4.0 ALTERNATIVES

Section 617.9(b)(5) of the regulations implementing the New York State Environmental Quality Review Act (SEQRA) requires that a DEIS include a description and evaluation of reasonable alternatives to the proposed action which are feasible, considering the objectives and capabilities of the project sponsor. The alternatives evaluation must include the “No Action” ("No Build") alternative. As per these regulations, alternatives should be limited to those for which no discretionary approval is needed.

In addition to the No Build alternative, the Scoping Document for this DEIS requires an evaluation of five other alternatives as follows:

- Conventional Subdivision Alternative
- Cluster Residential Subdivision without the Amenities Alternative
- Hotel Expansion Alternative under PDD regulation
- PDD subdivision layout of 735 units, includes zero bonus units
- PDD subdivision layout of 1,235 units, includes 500 bonus units.

These six alternatives are described and evaluated below. A summary matrix of the estimated, quantifiable impacts associated with each alternative compared with the proposed action is provided as Table 4-1 at the end of this chapter.

4.1 No Build Alternative

In accordance with SEQRA regulations, the No Build alternative must evaluate the adverse or beneficial impacts that would occur in the reasonably foreseeable future in the absence of implementation of the proposed action. For purposes of this analysis, the No Build alternative assumes the undeveloped status of the 2,080-acre property. As there are no known restrictions on the use of the property at this time, the property could be converted to residential use at some time in the future in accordance with the applicable zoning district use regulations.

The No Build alternative would be inconsistent with the objectives of the Applicant who has purchased the property with the intent of developing it into a resort community. In order for the entire site to remain in its current, undeveloped state, the Town or a land conservation organization would need to acquire the property and establish open space preservation restrictions, and compensate the property owner accordingly.

Under the No-Build alternative, none of the impacts identified in this report will occur.

Soils and Geology: There will be no disturbance to soils or topography under the No Build alternative. No grading of soils or removal of rock will occur on the site under the No Build alternative.

Water Resources: The No Build alternative will not result in any direct impact to the on-site streams or jurisdictional wetlands. The No Build alternative will not result in the alteration of drainage patterns on the project site nor the introduction of approximately 194 acres of impervious surface cover that results in an increase in stormwater runoff rates, necessitating the construction of stormwater management facilities. The No Build alternative will not cause any change in nutrient loading beyond what currently exists.

Ecology: No disturbance or removal of approximately 601 acres of existing, secondary growth wooded forest would occur under the No Build alternative. The site would continue to provide habitat and cover for local wildlife. Wetlands would remain undisturbed as in the proposed action.

Cultural Resources: The No Build alternative would eliminate any disturbances to potential cultural resources.

Visual Resources: There would be no change in the visual context of the property as viewed from surrounding properties or public roads. The existing woodland character of the property would remain unchanged. There would be no introduction of residential units or associated roads and driveways.

Transportation: There would be no introduction of 446 vehicle trips in the PM hour resulting from Lost Lake Resort. There would be no short term construction-related traffic. Regional traffic would be expected to increase on the various roads in the vicinity of the project site due to growth in other locations within and outside the Town of Forestburgh regardless of whether the project is constructed.

Land Use and Zoning: The proposed site would remain undeveloped and there would be no effects to existing or surrounding land use. The No-Build alternative would not affect existing zoning regulations.

Community Services and Utilities: There would be no increased demand placed on community services and facilities as a result of the No Build alternative. There would be no increase in property tax revenues generated by Lost Lake Resort, and there would be no increased market demand for neighborhood or other commercial uses demanded by residential uses. There would be no net property tax revenues that would accrue to the School District.

Recreation and Open Space: With the No Build Alternative, there would be no development on the project parcel and no change to the existing undeveloped character of the property.

Noise and Air Resources: Under this alternative, the short term impacts associated with construction, including noise and temporary air emissions, would not occur.

Demographics and Fiscal: There would be no increase to the Town's population with the No Build Alternative, nor increase in property tax revenues generated as a result of the development.

4.2 Conventional Subdivision Alternative

The scoping document requires an analysis of a conventional subdivision alternative. This alternative must be in sufficient detail to demonstrate that the number of units proposed in the cluster alternative are feasible under existing Town regulations.

This alternative must show the lot yield after all environmental constraints have been taken into consideration, all Town standards have been met for roads, and storm drainage facilities have been incorporated. Figure 4-1 presents a conventional subdivision alternative.

Figure 4-1, prepared by the Applicant's engineers, illustrates a layout with 491 building lots for single-family detached dwellings. The building envelope is shown within which a single-family detached dwelling may be situated. It is noted that the building envelopes are intended to demonstrate that there is sufficient buildable area on each lot to situate a single-family detached dwelling.

Soils and Geology: With the Conventional Subdivision alternative, rock removal would still be required. With the distribution of the dwelling units throughout all of the project site, the conventional plan may necessitate more grading disturbances than the proposed action. 249 acres of disturbance would result from this alternative.

Ecology: The Conventional Alternative may result in greater impacts to existing vegetation and wildlife as compared to the proposed Lost Lake Resort development, due to the potential increased area of disturbance as a result of the larger lot areas associated with the conventional plan.

Water Resources: There would be less direct impact to wetlands and wetland buffers for the Conventional Alternative as for the proposed action, associated with a road crossing. Neither plan would locate any building lots within the NYSDEC 100-foot wetland adjacent area. Under either scenario, the stormwater management basins would be required to control stormwater runoff and ensure zero net increase in the rate of runoff from the project site. The conventional alternative would decrease impervious surfaces due to fewer driveways, roads, and fewer dwellings that may be expected from the conventional layout. Total impervious surface area would be 80 acres.

Land Use and Zoning: The Conventional Subdivision Alternative proposes no on-site recreational facilities. A fee in lieu of recreation ($98,200 @ $200/lot) would need to be provided to the Town of Forestburgh based on the prevailing per dwelling unit fees at the time the development is finally approved. This alternative would result in fewer new Town residents that would reduce the overall demand on existing recreation facilities. However, the additional 285 schoolage children may place a demand on active recreational facilities that cater to this age segment of the population. In order to create conventional lots, no passive recreational areas would be provided, and any open space associated with the wetland buffer would be informally protected.

Cultural Resources: This alternative would result in similar impacts to archaeological resources as the proposed plan and would similarly necessitate implementation of an approved remedial action plan should any such resources be located on the site.

Transportation: Traffic impacts with this alternative would be less than with the proposed action since the total number of dwelling units has been reduced. Total trips in the PM peak hour would be 83 trips (compared with 446 trips for the proposed action). The conventional subdivision would also result in a temporary, short-term increase in construction-related traffic.

Demographics and Fiscal: The total population and characteristics of the population would differ. The project would result in 1,449 persons and 285 schoolage students. Housing opportunities would not be provided to a broader segment of the population under the conventional plan alternative - only one housing product is proposed. For purposes of this analysis, the single-family detached dwellings were analyzed based on a market value of $350,000. Property tax revenues to the school district would be $2,085,245. Costs to the school district from 285 students would be $2,570,700 to be raised through the property tax levy. Thus,

the School District would operate at an annual deficit of $485,455. There would be no additional net revenues to fund capital improvement projects.

Community Services and Utilities: This alternative would place somewhat less demand on community services as compared to the proposed action since the conventional alternative would result in fewer persons 1,449 persons, and a reduced number of school age children, i.e., 285 students. Assuming all dwelling units would be constructed with four bedrooms, the total water/wastewater demand would be 102,742 gallons per day, or 446,958 gallons per day less than the proposed action.

Noise and Air Resources: Under this alternative, short term impacts associated with construction including noise and temporary air pollution would be the same. There would be fewer residences which may result in a diminution in noise levels as measured at the disturbance line.

Visual Resources: This alternative would introduce 491 single-family detached dwellings. The existing forested character of the site would be altered and replaced with a medium density residential neighborhood. With the conventional plan, no protected common area would be provided between the single-family detached dwellings.

4.3 Cluster Residential Subdivision without Amenities

As outlined in the Scoping Document, this alternative examines the potential impacts associated with the project designed in a clustered concept. Figure 4-2 illustrates a conceptual layout. The cluster layout of the 491 single-family detached dwellings.

The proposed layout would allow a contiguous area of open space to be retained adjoining the NYS DEC wetland complex. Sidewalks would be provided along village-style streets, rather than providing trails. A sidewalk along the main public road would connect the various sections of the clustered neighborhood.

Soils and Geology: With the Clustered Subdivision alternative, rock removal would still be required. With the concentration of the dwelling units in a portion of the project site, the clustered plan would necessitate less grading disturbances than the proposed action and conventional alternative. 145 acres of disturbance would result from this alternative.

Ecology: The Clustered Alternative would result in reduced impacts to existing vegetation and wildlife as compared to the proposed Lost Lake Resort development, due to the potential decreased area of disturbance as a result of the smaller lot areas associated with the clustered plan.

Water Resources: There would be no direct impact to wetlands for the Clustered Alternative. The clustered plan would not locate any portion of the roads within the buffer. Under either scenario, the stormwater management basins would be required to control stormwater runoff and ensure zero net increase in the rate of runoff from the project site. The clustered alternative would decrease impervious surfaces. Total impervious surface area would be 48 acres, or 145 acres less than the proposed action.

Land Use and Zoning: The Clustered Subdivision Alternative proposes no on-site recreational facilities. A fee in lieu of recreation ($98,200 @ $200/lot) would be provided to the Town of Forestburgh based on the prevailing per dwelling unit fees at the time the development

is finally approved. This alternative would result in fewer persons that would reduce the overall demand on existing recreation facilities. However, the increase of an additional 285 schoolage children may place a larger demand on active recreational facilities that cater to this age segment of the population. In order to create conventional lots, no passive recreational areas would be provided, and any open space associated with the wetland buffer would be informally protected.

Cultural Resources: This alternative would result in similar impacts to archaeological resources as the proposed plan and would similarly necessitate implementation of an approved remedial action plan should any such resources be located on the site.

Transportation: Traffic impacts with this alternative would be less than with the proposed action since the total number of dwelling units has been reduced. Total trips in the PM peak hour would be 83 trips (compared with 446 trips for the proposed action). The cluster subdivision would also result in a temporary, short-term increase in construction-related traffic.

Demographics and Fiscal: The total population and characteristics of the population would differ. The project would result in 1,449 persons and 285 schoolage students. Housing opportunities would not be provided to a broader segment of the population under the cluster plan alternative - only one housing product is proposed. For purposes of this analysis, the single-family detached dwellings were analyzed based on a market value of $350,000. Property tax revenues to the school district would be $2,126,877. Costs to the school district from 285 students would be $2,570,700 to be raised through the property tax levy. Thus, the School District would operate at an annual deficit of $443,823. There would be no additional net revenues to fund capital improvement projects.

Community Services and Utilities: This alternative would place somewhat less demand on community services as compared to the proposed action since the conventional alternative would result in fewer persons, 1,449 persons, and a decreased number of school age children, i.e., 285 students. Assuming all dwelling units would be constructed with four bedrooms, the total water/wastewater demand would be 102,742 gallons per day, or 446,958 gallons per day less than the proposed action.

Noise and Air Resources: Under this alternative, short term impacts associated with construction including noise and temporary air pollution would be the same. There would be fewer residences which may result in a diminution in noise levels as measured at the disturbance line.

Visual Resources: This alternative would introduce 491 single-family detached dwellings in a clustered setting. The existing forested character of the site would be altered and replaced with a high density residential neighborhood. With the clustered plan, no protected common area would be provided between the single-family detached dwellings.

4.4 Hotel Expansion Alternative under PDD Regulation

The Scoping Document requires an analysis of an alternative that would have an expanded hotel facility from the size currently proposed by the Applicant. There are no provisions in the PDD regulations that specifically pertain to the size of a hotel or other types of lodging. It is noted that the small size hotel proposed (32 rooms) is similar in relative size to the Applicant's Eagle Rock Resort development, which is 46 rooms in a 5200-acre resort. It is the Applicant's

experience that the modest size of hotel proposed could be supported by the overall size of development proposed.

There are no provisions in the PDD regulation that would require a hotel nor limit the size of a hotel. Expansion of the facility proposed would be limited by the physical area available on the property, and possibly by how such a facility would "fit" into the mix of uses proposed in the PDD.

Soils and Geology: A hotel expansion would necessitate additional earthwork and possibly additional clearing and grading to accommodate a larger building. Alternatively, a taller building could be constructed; there are no limitations on building height specified in the PDD regulation.

Ecology: A hotel expansion could result in increased impacts to vegetation and wildlife as compared to the proposed hotel due to a larger building footprint and greater parking need. As an example, an expansion of 100 percent from the current proposal would double the required clearing and grading for expanded parking.

Water Resources: No direct impact to surface waters or wetlands would be anticipated for a hotel expansion, assuming that the expansion could be placed outside of these areas. This alternative would, however, increase impervious surfaces.

Land Use and Zoning: The hotel expansion alternative would not be expected to have any effect on land use or zoning. This alternative could result from an increase the overall demand for the resort facilities without any change in the currently proposed land use.

Cultural Resources: The hotel expansion alternative may result in increased potential for disturbances to potential cultural resources, as the hotel expansion plan would require an area greater than that proposed as part of the Proposed Action to be disturbed.

Transportation: Traffic impacts with this alternative would potentially increase as the hotel is a traffic generator. Such increase would need to be compared with actual traffic counts from the project once it is built operating to confirm whether or not the change is significant.

Demographics and Fiscal: The total population and characteristics of the population would remain the same as the Proposed Action. The expansion of the hotel would potentially generate greater hotel tax revenue for the municipality.

Community Services and Utilities: This alternative would not affect community services from the Town of Forestburgh. The hotel expansion alternative would result in an incremental increase in water/wastewater demand compared to the Proposed Action.

Noise and Air Resources: No change in noise effects or air resources would be expected from the hotel expansion alternative compared to the Proposed Action.

Visual Resources: No change in visual resources would be expected from the hotel expansion alternative compared to the Proposed Action.

4.5 PDD Subdivision Layout of 735 units, with zero bonus units

The Scoping document requests an alternative evaluating a development scenario of 735 dwelling units (the base density calculated in the Lost Lake Resort PDD application) without consideration of any bonus units allowed in the PDD regulation. As a PDD this scenario requires a mix of land uses within the development and the alternative layout shown in Figure 4-3 includes the same variety of resort amenities as the project proposal. Cottages and condominiums in this case would strictly be rental units operated as part of the commercial resort operations. This alternative examines the potential impacts associated with the project designed in a clustered concept.

The proposed layout would allow a contiguous area of open space to be retained surrounding the central NYSDEC wetland complex and all land to the southwest of it.

The economic reality of this alternative would not support the Applicant's resort development model that is supported by the investment of lot purchasers who gain, along with their ability to build a home in the subdivision if desired, membership rights to use the on-site recreational amenities at very low or no cost. This is the only business model used by the Applicant. Differing from the present application that is based on the financial support from a large number of lot purchases, which are made desirable and affordable to the project's clientele by the fact that there is no need to immediately (or ever) build a home to reside on-site, this reduced size alternative could not support the complement of quality amenities that make up a Double Diamond resort.

Soils and Geology: With this alternative, rock removal would still be required. With the concentration of the dwelling units in a the north portion of the project site, this clustered plan would necessitate less grading disturbances than the proposed action. 231 acres of disturbance would result from this alternative.

Ecology: This Alternative would result in reduced impacts to existing vegetation and wildlife as compared to the proposed Lost Lake Resort development, due to the decreased area of disturbance as a result of the smaller lot areas associated with this clustered plan.

Water Resources: There would be less direct impact to wetlands for this Alternative compared to the proposed action, associated with a road crossing, and approximately half the amount of buffer disturbance. Under either scenario, the stormwater management basins would be required to control stormwater runoff and ensure zero net increase in the rate of runoff from the project site. This clustered alternative would decrease impervious surfaces. Total impervious surface area would be 77 acres, or 116 acres less than the proposed action.

Land Use and Zoning: This Clustered Subdivision Alternative proposes no on-site recreational facilities. A fee in lieu of recreation ($147,000 @ $200/lot) would be provided to the Town of Forestburgh based on the prevailing per dwelling unit fees at the time the development is finally approved. This alternative would result in fewer persons that would reduce the overall demand on existing recreation facilities. However, the increase of an additional 422 schoolage children may place a larger demand on active recreational facilities that cater to this age segment of the population. In order to create conventional lots, no passive recreational areas would be provided, and any open space associated with the wetland buffer would be informally protected.

Cultural Resources: This alternative would result in similar impacts to archaeological resources as the proposed plan and would similarly necessitate implementation of an approved remedial action plan should any such resources be located on the site.

Transportation: Traffic impacts with this alternative would be less than with the proposed action since the total number of dwelling units has been reduced. Total trips in the PM peak hour would be 125 trips (compared with 446 trips for the proposed action. The conventional subdivision would also result in a temporary, short-term increase in construction-related traffic.

Demographics and Fiscal: The total population and characteristics of the population would differ. The project would result in 1,004 persons and 194 schoolage students in full time residence at Lost Lake. For purposes of this analysis, the single-family detached dwellings were analyzed based on a market value of $350,000. Property tax revenues to the school district would be $4,346,140. Costs to the school district from 194 students would be $1,749,880 to be raised through the property tax levy. Thus, the School District would operate at an annual surplus of $2,596,260. There would be no additional net revenues to fund capital improvement projects.

Community Services and Utilities: This alternative would place somewhat less demand on community services as compared to the proposed action since this alternative would result in fewer persons, 1,004 persons, and a reduced number of school age children, i.e., 194 students in full time residence. Assuming all dwelling units would be constructed with four bedrooms, the total water/wastewater demand would be 153,799 gallons per day, or 395,901 gallons per day less than the proposed action.

Noise and Air Resources: Under this alternative, short term impacts associated with construction including noise and temporary air pollution would be the same. There would be fewer residences which may result in a diminution in noise levels as measured at the disturbance line.

Visual Resources: This alternative would introduce 735 single-family detached dwellings in a clustered setting. The existing forested character of the site would be altered and replaced with a high density residential neighborhood. With the clustered plan, no protected common area would be provided between the single-family detached dwellings.

4.6 PDD Subdivision Layout of 1,235 units, with 500 bonus units

The Scoping Document requests an alternative showing a project layout using the predetermined base density of 735 dwelling units plus 500 bonus units. This alternative is laid out in accordance with the PDD regulation incorporating a mix of land uses within the development. The alternative layout includes the same variety of resort amenities as the project proposal, with cottages and condominiums in this case being strictly rental units operated as part of the commercial resort operations. This alternative examines the potential impacts associated with the project designed in a clustered concept. Figure 4-4 illustrates a conceptual layout.

The proposed layout will allow a contiguous area of open space to be retained adjoining the NYSDEC wetland complex and to the southwest of it.

As with the prior reduced density alternative, this reduced size alternative could not support the complement of quality amenities to be economically viable.

Soils and Geology: With this 1,235 unit alternative, rock removal would still be required. With the concentration of the dwelling units in a the north portion of the project site, this clustered plan would necessitate less grading disturbances than the proposed action. According to the project engineers, 333 acres of disturbance would result from this alternative.

Ecology: This Alternative would result in reduced impacts to existing vegetation and wildlife as compared to the proposed Lost Lake Resort development, due to the decreased area of disturbance as a result of the smaller lot areas associated with this clustered plan.

Water Resources: There would be less direct impact to wetlands for this Alternative compared to the proposed action, associated with a road crossing, and approximately half the amount of buffer disturbance. Under either scenario, the stormwater management basins would be required to control stormwater runoff and ensure zero net increase in the rate of runoff from the project site. This clustered alternative would decrease impervious surfaces. Total impervious surface area would be 111 acres, or 82 acres less than the proposed action.

Land Use and Zoning: This 1,235 unit Subdivision Alternative proposes no on-site recreational facilities. A fee in lieu of recreation ($247,000 @ $200/lot) would be provided to the Town of Forestburgh based on the prevailing per dwelling unit fees at the time the development is finally approved. This alternative would result in fewer persons that would reduce the overall demand on existing recreation facilities. However, the increase of an additional 709 schoolage children may place a larger demand on active recreational facilities that cater to this age segment of the population. In order to create conventional lots, no passive recreational areas would be provided, and any open space associated with the wetland buffer would be informally protected.

Cultural Resources: This alternative would result in similar impacts to archaeological resources. The clustered plan may result in reduced potential for disturbances to potential cultural resources, as the clustered plan would preserve an open space area greater than that proposed as part of the Proposed Action.

Transportation: Traffic impacts with this alternative would be less than with the proposed action since the total number of dwelling units has been reduced. Total trips in the PM peak hour would be 210 trips (compared with 446 trips for the proposed action). The conventional subdivision would also result in a temporary, short-term increase in construction-related traffic.

Demographics and Fiscal: The total population and characteristics of the population would differ. The project would result in 1,638 persons and 319 schoolage students in full time residence at Lost Lake. For purposes of this analysis, the single-family detached dwellings were analyzed based on a market value of $350,000. Property tax revenues to the school district would be $6,441,627. Costs to the school district from 319 students would be $2,877,380 to be raised through the property tax levy. Thus, the School District would operate at an annual surplus of $3,564,247. There would be no additional net revenues to fund capital improvement projects.

Community Services and Utilities: This alternative would place somewhat less demand on community services as compared to the proposed action since this alternative would result in fewer persons, 1,638 persons, and a reduced number of school age children, i.e., 319 students

in full time residence. Assuming all dwelling units would be constructed with four bedrooms, the total water/wastewater demand would be 258,424 gallons per day, or 291,276 gallons per day less than the proposed action.

Noise and Air Resources: Under this alternative, short term impacts associated with construction including noise and temporary air pollution would be the same. There would be fewer residences which may result in a diminution in noise levels as measured at the disturbance line.

Visual Resources: This alternative would introduce 1,235 single-family detached dwellings in a clustered setting. The existing forested character of the site would be altered and replaced with a high density residential neighborhood. With the clustered plan, no protected common area would be provided between the single-family detached dwellings.

4.7 Impact Comparisons

Table 4-1 below summarizes the quantitative impacts associated with the proposed development plan compared to the various alternative layouts, except a hotel expansion as explained above.

Table 4-1
Alternative Impact Comparisons
Assumes Full Build Out

Area of Concern	*Proposed Action*	*No Build*	*Conventional Subdivision*	*Cluster Subdivision*	*PDD Base Density*	*PDD with 500 Bonus units*
Development Type	Mixed Use Residential/ Recreation Resort	Vacant Land	Conventional Single Family Lots	Cluster Single Family Lots with Open Space	Cluster Single Family Lots with Recreational Amenities	Cluster Single Family Lots with Recreational Amenities
Residential Units						
Residential Units	2,627	0	491	491	735	1,235
Land Coverage						
Impervious Surfaces (acres)	194	0	80	48	77	111
Dedicated Open Space (acres)	1045	0	295	1,845	1,734	1,657
Natural Resources						
Total Construction Disturbance (acres)	601	0	249	145	231	333
Wetland Disturbance (acres)	0.4	0	0.3	0	0.3	0.3
Wetland Buffer Disturbance (acres)	2	0	1	0	1	1
Community Resources						
Population	3,315*	0	1,449	1,449	1,004*	3,623*
School-age Children	648*	0	285	285	194*	709*
Traffic generation (PM peak hour trips)	462	0	83	83	125	210
Water Demand/Sewage Flow (Average Daily Flow, gpd)	549,700	0	102,742	102,742	153,799	258,424
Recreation fee in lieu of land (@$200/lot)	$525,400	0	$98,200	$98,200	$147,000	$247,000
Net Revenue (or Cost) to the Town after covering expenses.	$1,101,886	0	($791,782)	($774,986)	$621,837	$752,692
Net Revenues (or Cost) to the School District after covering expenses	$6,147,063	0	($485,455)	($443,823)	$2,596,260	$3,564,247

Notes: All numbers are approximate.
* full time residents.
Source: Tim Miller Associates, Inc., 2010.

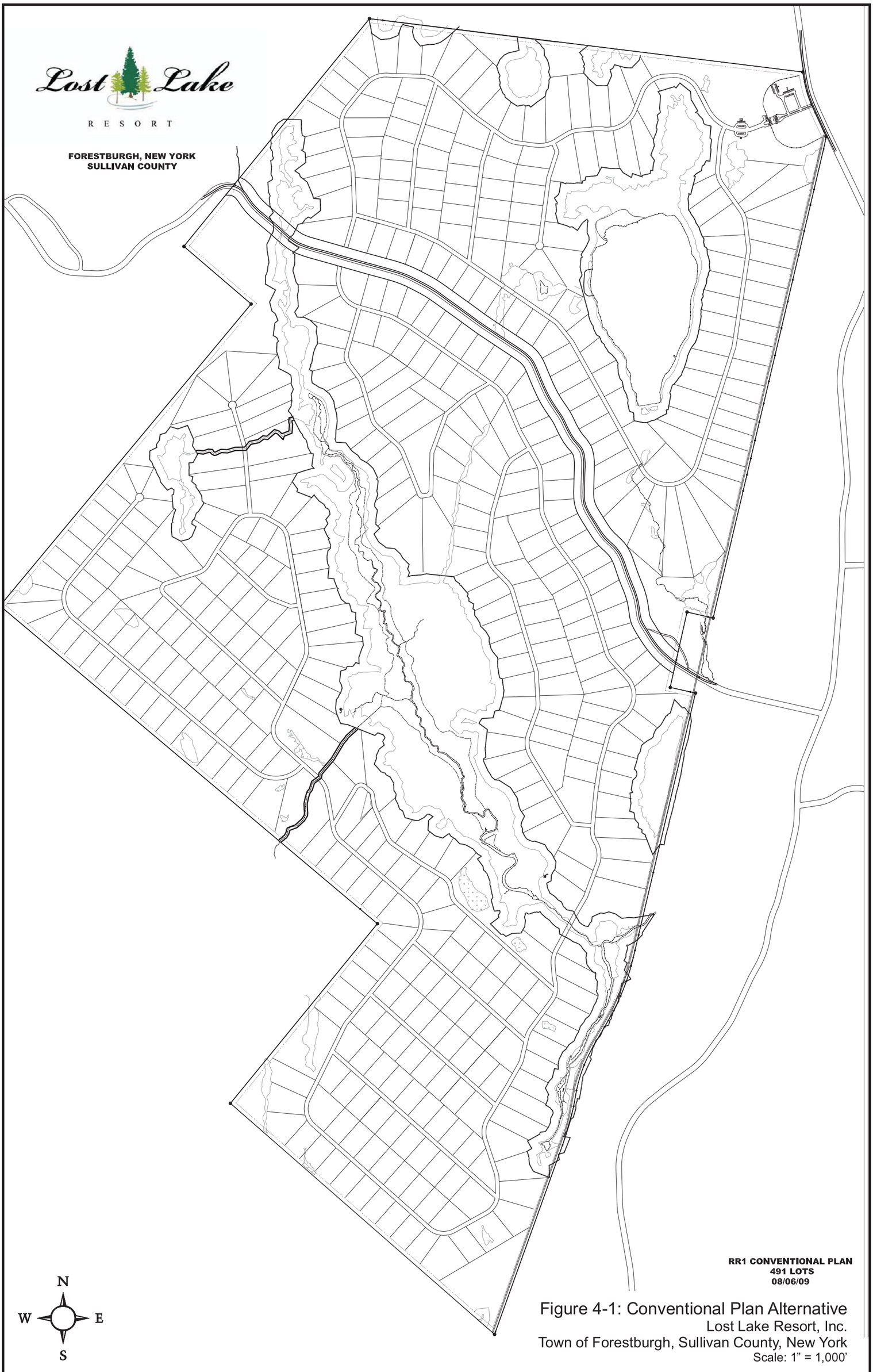

Figure 4-1: Conventional Plan Alternative
Lost Lake Resort, Inc.
Town of Forestburgh, Sullivan County, New York
Scale: 1" = 1,000'

File 07093 08/30/09
JS/07093

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

Figure 4-2: Cluster Plan Alternative
Lost Lake Resort, Inc.
Town of Forestburgh, Sullivan County, New York
Scale: 1" = 1,000'

File 07093 08/30/09
JS/07093

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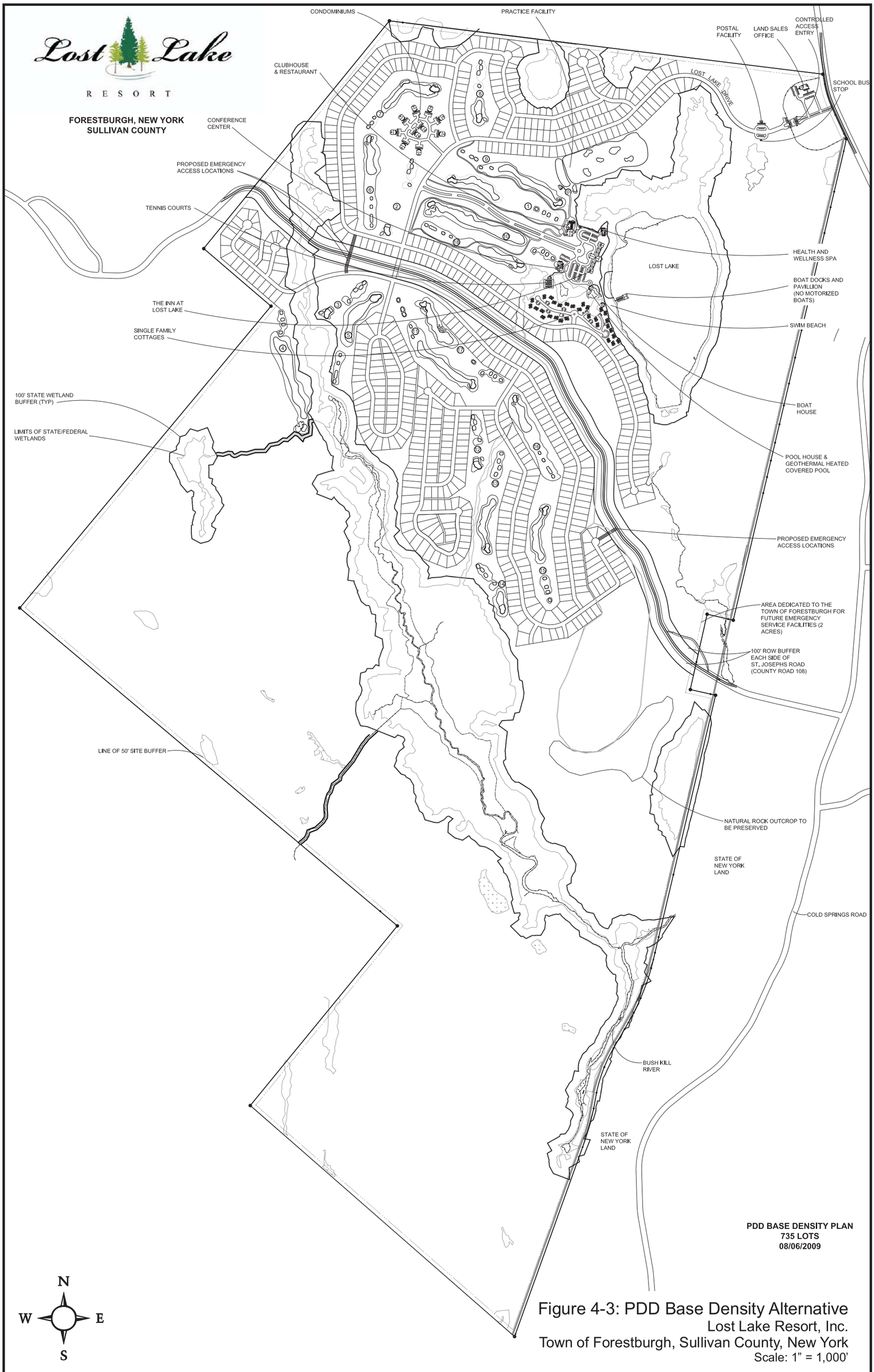

Figure 4-3: PDD Base Density Alternative
Lost Lake Resort, Inc.
Town of Forestburgh, Sullivan County, New York
Scale: 1" = 1,000'

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JS/07093

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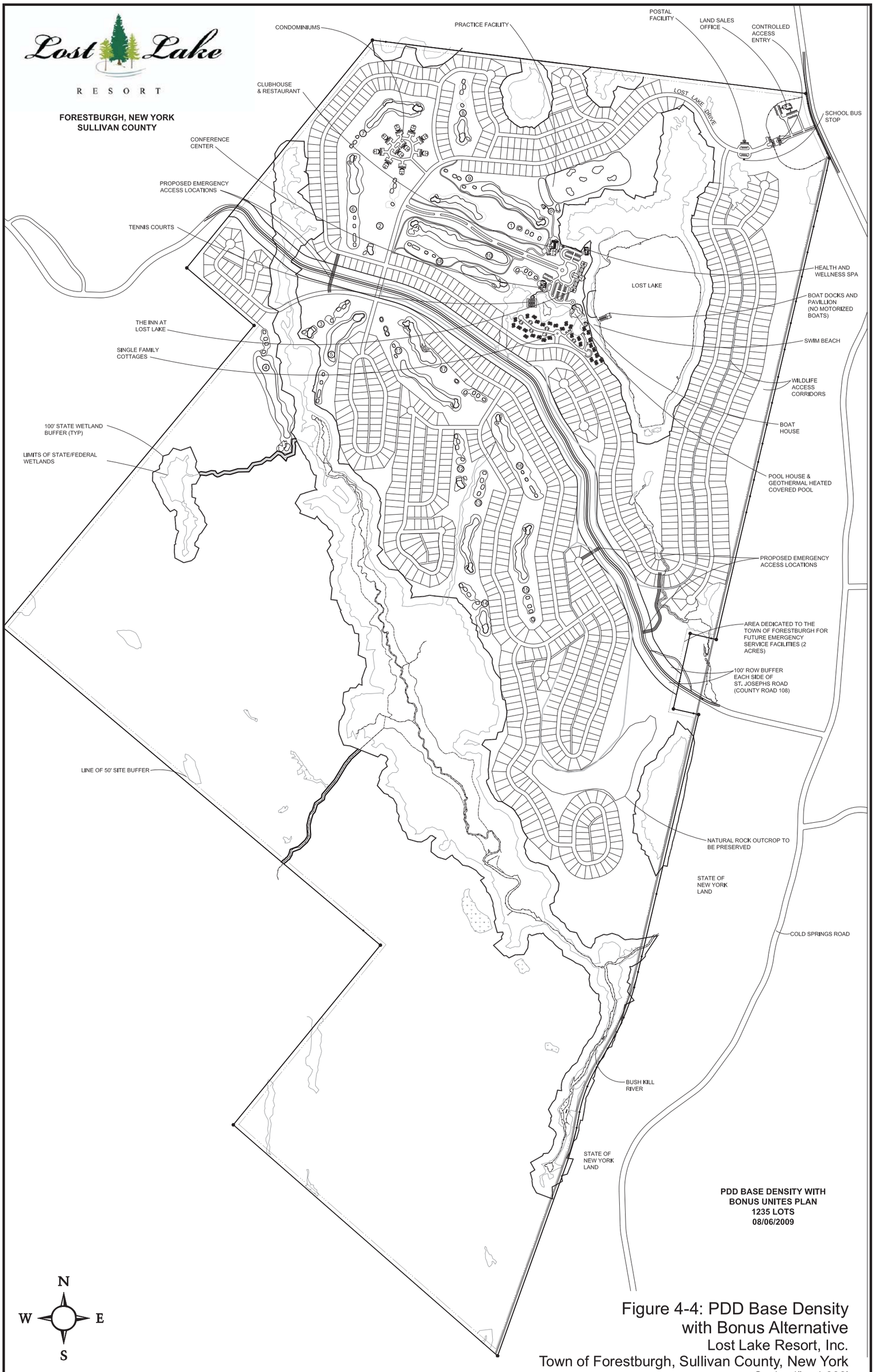

Figure 4-4: PDD Base Density with Bonus Alternative

Lost Lake Resort, Inc.

Town of Forestburgh, Sullivan County, New York

Scale: 1" = 1,000'

File 07093 08/30/09
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5.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Development of Lost Lake Resort project will result in particular adverse environmental impacts that cannot be entirely avoided regardless of the mitigation measures considered in Section 3.0 of this document. Many of these impacts are temporary in nature and associated with the construction phase of the project. Others are associated with the long-term occupancy of the Lost Lake Resort development.

Short-Term Effects

- Site construction will disturb soils where grading occurs. Soils at the edges of cut and fill areas where minor construction disturbance occurs and are restored with vegetation will have short term impacts.
- Forest vegetation that remains at the edges of cleared and developed areas will experience short term changes while new vegetative cover gradually fills in.
- Short-term impacts to functions of forest land as wildlife habitat will occur as construction disturbs resident wildlife and their movement patterns until construction is completed and. the wildlife moves back into the area.
- Impacts to functions of wetland and adjacent areas impacted by construction of the two road crossings will be short term and will be fully mitigated as a 2:1 replacement of impacted wetlands is proposed. No permanent elimination of State or Federal regulated wetlands is anticipated.
- The increased susceptibility to erosion and sedimentation as vegetation is removed and earthwork occurs. Short term effects on surface water resources are expected to be minor since detailed soil erosion and sedimentation controls are specified for all construction areas.
- The presence of construction and delivery vehicles on the site and on surrounding roads as a result of site work and building construction activities will increase local area traffic.
- Short-term effects to the site area will include construction-related air quality and fugitive dust emissions.
- Short-term construction noise impacts associated with potential blasting events.
- The localized increase in noise levels due to operation of construction vehicles and equipment on the property.

Long-Term Effects

- Site construction will permanently impact soils where excavation, filling and grading occur as well as where impervious pavement or buildings are built.
- Site construction will eliminate trees and other vegetative cover in all areas proposed for grading and construction.
- Long-term impacts to surface waters associated with the planned wastewater discharge into surface waters (subject to permit limits).

- Long-term effect of visibility of certain components of the project where no building improvements exist now along St. Joseph's Road and Cold Spring Road.
- An increase over a long period of time (twenty years or more) in the population of Forestburgh by 3,315 full time residents and associated demand placed on community services (particularly police, fire, EMS), local roads, public recreational facilities, and utilities is a permanent effect.
- An increase over a long period of time (twenty years or more) in the school-aged population by 648 full time resident students and associated demand placed on the Monticello Central School District.
- The alteration and disturbance of approximately 601 acres of land area to accommodate roads, buildings, driveways and development areas will permanently eliminate the forest community from these areas. This loss will impact most wildlife that resides in these areas.
- The localized increase in traffic volumes due to operation of the resort facilities.