

GENERAL SITE PLAN APPLICATION

Date: Updated June 23, 2022 _____

Applicant: Name Kampgrounds of America Inc. d/b/a Terramor Outdoor Resorts, Attn. Ahmed Helmi
Address 550 North 31st St.
Billings, MT 59101
Phone #: 202-689-7771 Fax: n/a

Consultant: Name The LA Group, Landscape Architecture and Engineering, Attn. Kevin Franke
Address 40 Long Alley
Saratoga Springs, NY 12866
Phone #: 518-587-8100 Fax: 518-587-0180

Owner Name Same as Applicant
(if not applicant): Address _____

Phone #: _____ Fax: _____

Project Site Information

Location or Address: Unnumbered NYS Route 212 (between #1740 South Peak Vet Hospital and #1678 CE Spray Foam Service

Project Name (if applicable): Terramor Catskills

Tax Map Designation: Section # 27.002 Block# 8 Lot# 21 & 32.11

Area of Site: 77.51 (sq ft. or acres) **Zoning District** MDR

Type: ___ Residential Commercial ___ Industrial ___ Institutional

Is the site served by public water supply? (~~Yes~~/ No) or by public sewage system? (~~Yes~~/ No)

Scope of Work (Check all that apply and indicate approximate construction cost)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Vegetation Removal | <input type="checkbox"/> Façade Changes |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Accessory Structure |
| <input checked="" type="checkbox"/> Earthwork | <input checked="" type="checkbox"/> New Paving |
| <input checked="" type="checkbox"/> New Structure | <input checked="" type="checkbox"/> New Planting |
| <input type="checkbox"/> Expansion of Existing Structure | <input checked="" type="checkbox"/> New Drainage System of Infrastructure |

Bulk Information

- 1) Existing building footprint of all buildings ⁰ square feet
- 2) Proposed additional foot print 24,762 square feet
- 3) Number of existing parking spaces: ⁰
- 4) Number of proposed additional spaces: 166
- 5) Total area of non-permeable surfaces: 217,319 square feet
- 6) Lot coverage: 0.7 percent (new + existing building footprints / lot area)

Narrative

Current use of site- Currently an undeveloped wooded site. South Peak 21 lot residential subdivision approved for the site in 2017

Proposed use(s) of the site- Terramor proposes to construct a 75 tent glamping campground with a Lodge building containing food and beverage and other customer services. Each tent will have their own restroom facilities. Support accessory structures including employee housing, maintenance building and golf cart storage are proposed. Access will be from NYS Route 212. On-site wells will provide potable water. Wastewater will be collected and directed to an on-site package treatment plant with surface (stream) discharge. Stormwater management compliant with NYS standards is provided.

Describe the existing character of the site in terms prominent vegetation, water bodies, and topography.

The site is primarily deciduous forest of moderate age with a general lack of woody understory vegetation in many places. Two brooks pass through the site including H-171-11-11-1-6 near the Route 212 frontage, and H-171-11-11-1 near the northern part of the site. Wetlands that were redelineated in the spring of 2022 trend east-west on the site and include an area spanning the Route 212 frontage and the large drainage that ends near Cottintail Lane and extends well into the site. There are two areas of ponded water within delineate wetlands in the northwest portion of the site. There are areas of steep slopes towards the upper ends of some wetlands, and overall, topography consists of a number of flat plateaus separated by areas of moderate slopes.

Signatures

I hereby give permission to the Town or the Town’s legal representative to visit the site and conduct an on site inspection. I also agree to thoroughly read and understand the instructions for submission.

Applicant: _____ **Date** July 1, 2022

Agent: _____ **Date** July 1, 2022