



July 19, 2022

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Email:

Subject: Terramor Outdoor Resort, Saugerties, NY
STERLING File #2022-49

Dear Mr. Tuczinski,

Sterling Environmental Engineering, P.C. (STERLING) has initiated a preliminary review of the Site Plan Application documents provided in support of the proposed Terramor Glamping project in the Town of Saugerties, New York. We offer the following preliminary comments.

General:

The proposed development is on two contiguous parcels totaling approximately 77 acres. The parcels will be combined into a single parcel in the MDR zone. The Zoning Code establishes permissible uses in the zone as set forth in the Schedule of Permittable Uses. A private Glamping facility is not an identified use of right. Lodging Places including “camps” are allowed subject to a Special Use Permit. This project as proposed appears to have multiple uses (i.e., a lodge with a restaurant, 75 camp sites, a house, employee dormitories). Clarity is needed to properly classify the use. Such may require a referral to the Zoning Board of Appeals (ZBA) for an interpretation. In addition to the general standards for Special Use Permits in §245-34, special standards for this use, described in §245-11, shall also be considered by the Planning Board in determining whether or not to grant the Special Use Permit. Additional information is needed to demonstrate the proposed project meets the required standards.

The term “camp” is not defined in the Code nor are minimum standards provided for this type of multiple use facility. Design standards need to be considered for density of development, layout, occupancy, etc.

The project documents provided for review do not contain an analysis supporting the proposed density of 75 camping units plus the employee housing, lodge building, reception center, restaurant/bar, pavilion, etc. Accordingly, we were not able to confirm the proposed development density is consistent within the MDR zone and the Town Comprehensive Plan.

The application does not contain an analysis of development constraints to support the proposed density of development. Development density authorized by Special Use Permit should not be of greater density than a development of single family residences in the MDR after deducting areas of steep slopes, wetlands, floodplain, etc. Not all of the 77 acres is developable.

The application documents do not include a business plan of the proposed development and its operations. Will the restaurant, bar, pool and other amenities be available to the public? Or will use of the facilities be restricted to the guests taking lodging at the facility? This requires clarification as it will affect the traffic projections and overall density of the development. It will also affect the water and wastewater projections.

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Similarly, more information is needed on the nature of events to be held. Will events be limited only to the glamping guests? Or will day passes be issued to non campers to attend events?

Some development is proposed on steep slopes. Site roadways are proposed at 9-10% grades in some locations. Road profiles indicate that 10 feet of road embankment must be constructed in a jurisdictional wetland to access the site. Alternative road configurations should be evaluated to avoid wetland disturbance.

Site Plan Application Form:

The Site Plan Application Form incorrectly states a building footprint of 24,672 square feet. This is not consistent based on the architectural drawings set submitted with the Site Plan which indicates a total of approximately 60,000 square feet of buildings including the 75 glamping units. The total non-pervious surfaces stated on the application form also appear incorrect. Non-pervious surfaces include all paved areas and total building footprint.

Required Permits and Approvals:

Additional permitting and approvals are needed as follows:

- Special Use Permit
- Water and Wastewater permits needed from NYSDEC and UCDOH
- NYSDEC and ACOE permits for stream disturbance and wetland Jurisdictional Determination
- NYSDOT curb cut permit and sight distance review
- SPDES discharge permit
- SPDES construction general permit (Note: Coverage is not gained until all other permits and approvals are issued).

Additionally, an opinion may be required from the ZBA due to the multiple uses proposed. “Glamping” is not the same as Lodge, Camp and RV Park. It is not clear that glamping is consistent with lodging places eligible for a Special Use Permit.

Site Plan review pursuant to §245-33.C requires:

- Grading and drainage plan including areas of disturbance;
- Building plans, elevations and materials;
- Location, type and screening details of waste disposal containers and outdoor storage areas;
- Traffic and circulation pattern, including pedestrian, golf cart, delivery and emergency vehicle circulation;
- Landscaping plans;
- Stormwater management plan;
- Sign plan; and
- Lighting plans.

A review of the submitted documents does not confirm that a traffic and circulation plan is provided. Further, the fire department should be consulted regarding access for emergency vehicles, parking restrictions, onsite water sources, etc.

Wastewater:

Regarding the plans for treatment of wastewater, a SPDES permit is needed from the NYSDEC to discharge treated effluent to the perennial stream located onsite. An analysis of the assimilative capacity of the stream to handle the wastewater discharge is necessary.

Additional analysis is also needed on the plans for water supply, including well yield testing and water quality testing to determine final treatment requirements. PFAS and PFOA have previously been detected in these wells. The design for the source, treatment and distribution systems needs to be submitted to the UCDOH for review and approval.

In addition to the above issues, the following additional items will need to be evaluated in accordance with SEQRA to determine potential significant environmental impacts.

Noise:

The following items will contribute to noise impacts, as the nearest residence is approximately 200 feet from the proposed development:

- Dog park
- Special events
- Construction phase
- Golf carts
- Tree removal
- Restaurant use on site

In consideration of the multiple uses and associated traffic, a noise study is warranted.

Traffic:

Recommendations to improve sight distance to the south include tree trimming and clearing south of the proposed site, shifting the 45-mph speed zone transition located near the site to a point 1,500 feet south of the site, and the installation of a radar speed feedback sign northbound in advance of the site. Additional analysis is needed to determine potential traffic impacts, especially with regard to events if additional staff is required. Traffic study made assumptions based on typical campgrounds that did not include staff.

Alternative designs should be considered to reduce impacts to the jurisdictional wetland.

Habitat:

The Hudson Valley Resource Mapper indicates that the development area is a known important area for rare terrestrial animals, and contains wetlands and core forest that is important for sensitive wildlife.

The site requires further investigations with respect to habitat for rare, threatened and endangered species.

Air Quality, Odors:

Wood campfires at the site will potentially negatively impact air quality at residences proximal to the site.

Solid Waste:

Impacts regarding solid waste will need evaluation. Measures should be considered to bear-proof onsite waste containers.

Fire, Police, Emergency Medical Services:

Impacts to these services need to be evaluated. Local officials must confirm that access is appropriate for emergency response.

Stormwater Water Pollution Prevention Plan (SWPPP):

The document provided to STERLING is incomplete. We will provide comments on the SWPPP separately.

Please contact me if you have any questions or comments.

Very truly yours,

STERLING ENVIRONMENTAL ENGINEERING, P.C.



Mark P. Millspaugh, P.E.
President

