the Lost Lake Resort proposal and briefly identifies how the amenities and benefits of the project are consistent with the goals of the Town's PDD law and warrant the proposed density.

In total, the requested bonuses add up to 278 percent, or 2,082 units. The table below shows the calculation of potential dwelling units by adding the bonus units to the IRDD.

Table 2-5 Calculation of Bonus Density		
	Bonus Density % Requested	Bonus Units Requested
Green Building Design & Sustainable Development Practices		
– Require that all Hospitality structures meet the minimum certification requirements of either the LEED or the NAHB Green Building Program – Require that all Homes meet the minimum certification requirements of either the LEED or the NAHB Green Building Program	100%	748
Preservation of Significant Environment Features and Habitats		
– The master plan provides for the preservation of the significant environmental resources of the site as an integral part of the Resort Open Space Plan. Special care during the project design, including the detailed inventories and studies in this EIS, warrants a minimal density bonus.	5%	37
Sustainable Mix of Uses		
– The master plan provides a complementary mix of commercial/recreational and residential uses that are designed to sustain each other in a leisure environment including a controlled access, full service hotel, spa and fitness facilities, conference center, at a \$7.1 million investment cost. *	63%	473
Golf Course Sustainability		
– The master plan includes a championship golf course designed to incorporate green strategies for grounds maintenance and a program for ongoing water quality management, a clubhouse with pro shop and restaurant, modern golf maintenance facility and maintenance equipment at an \$8.2 million investment cost. *	73%	547
Active Recreational Spaces		
– The master plan includes a resort-wide trail system, geo-thermal pool, bathhouse facility, lake improvements, tennis courts at \$1.246 million investment cost.*	11%	80
Passive Recreational Spaces		
– The master plan includes land set aside for passive activity areas at the Amenity Village, Bushkill Park East and Bushkill Park West is a \$475,000 investment cost.*	4%	32
Public Facilities		
– The master plan includes dedication of approximately 2 acres of land to the Town of Forestburgh for possible emergency services facility is a \$120,000 value.	2%	15
Significant Economic Benefit		
– The estimated real property tax revenue over ten years is projected to be over \$33.7 million. One bonus percentage point per each \$1 million projected up to \$20 million = 20%	20%	150
Calculated Bonus Density	278%	2,082 units
Initial Residential Development Density (IRDD)		748 units
Total Bonuses Requested		1,879 units
Total Dwelling Units Proposed		2,627 units
* 1 Bonus Lot for every \$15,000 spent on Amenities Source: Double Diamond; Tim Miller Associates, Inc.		

Table 2-6 shows a comparison of the taxes anticipated to be generated by the various build scenarios. As can be seen in Table 2-6 the PDD Full Build scenario is projected to generate 276 percent of the taxes which could be expected from the PDD Base Density.

Table 2-6 Taxes Generated by Project Scenarios				
Project	Number of Units	Total Tax Rate	Taxes Generated	Tax Revenue as a Percent of Base Density Revenue
Existing - undeveloped	0	272.7596	\$118,449	n/a
Single Family As-of Right	491	272.7596	\$4,007,977	n/a
PDD Base Density	735*	272.7596	\$8,353,568	100%
PDD Full Build	2627	272.7596	\$23,049,456	276%
*Base density used in Alternatives Section 4.0 per the scope is less than the calculated base density.				
Source: Tim Miller Associates 2009.				

In the Applicant's opinion, all of the benefits described in Section 3.6 warrant density bonuses outlined in the Town's PDD law. The proposed master plan addresses the various required components of a PDD in accordance with the Town's law. Further, the Applicant's open space resort theme that encompasses second home residential development and recreation-related commercial uses is consistent and compatible with land use in the surrounding area of the community.

2.6.3 Construction and Operation

Overall Construction Period

For a development of this magnitude, Lost Lake Resort will be developed in seven phases. Phasing of road construction to access house lots and phasing of the resort amenities will relate to the demand for sales of lots and will provide a planned approach to project approvals and site development. Figure 2-8 illustrates the general areas of these phases anticipated. The seven phases of construction encompass all of the resort amenities, all roads and associated stormwater facilities, and infrastructure to support the anticipated extent of development in ten years. As described previously, the privately owned house lots will be available for purchase in each phase as that phase of development is completed, however the lots are expected to be developed by their owners much more slowly over the next decade or more.

Phasing

The initial phase will include a controlled access entry exhibiting the quality of design and construction that will set the theme for the entire resort. Along with the entry, the initial phase will include the sales and information center, mail facility, bus stop, first 9 holes of the golf course, and roads, stormwater facilities, water, and sewer systems to accommodate approximately 400 residential lots. Once Phase 1 is nearing completion individual lot owners who choose to build on their lot will be able to commence house design and construction.

Subsequent phases will follow, as listed in Figure 2-8. Development of the project amenities will be phased, with construction of all the golf-related facilities slated to be completed in Phase 3. The infrastructure will be expanded as appropriate to accommodate the current development phase. It is anticipated the infrastructure for the development will be completed in seven phases over 10 years or more.

The project phasing plans to be submitted for approval will include detailed soil erosion and sedimentation control measures to be implemented during construction. The phasing plans will include the planned sequencing for construction of the facilities in that phase. Dust control measures and equipment and materials staging areas will need to be specified for each phase. A set of preliminary erosion and sediment control plans for Phase 1 accompanies this document. Where construction of the project will impact a portion of the wetlands or wetland buffers on the site, the phasing will include a wetland mitigation plan designed to replace all areas of lost wetland function. Particular attention will be paid to the protection of Lost Lake and other surface water resources to maintain the water quality throughout the construction phases of the project.

Construction Effects

The primary effects of project construction on the local area will be related to construction traffic and on-site earthwork and rock removal operations. Construction related traffic will entail trucks carrying materials and equipment to the site, and daily trips of construction workers. Typically the greatest activity on area roads occurs at the beginning of the construction period. For the early phases, truck access will be possible from either Cold Spring Road at the main entrance location or St. Joseph's Road at the emergency access points, depending on the origin of the truck.

At the start of construction, heavy construction vehicles and smaller construction vehicles will be routed to the main access on Cold Spring Road. At this time the origin of these trucks is not known. The non-local construction traffic will primarily be routed via NYS Route 17 at exit 106 using CR 173A (East Broadway and Rose Valley Road), with local contractor traffic using NYS Route 42, Cold Spring Road, and Rose Valley Road. The Applicant will work with the Town to identify desired truck routing before construction commences.

Construction workers typically arrive and depart a construction site prior to the peak hours of traffic and larger construction equipment vehicles will typically be moved during off-peak traffic hours. Construction worker parking will be identified on the site away from any property line.

The construction work force will come from the local area and extended region. No on-site housing is planned for workers. Based on US Census data, there are a large number of rental opportunities available in Sullivan County to house the construction work force in addition to laborers and specialty trades people that already live in the area.

Construction activities will occur in discrete areas of the property at any one time, following the phasing and sequencing proposed for the development, thereby reducing the intensity of construction activities at any one time. Equipment and material storage areas will be identified on the site away from any property line. Construction impacts related to noise at off-site receptors will be limited in duration (temporary) and limited in magnitude due to the distance from the source and in most cases, intervening topography. Construction in the entrance area will result in periodic, temporary increases in the ambient noise level in the local area. Provision

for dust control will be included in the erosion/ sediment control plan for each phase. The grading plans will be designed to balance earthwork thereby avoiding the truck traffic associated with the need to import or export earthen materials.

The preliminary road profiles show approximately twenty-one areas where excavation will exceed 10 feet and will likely necessitate removal of rock. The method to be used for rock removal will be determined by the site engineer and site excavator for each location and blasting will be used only where other options (such as hammering, ripping, or chipping with excavators) are not feasible. All rock removed will remain on-site, potentially to be used as road base.

Operation Period

As mentioned in the Preliminary Management Plan attached in Appendix L, a Spill Prevention and Response Plan (SPRP) will be prepared based on the configuration of the maintenance facility to provide additional details regarding the proposed chemicals to be used on-site and the interior layout of the building, which will house the materials and equipment used for maintenance of the golf course and common area. The goal of a SPRP is to facilitate a quick response to any chemical spill emergency to minimize and remediate any environmental release. This SPRP will address the grounds maintenance chemicals and any petroleum products that are stored on the property.

Proposed outdoor recreation facilities are planned to be open during daylight hours. The operation times of the indoor amenities will vary with the use. Approximately 12,000 rounds of golf per year are expected.

A conceptual site lighting plan is included with this document, illustrating the limited extent of outdoor lighting planned for the project. Lighting on streets, near recreational, community and lodging facilities and related parking areas will be the minimum necessary for safety, security and reasonable enjoyment of these amenities. Street lights will be located at a few key intersections. All lighting will be properly shielded and directed to the specific areas requiring light to avoid off-site glare and stray light above the site. Individual homes will generally have one or two exterior lamps of limited wattage. Tennis court lighting will be timed to go off in the late evening. No outdoor lighting is proposed for the golf course or driving range, except around the clubhouse itself.

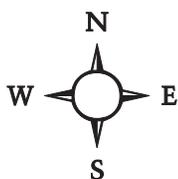
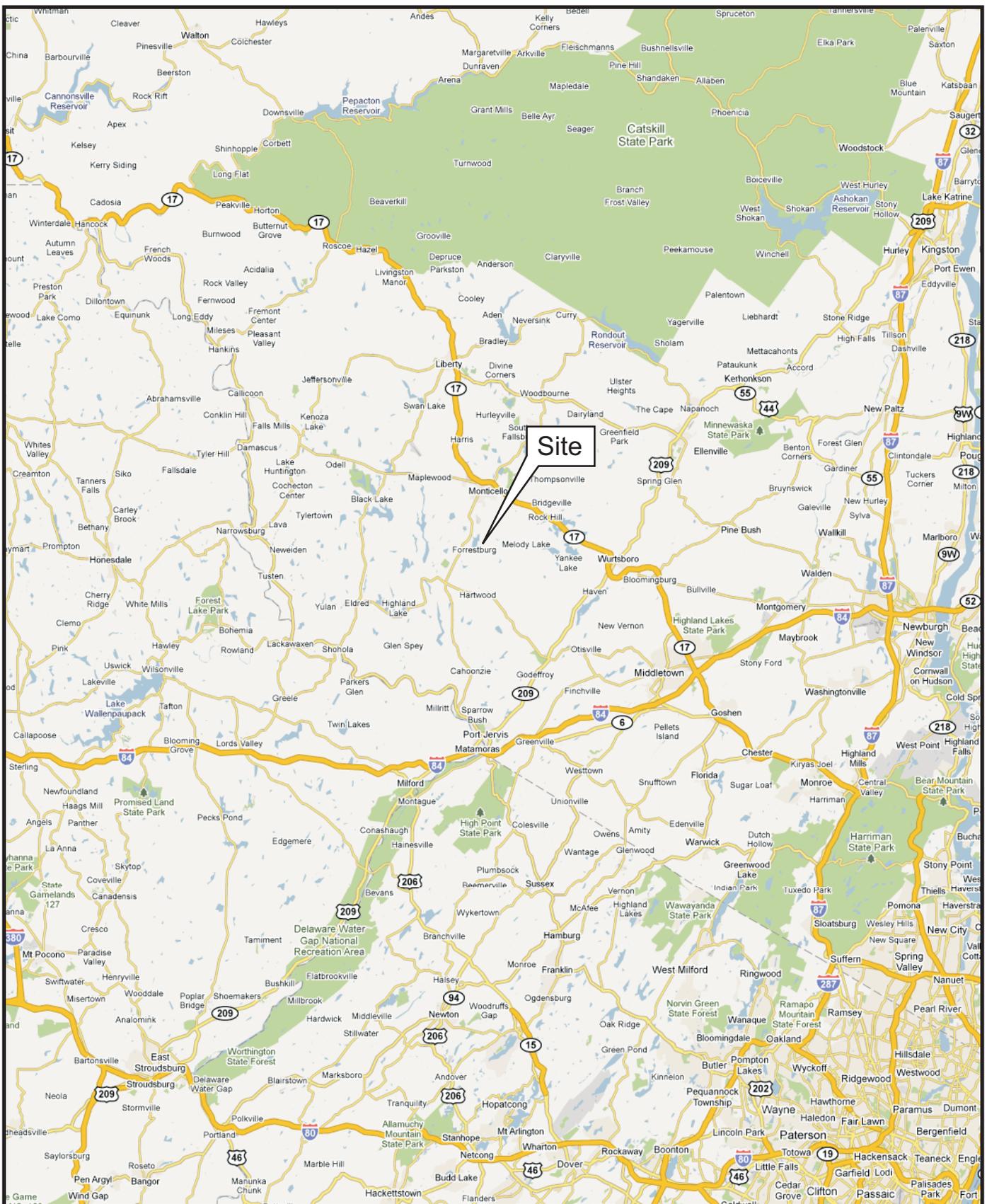
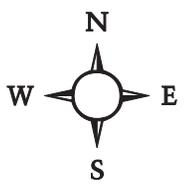
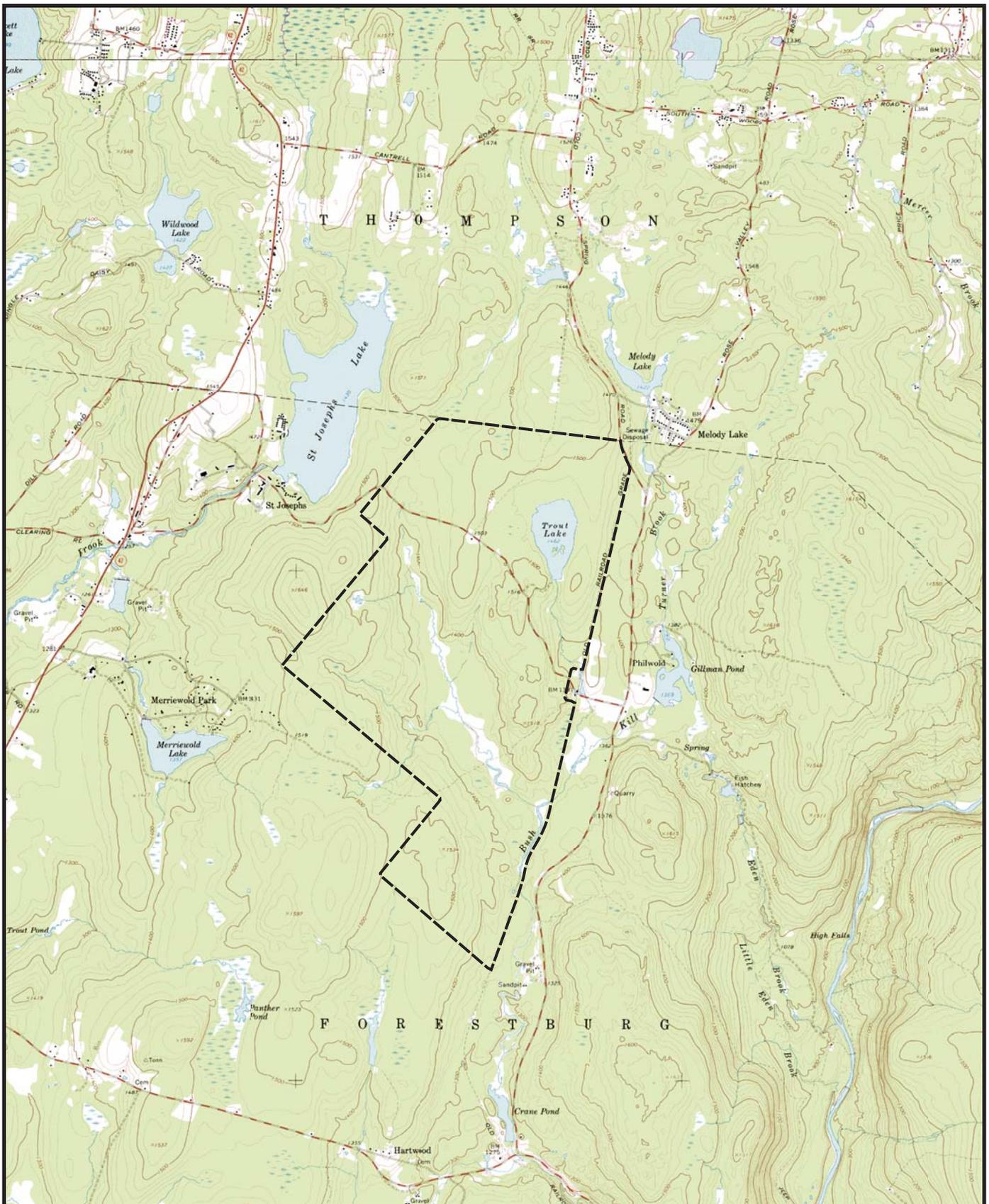


Figure 2-1: Regional Location Map
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, New York
 Base: Google Maps
 Approx. Scale: 1" = 10 mi.



 Site Property Boundary

Figure 2-2: Site Location Map

Lost Lake Resort

Town of Forestburgh, Sullivan County, New York

Base Map: USGS 7.5-minute Topographic Map, Hartwood Quad

Scale: 1" = 4,000'

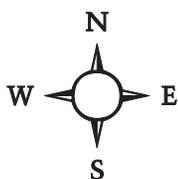
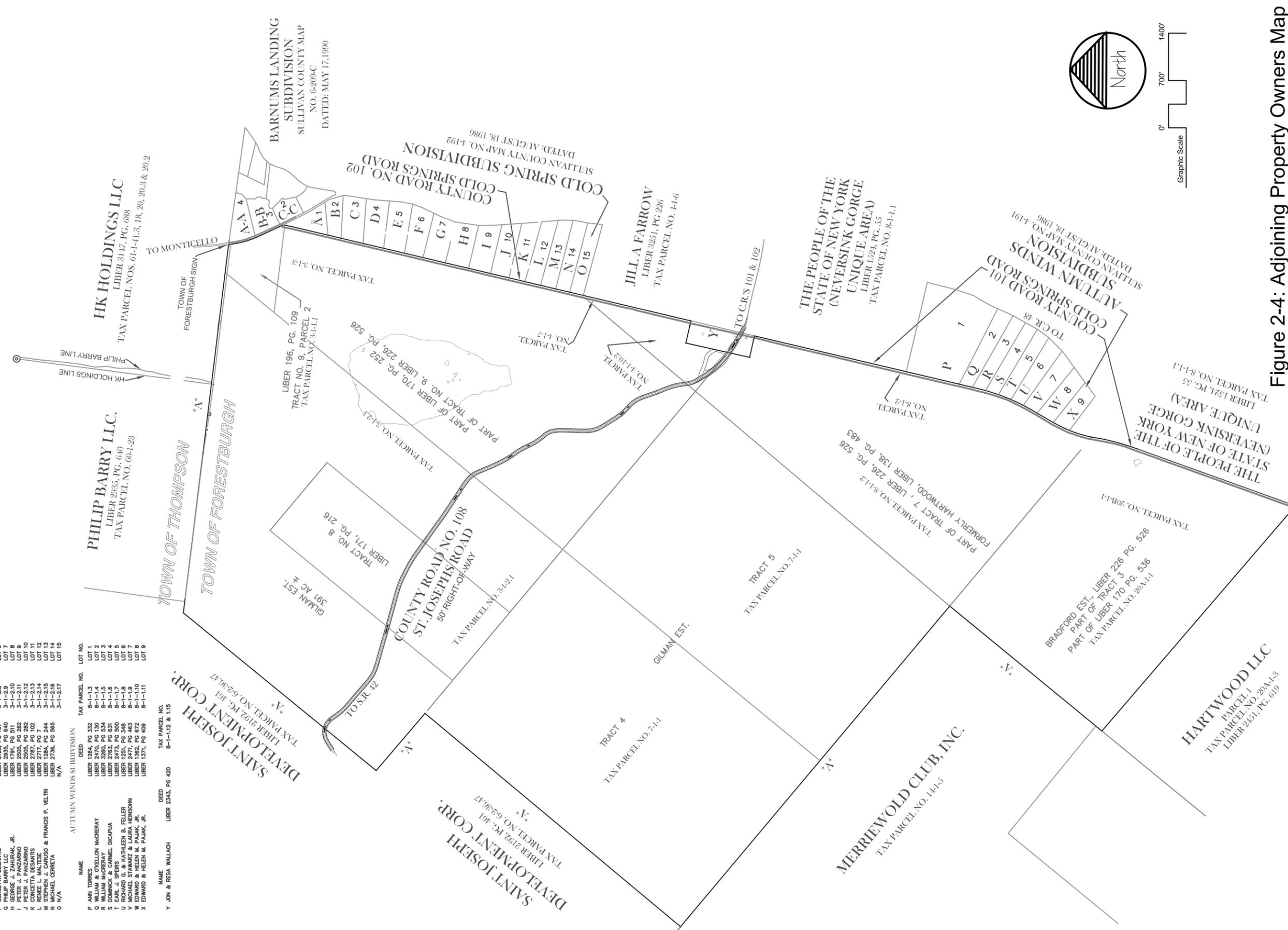


Figure 2-3: Aerial Site Location Map
Lost Lake Resort
Town of Forestburgh, Sullivan County, New York
Base: NYS GIS Clearinghouse Orthoimagery, 2004
Scale: 1" = 2,000'

BARNUMS LANDING SUBDIVISION			
NAME	DEED	TAX PARCEL NO.	LOT NO.
A-A POINT AT FOREST POND, LLC	LIBER 2000, PG 130	3-1-218	LOT 4
B-B TERESA SPINELLI	LIBER 3141, PG 891	3-1-222	LOT 3
C-C POINT AT FOREST POND, LLC	LIBER 2000, PG 130	3-1-223	LOT 2
COLD SPRING SUBDIVISION			
NAME	DEED	TAX PARCEL NO.	LOT NO.
A ROBERT W. & JOANNE V. SCHWAB	LIBER 1644, PG 89	3-1-23	LOT 1
B RICHARD J. & NANCY M. SCHWAB	LIBER 1644, PG 89	3-1-23	LOT 1
C ALAN & ANNY M. KULORSKI	LIBER 1849, PG 307	3-1-25	LOT 3
D PHILIP BARRY LLC	LIBER 2935, PG 640	3-1-26	LOT 4
E PHILIP BARRY LLC	LIBER 2935, PG 640	3-1-27	LOT 5
F CONCETTA DESANTIS	LIBER 3125, PG 197	3-1-28	LOT 6
G CONCETTA DESANTIS	LIBER 3125, PG 197	3-1-28	LOT 6
H GEORGE J. ZAHURAK, JR.	LIBER 1791, PG 811	3-1-210	LOT 8
I PETER J. PANZARNO	LIBER 2505, PG 282	3-1-211	LOT 9
J PETER J. PANZARNO	LIBER 2505, PG 282	3-1-212	LOT 10
K CONCETTA DESANTIS	LIBER 2787, PG 102	3-1-213	LOT 11
L CONCETTA DESANTIS	LIBER 2787, PG 102	3-1-213	LOT 11
M STEPHEN J. CARUSO & FRANCIS P. MELTRI	LIBER 1284, PG 244	3-1-215	LOT 12
N MICHAEL CERRETA	LIBER 2736, PG 565	3-1-216	LOT 13
O N/A		3-1-217	LOT 15

AUTUMN WINDS SUBDIVISION			
NAME	DEED	TAX PARCEL NO.	LOT NO.
P ANK TORRES	LIBER 1254, PG 332	8-1-13	LOT 2
Q WILLIAM MCGERAY	LIBER 3050, PG 534	8-1-15	LOT 3
R WILLIAM MCGERAY	LIBER 3050, PG 534	8-1-15	LOT 3
S DOMINICK & CARMEL DICAPUA	LIBER 2763, PG 631	8-1-16	LOT 4
T EARL J. SPEIRS	LIBER 1251, PG 346	8-1-17	LOT 5
U RICHARD G. & KATHLEEN B. FELLER	LIBER 1352, PG 872	8-1-18	LOT 6
V EDWARD & HELEN M. PAJAK, JR.	LIBER 1352, PG 872	8-1-18	LOT 6
W EDWARD & HELEN M. PAJAK, JR.	LIBER 1371, PG 409	8-1-110	LOT 9
X EDWARD & HELEN M. PAJAK, JR.		8-1-111	LOT 9
Y JON & RESA WALLACH	LIBER 2343, PG 420	8-1-112 & 115	



6/20/09
 Scale: 1" = 1,400'

Figure 2-4: Adjoining Property Owners Map
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, New York
 Source: Brinkash & Associates Boundary Survey

FS: DD:Forestburghdwgs\CAD\IDD Forestburgh Topo w well and wells 012408.dwg: bounds
 Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

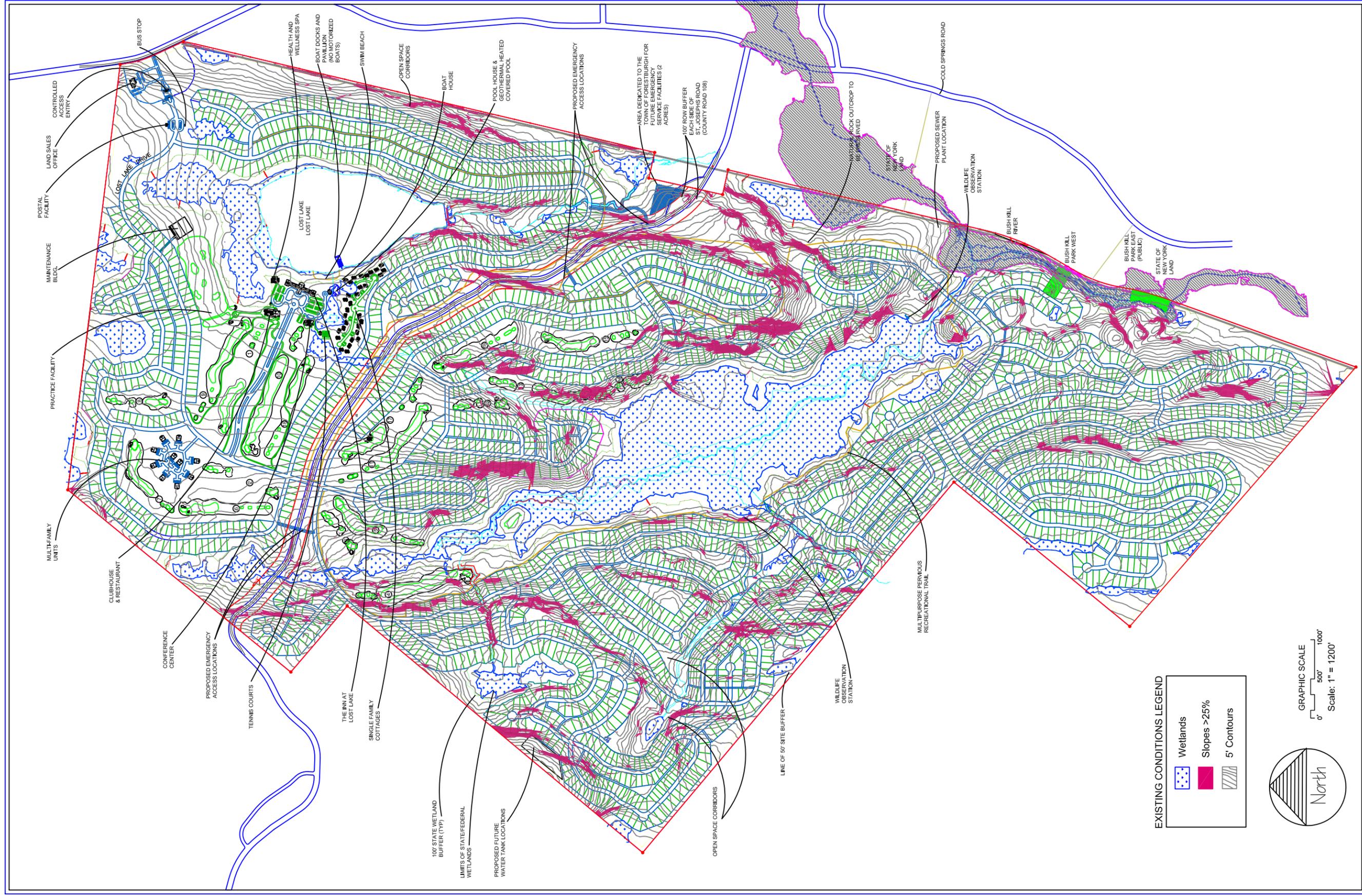
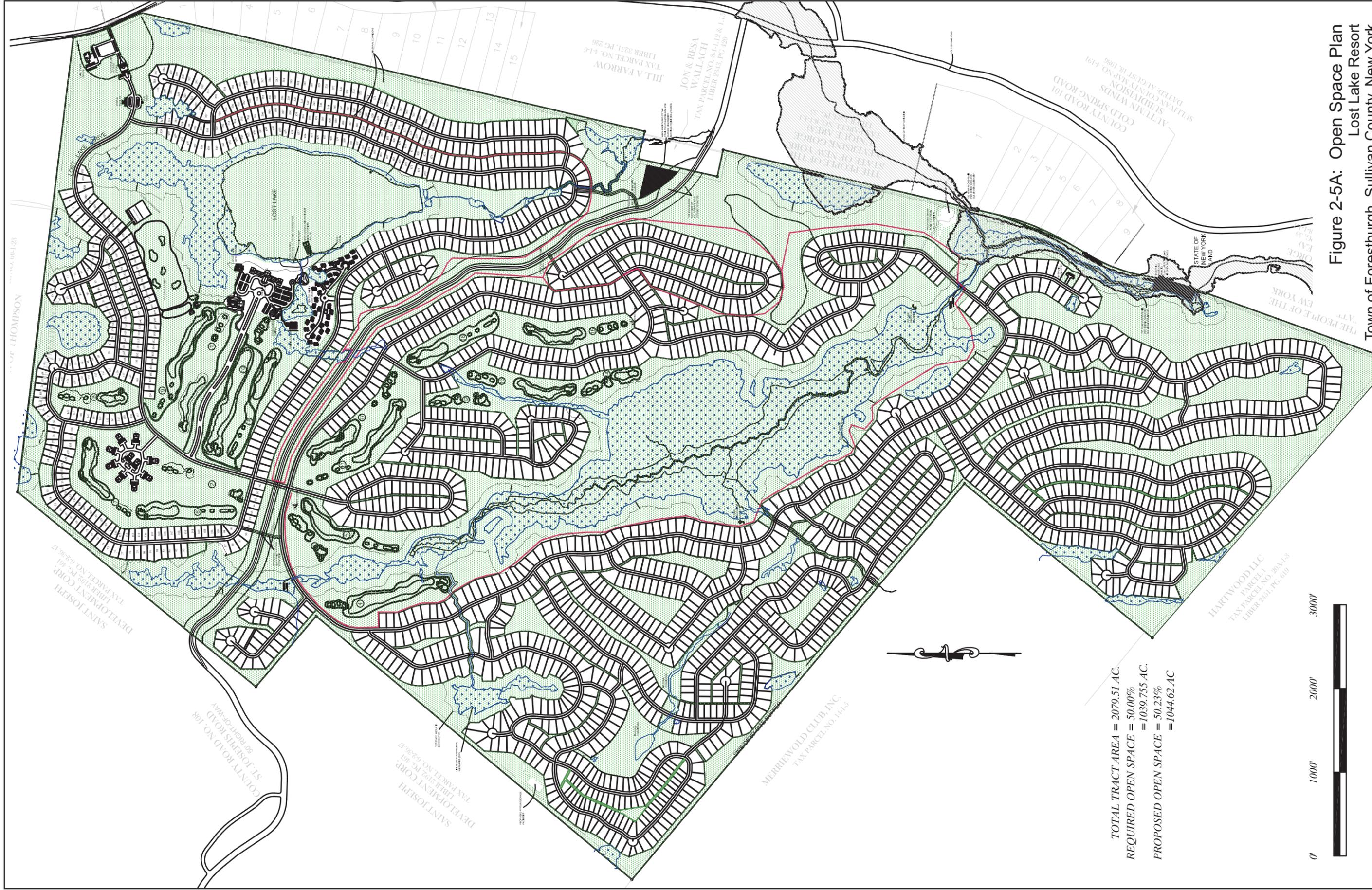


Figure 2-5: Site Master Plan
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, New York
 Source: Brinkash & Associates, Inc., 01/14/10
 Map Prepared by: Tim Miller Associates, Inc.

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

V:\Double Diamond Forestburgh 07093\Drawings\CAD drawings\Fig 2-5 Master Plan.dwg



TOTAL TRACT AREA = 2079.51 AC.
 REQUIRED OPEN SPACE = 50.00%
 = 1039.755 AC.
 PROPOSED OPEN SPACE = 50.23%
 = 1044.62 AC

Figure 2-5A: Open Space Plan
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, New York
 Source: Brinkash & Assoc., 01/19/10
 Scale: Graphic

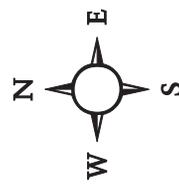
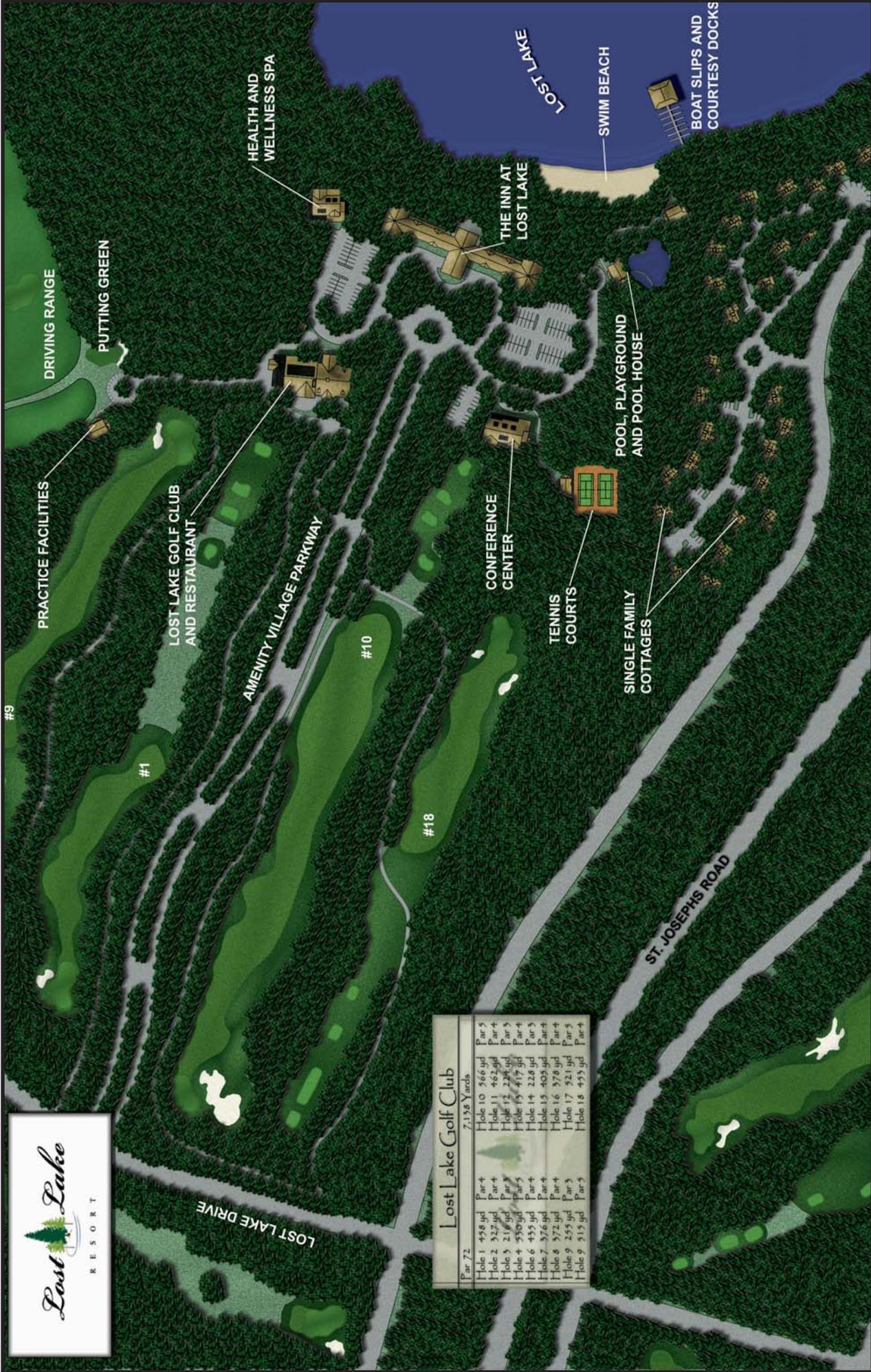
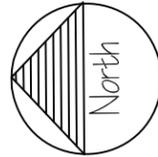


Figure 2-6: Amenity Village Plan
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, New York
 Source: Double Diamond, Inc.
 Scale: N.T.S.



Hole	Yards	Par	Hole	Yards	Par
1	458	4	10	566	5
2	327	4	11	462	4
3	216	3	12	224	3
4	530	5	13	417	4
5	435	4	14	228	3
6	376	4	15	405	4
7	372	4	16	378	4
8	255	3	17	512	5
9	515	5	18	453	4
		TOTAL	7,138		72

Source: Double Diamond Companies, 2008



7/24/09
Scale: 1" = 500'

Figure 2-7: Golf Course Routing Plan

Lost Lake Resort
Town of Forestburgh, Sullivan County, New York

Source: Brinkash & Associates

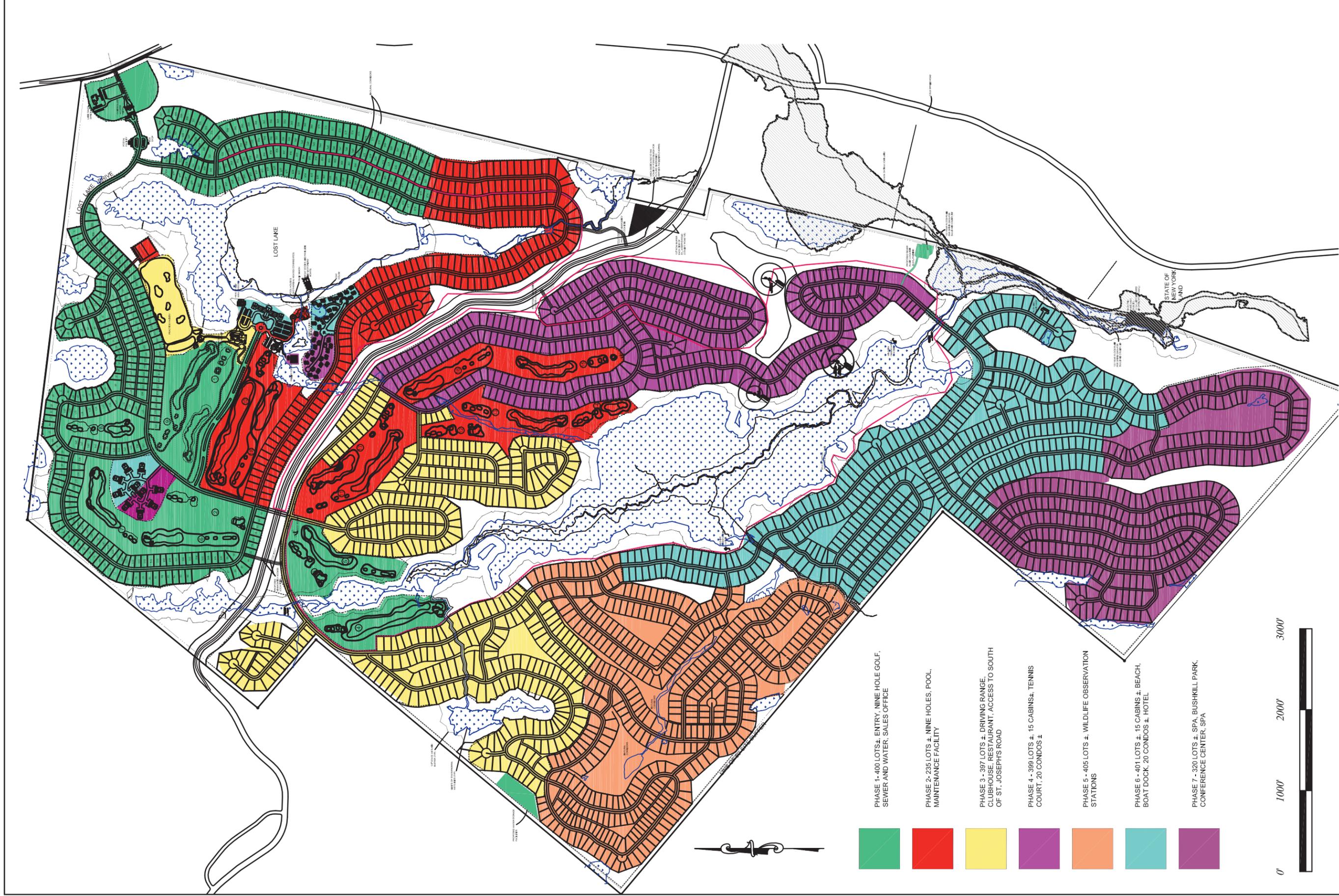


Figure 2-8: Project Phasing Plan
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, New York
 Source: Brinkash & Assoc., 01/19/10
 Scale: Graphic

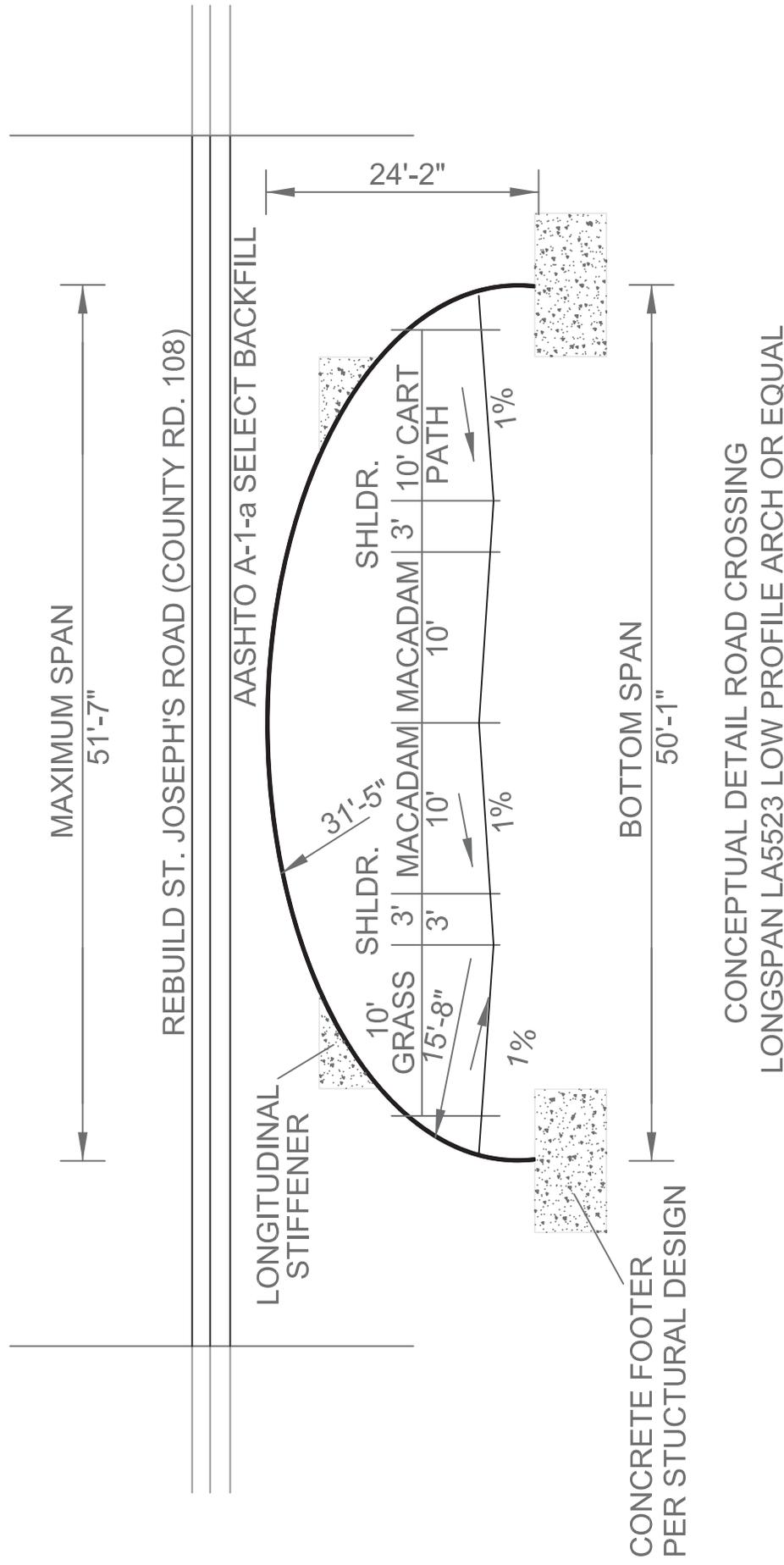


Figure 2-9: Preliminary Tunnel Detail
 Lost Lake Resort
 Town of Forestburgh, Sullivan County, NY
 Source: Brinkash Associates, Inc.
 Scale: As shown