

TOWN OF SAUGERTIES PLANNING BOARD
SEQRA NOTICE OF INTENT TO BECOME LEAD AGENCY

DATE: July 18, 2022

TO: Involved / Interested agencies (see attached list)

RE: Kampgrounds of America, Inc. DBA Terramor Outdoor Resorts – Site Plan and Special Use Permit approval

This notice is issued pursuant to Part 617.6(b) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Saugerties Planning Board, as an involved agency, proposes to establish itself as Lead Agency for the proposed action set forth herein for purposes of conducting an environmental review pursuant to Article 8 (State Environmental Quality Review Act, or SEQRA) of the Environmental Conservation Law. The Town of Saugerties Planning Board is circulating herewith the annexed Application, together with Part 1 of the SEQRA Short Environmental Assessment Form, Application, Site Plan, and related exhibits. In accordance with 6 NYCRR Part 617.6(b)(2)(i), the Planning Board intends to conduct coordinated review of this action.

PROPOSED ACTION: Application from Kampgrounds of America, Inc. DBA Terramor Outdoor Resorts for Site Plan and Special Use Permit approval, for the Project Known as Terramor Catskills Glamping Campground.

PROJECT LOCATION: The proposed action is situated on 77.51 +/- acres of land with primary access from New York State Route 212, in the Town of Saugerties, Ulster County, New York.

The parcels identified on the Town of Saugerties tax maps are S/B/L # 27.2-8-28 and 27.2-8-32.110 (see location map attached to EAF).

CLASSIFICATION OF ACTION: Type I Action pursuant to 6 NYCRR Part 617.

DESCRIPTION OF ACTION: The proposed action involves constructing a 75 unit “glamping” campground on a site consisting of two (2) parcels totaling 77.51 acres in the Moderate Density Residential (MDR) zoning district. The applicant proposes a wellness center, activity lawns, swimming pool, lodge and off-street parking spaces. Structures related to the facility’s operation include a maintenance facility, golf cart storage, and on-site employee housing. Primary access would be gained from NYS Route 212 with emergency access via Cotton Tail Lane. The proposed NYS Route 212 access area would require crossing of an unnamed Class B stream within a Federally regulated wetland, and approximately .25 acres of wetland disturbance. Water supply would be from on-site wells, and wastewater collection would involve a package treatment plant with surface discharge to an intermittent stream. The Project would involve 18.72 +/- acres of land disturbance.

PLEASE TAKE NOTICE that pursuant to 6 NYCRR Part 617.6(b)(3)(i) a Lead Agency is to be determined within thirty (30) calendar days of the date that the annexed materials are transmitted. Please state your agency’s interest regarding selection of Lead Agency and any potential environmental effects of the proposed Action. If you agree to the Planning Board being designated as Lead Agency, please sign the enclosed copy of this letter and return it to the Planning Board at the above address as soon as possible or transmit an email indicating your consent.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date of mailing provided at the top of this notice unless

affirmative consent from all involved agencies is received prior to that date. Failure to respond within such 30 days period shall be deemed to be the consent of such agency or entity.

Please Check a box below and return by mail to the address stated below or email to bbertorelli@saugertiesny.gov:

- [] The _____ agrees and consents that the Town of Saugerties Planning Board should act as Lead Agency for purposes of SEQRA review of the above mentioned project.
- [] The _____ does not consent that the Town of Saugerties Planning Board serve as Lead Agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).

Signature: _____ Date: _____

Please return within 30 days of the mailing of this correspondence to:

Mr. C. Howard Post, Chair
Town of Saugerties Planning Board
4 High Street
Saugerties, NY 12477
845-246-2800 ext. 358
bbertorelli@saugertiesny.gov

As an involved or interested agency, please send any comments or questions you may have to the address noted above, for consideration by the Town of Saugerties Planning Board.

This Notice is being sent to the following involved/interested agencies:

United States Army Corps of Engineers
New York District
Western Permits Section
Mr. Brian Orzel
26 Federal Plaza
New York, New York 10278-0090

Town of Saugerties Building Inspector
Mr. Alvah Weeks, Jr.
Town Hall
4 High Street
Saugerties, New York 12477

New York State Office of Parks, Recreation,
and Historic Preservation
Technical Preservation Services Bureau
C/o Sara McIvor, Regional Coordinator
625 Broadway
Albany, New York 12207

Town of Saugerties Highway Department
Raymond Mayone, Superintendent
25 Churchland Road
Saugerties, New York 12477

New York State Department of Environmental
Conservation
John Petronella
21 South Putt Corners Road
New Paltz, New York 12561

Town of Saugerties Water/Sewer Department
Mark Resso, Superintendent
PO Box 117
234 Lower Hudson Street
Glasco, New York 12432

New York State Department of Transportation
David Corrigan, PE
11 Quarry Street
Kingston, New York 12401

Town of Saugerties Conservation Advisory
Commission
Town Hall
4 High Street
Saugerties, New York 12477

New York State Department of Health
Corning Tower
Empire State Plaza,
Albany, NY 12237

Town of Woodstock Town Board
Bill McKenna, Supervisor
47 Comeau Drive
Woodstock, NY 12498

Ulster County Health Department
C/o Laura Bell, Environmental Health Manager
Golden Hill Office Building
239 Golden Hill Lane
Kingston, NY 12401

Diaz Memorial Ambulance Service
Lisa Benjamin, General Manager
P.O. Box 147
Saugerties NY 12477

Ulster County Planning Department
Mr. Dennis Doyle, Director
County Office Building
PO Box 1800
Kingston, New York 12402

Woodstock Fire District Company 5
Captain Dawn Neal-Ellsworth
PO Box 222
Woodstock, NY 12498

Centerville Fire Company
c/o Fire Chief
859 Saugerties-Woodstock Road
Saugerties, New York 12477