

July 1, 2022

Town of Saugerties Planning Board  
4 High Street  
Saugerties, NY 12477

**Re: Terramor Responses to NPV Sketch Plan Comments**

Dear Chairman Post and Planning Board Members:

The following contains the Sketch Plan comments of Nelson Pope Voorhis contained in their March 11, 2022 Memorandum to you and Terramor responses to those comments.

**Application**

1. The applicant proposes to merge the two parcels as part of the application- is a subdivision application required as well as a general site plan application?

**Response:** This is a question for the Planning Board. A subdivision application will be filed if one is required.

2. The application is sufficient for sketch plan review. More information will be required for site plan review pursuant to §245-33.C including but not necessarily limited to the following:
  - a. Grading and drainage plan including areas of disturbance;
  - b. Building plans, elevations and materials;
  - c. Location, type and screening details of waste disposal containers and outdoor storage areas;
  - d. Traffic and circulation pattern, including pedestrian, golf cart, delivery and emergency vehicle circulation;
  - e. Lighting plans;
  - f. Landscaping plans;
  - g. Stormwater management plan;

**Response:** The plan set in this submission to the Planning Board contains the information in a-g above.

3. A sign plan will also need to be submitted in the project materials.

**Response:** A sign plan is included in the plan set in this submission.

4. The Planning Board may request additional information it deems necessary and appropriate, considering the type of use, location, size and potential impact of the project.

**Response:** Comment acknowledged; no response required.

5. The size of the site is not consistent throughout the documents provided. The application states 75 acres, the site plan states 77 acres and attachments within the EAF state 73 acres. The correct size of the parcel should be confirmed and consistent throughout the application.

**Response:** The boundary survey included with the Sketch Plan Application has a site acreage of 77.51. An attempt has been made to consistently use this value in all Special Use Permit/Site Plan application materials in this submission.

6. A Long EAF must be submitted as this is a Type 1 Action (see below).

**Response:** A completed Part 1 Full EAF is included in this submission.

7. A number of permits from other agencies will be required for this project. At this time, we have identified the following permitting agencies:
  - a. NYS DOT for curb cut onto Route 212;
  - b. Ulster County DOH for potable and wastewater systems;
  - c. NYS DEC & US ACOE for wetland and stream disturbances. A State Pollution Discharge Elimination Permit (SPDES) may be required from NYS DEC.

**Response:** All other permitting agencies have been contacted. See the response to comment 36 for more details.

### **Planning & Zoning**

*The following comments are preliminary, based on the sketch plan and short EAF.*

8. Lodges and camps are permitted in the MDR zoning district subject to a special use permit and regulated under §245-11.1.
  - a. Facilities shall not be located any closer than 50 feet from a residential lot line. Only zoning setbacks are shown on the site plans- the 50-foot buffer should also be reflected on the plans. It is not clear whether trails and pathways are considered "facilities," this should be clarified by the Building Inspector.

**Response:** On May 12, 2022, Saugerties Code Enforcement Officer Alvah Weeks provided the following via e-mail in regards to this comment:

*A Facility is defined as: Something that is built, installed, or established to serve a particular purpose. Our Zoning Law does not specifically define a "facility" as the definition provided above would apply for the change of open space for non-residential activity therefore would also be required to comply with Zoning Setbacks.*

9. The Planning Board in issuing a special use permit shall also consider the following: Overcrowding of units; and the extent to which noise or light interferes with the use and enjoyment of surrounding properties.

**Response:** Comment acknowledged; no response required.

10. We note that facilities for potable water and wastewater are not shown on the sketch plan. This is an important element of the plan that could potentially change the site layout. The applicant should indicate where these facilities stand in terms of the design and permitting process.

**Response:** Preliminary design of the water and wastewater systems is included in the plan set in this submission. It is proposed to treat wastewater with a package treatment plant. The proposed outfall location is the onsite perennial stream. It is assumed that the effluent limits will match the NYSDEC typical effluent limits for surface water discharges per the Design Standards for Intermediate Sized Wastewater Treatment Systems.

A request for a pre-application meeting was filed with NYSDEC Region 3 on April 29, 2022 for the project as a whole. Project Consultant CT Male has had recent discussions with Doug Upright of NYSDEC regarding wastewater and with Ulster County DOH (Tim Rose) regarding water supply. UCDOH is aware of the well testing which will be underway in the coming weeks. Communications with these agencies will be continuing.

11. Building and facility footprint dimensions should be shown on the site plans including the dimensions of the tent and deck structures.

**Response:** Dimensioned building floor plans and elevations are included in the plan set in this submission.

12. A lighting plan must be submitted that meets the requirements of §245-33.C. Adequate lighting for internal circulation at night will need to be balanced with the surrounding community character and landscape.

**Response:** Lighting plans and photometrics are included in the plan set in this submission.

13. Are quiet hours instituted for guests? Does this extend to events?

**Response:** Quiet hours are 10:00 PM to 8:00 AM. These are strictly enforced and will be the same for events.

14. We note that several dog parks are shown on the site, how does the facility handle pets? Particularly issues around barking should be addressed.

**Response:** Dogs are welcome on a leash or off leash in the designated fenced dog parks. If a dog is

aggressive or noisy, the guest will be asked to leave.

15. Internal circulation should be further delineated (or pulled out as a separate plan) on the site plan to illustrate where full sized vehicles are permitted, staff only areas, golf cart only areas, pedestrian only areas etc. as well as to show the materials proposed for each.

**Response:** Internal circulation is further delineated, and surface materials are identified on the Layout and Materials plans included in the plan set in this submission. Full sized vehicles are permitted only on the primary access road and emergency access road. Golf carts, used by staff only, will utilize the primary access road along with the primary pedestrian loop pathways that provide access throughout each cluster of tents. Individual pathways leading to each tent and the hiking trails will be for pedestrian access only.

16. How many individuals can stay in a glamping tent? How was this reflected in the Preliminary Traffic Assessment? Capacity should be included on the site plan if the number varies by tent type or be included in a narrative.

**Response:** The proposed Woody 35 tent can sleep up to 6 people while the Woody 45 tent can sleep up to 8 people. Actual average occupancy rates for these same models of tents at Terramor's Bar Harbor facility are 1.93 people for the Woody 35 and 3.72 people for the Woody 45.

The traffic assessment uses data from the Trip Generation Manual, 11<sup>th</sup> edition, published by the Institute of Transportation Engineers, to calculate car trips for a given number of campsites. This publication does not include campsite occupancy data. For the traffic assessment it is assumed that site occupancy and the number of trips generated per site are similar to a traditional campground for patrons, and it is additionally assumed that the on-site staff would generate the trips equivalent to 10 additional campsites, above and beyond what would occur at a traditional campground.

17. More information should be provided regarding events on-site. How often are events held and how is traffic handled? Do off-site guests attend events (for example wedding guests who choose to stay at a hotel)? Are additional staff needed for these events?

**Response:** Terramor expects that there will be 3 to 5 events a year after the facility first opens and 6 events per year after that. For events, a "full buyout" of the facility will be required. The person wishing to hold the event will need to rent out the entire facility for their use. There will be no other non-event guests staying at the facility during events. Also, all event attendees will be required to stay on site. Terramor will not allow outside guests to attend events at the facility. Thus, traffic generated during these events will be no more than traffic that occurs during ordinary facility operations. A few more staff people will need to work the day of events compared to non-event days.

18. How is waste managed for campsites and facilities? Storage, collection and removal should be addressed.

**Response:** Waste and recycling receptacles will be located throughout the property (near maintenance,

tents, pool, etc.). Housekeeping and maintenance staff will regularly empty these receptacles and place materials into on-site dumpsters. There will be two dumpsters on site, one 8-yard dumpster for cardboard recycling, and one 10-yard dumpster for solid waste. Each will be on a 3 times per week pick up schedule during operational season (May - October), while during off season (November - April), they will be on a 2 times per month pick up schedule. This roughly translates to 160 tons of waste per year. Terramor will contract with a private hauler to remove and lawfully dispose of project-generated solid waste.

19. Use and management of golf carts should be further explained. Do visitors use the golf carts or just employees? Do they get parked at each glamping unit, are they stored in parking areas? Designated parking areas for golf carts should be shown on the site plans if applicable.

**Response:** Just employees will drive golf carts. They will be stored in a designated building in the maintenance area. There are not designated golf cart parking spaces at the facility.

20. We note the "luggage cart corral" at the northern loop parking area is the only one called out on the plans- should this be shown elsewhere?

**Response:** Current plans show 8 luggage cart corrals, one at each parking area servicing the tent loops.

21. Will golf carts be electric, or gas powered? Will fuel storage be required?

**Response:** Golf carts are electric and do not require fuel storage.

22. The number of employees per shift and residing on site should be explained in a narrative.

**Response:** At Bar Harbor, Terramor currently has a total of 30 employees that consists of 4 departments: Housekeeping, Maintenance, Front Desk, and Kitchen. The number of employees per shift is highly dependent on the occupancy rate. On average there would be 15 employees per shift; Housekeeping: 6, Maintenance: 2, Front Desk: 2, and Kitchen: 5. Currently, it is expected that there will be 42 employees for the Catskills site with slightly higher numbers of employees in each of the 4 departments.

Proposed employee housing for the Catskills site includes a general manager residence, four (4) structures with capacity for 5 employees in each and two (2) structures with capacity for 4 employees in each.

23. The application states that food and beverage service will be provided at the lodge- this should be further described. Is this a restaurant? Do visitors have the ability to cook meals at the campsite? Do visitors go off-site for meals and entertainment?

**Response:** The lodge will have a restaurant and a bar. Visitors only have the ability to grill in designated areas as shown on the plan. The grilling stations have to be reserved in advance and the resort provides prepackaged grilling supplies as well as grilling tools. Visitors do not have the ability to cook meals at the campsites. Visitors are encouraged to go offsite and explore the local food, culture and entertainment.

24. A trail is shown in the vicinity of the eastern loop parking area with 14 parking spaces which seems to come to a dead end at an existing well. What is the purpose of this trail? It may not be advisable to improve a trail that ends so close to an adjacent property line.

**Response:** The trail is a hiking trail, and its alignment has been adjusted to avoid the portion of existing woods road leading to the well. The woods road will remain in place to allow access to the well by maintenance staff only. Wayfinding signage is proposed at the intersection of the woods road prohibiting access to guests and directing them to remain on the hiking trail. Refer to sheet L5.3 in the site plans in this submission.

25. Similarly, clearly marked trail spurs should be provided between the main trails, cart paths and the dog parks.

**Response:** Wayfinding signage is proposed throughout the project site. Refer to the Layout, Materials and Planting Plans, sheets L-5.1 through L-5.9 in this submission.

26. On-site wetlands were last delineated in 2007 therefore the delineation is expired. An updated wetland delineation will be required.

**Response:** On-site wetlands were delineated and surveyed in spring 2022. Recently delineated wetlands boundaries are included on the site plans in this submission. A request for an Approved Jurisdictional Determination is being filed with the US ACOE next week.

27. It appears that the emergency entrance from Cottontail Lane may encroach into some previously delineated wetlands. The main entrance from Route 212 encroaches onto wetlands in two locations and on steep slopes. A boardwalk over wetlands is also proposed at the northern loop campsites, likely causing some disturbance. The extent of these encroachments may change as the grading and drainage plan, and the updated delineation are finalized.

**Response:** There is 762 square feet (0.02 acre) of wetland fill needed to construct the secondary emergency access from Cottontail Lane. For the main driveway entrance from Route 212, 10,900 square feet (0.25 acres) of wetlands will be impacted. A small 415 square feet (0.01 acre) area of wetland impact is associated with the main driveway spur connecting with the employee housing/maintenance area portion of the site. The boardwalk through wetland that was included in the earlier Sketch Plan is no longer proposed. These quantities are all based on the grading plans in the plan set in this submission and the wetland boundaries that were re-delineated in the spring of 2022. Impacts to wetlands will be mitigated through purchase of credits in Ducks Unlimited's Mid-Hudson in-lieu fee mitigation bank. According to Dr. Patrick Raney, Manager of Conservation Services for Ducks Unlimited, this new in-lieu fee mitigation bank has been approved by the review committee staff, including NYSDEC and the US ACOE staff, is awaiting final approval signature at the Army Corps of Engineers in July 2022, and will be available for use when Terramor will need to purchase mitigation credits. A request for an Approved Jurisdictional Determination will be filed with Army Corps the week of July 4, 2022, and a permit application for the activities described above will be filed with the Army Corps shortly thereafter.

28. Parking. We reserve comment on parking for when more information is provided regarding visitor and employee numbers and events.

**Response:** Comment acknowledged; no response required.

### **SEQR**

29. This is a Type I action under SEQR as more than 10 acres is proposed to be disturbed. The Board should classify the action and may notice its intent to assume Lead Agency (a draft NOI is attached). The applicant must provide a long form EAF to be circulated along with the sketch plan and other application materials to involved or interested agencies as part of the NOI.

**Response:** A completed Part 1 Full EAF is included in this submission.

30. We have reviewed the short EAF and have the following preliminary comments:

- a. Over 18 acres will likely be disturbed. We recommend that the applicant work with the Town Engineer on the preparation of a SWPPP and the grading plans.

**Response:** A draft SWPPP is included with this submission and grading and drainage plans are included in the plan set in this submission.

- b. Q 10/20. Trace amounts of PFOA was detected in existing on-site wells below DOH limits for potable water due to the nearby closed Town landfill. Are these wells proposed to be used by the project or will new wells be drilled? These will need to be tested and permitted by the UCDOH.

**Response:** It is understood that the wells need to be tested per UCDOH requirements and permitted by the UCDOH. Bids were received by project consultant CT Male on July 1, 2022 for well testing services including drawdown and yield testing and the full Part 5 water quality testing. Three of the six (6) wells shown on previous plans are targeted for use and testing described above, including the well with trace amounts of PFOA noted in previous testing results. UCDOH is aware of the testing activities proposed. The final treatment requirements for the well supply will be further evaluated after the testing is completed.

- c. Q 11. We note that wastewater facilities are still under consideration by the applicant. Surface water discharges may be necessary. This could have implications to the sketch plan as discussed above.

**Response:** See the response to previous comment #10 above.

- d. Q 12. A letter of no effect was provided by NYSHPO.

**Response:** Comment acknowledged; no response is needed.

- e. Q 13. We note the area provided in the EAF for wetland/stream disturbance may change once the wetland delineation and grading plans are finalized.

**Response:** The currently planned unavoidable impacts to wetlands and streams were quantified in the response to previous comment #27.

- f. The EAF indicates that no threatened or endangered species, or habitat for same, has been identified for the site, however the Hudson Valley Resource Mapper indicates the possibility for rare terrestrial animals to be present on the site. The applicant should pull a report from USFWS iPaC tool and receive comment from NYS DEC.

**Response:** IPaC was accessed for the project site. The endangered Indiana Bat was identified as a potential occurrence on the site. NYSDEC's Environmental Resource Mapper shows no RTE species on the site, including no Indian Bats. The Hudson Valley Resource Mapper shows that the northeastern portion of the site is "within an important area for terrestrial animals". These results will be discussed with NYSDEC during the pending pre-application meeting as indicated on the meeting request form submitted to NYSDEC on April 29, 2022.

- 31. We have reviewed the Preliminary Traffic Assessment. It appears that the safety of the right turn onto Route 212 would benefit from additional tree cutting and vegetation removal which would require an agreement with the adjacent landowner. The Board should discuss whether this mitigation should be explored by the applicant.

**Response:** There is more than adequate sight distance looking north (to the left) for a right turn vehicle and no clearing is required north of the site. Clearing along the State right-of-way and adjacent properties to the south would be beneficial and is part of the recommendations that will be proposed. Looking south (to the right) from the site, the road curves sharply to the west limiting the available sight distance and this is where some vegetation removal on adjacent properties is recommended.

- a. To what degree were actual site operations and guest capacity accounted for in the Traffic Assessment?

**Response:** Although the type of camping facilities is somewhat unique, site operations will be similar to other campgrounds. Many of the campgrounds included in the Trip Generation Manual have clubhouses, recreational facilities and other operational similarities to the proposed property. The trip generation was adjusted for the presence of on-site staff residents by adding 10 additional campsites to the overall total, we feel this will conservatively estimate the peak hour trips generated by the additional staff.

- b. We reserve further comment once we have a better understanding of site operations and guest capacity.

**Response:** Comment acknowledged; no response needed.



## Process

32. A significant amount of information remains missing from the plans as discussed above. An operations and maintenance narrative may help to answer a lot of the questions above related to noise, light, circulation, dining, and activities occurring on the site.

**Response:** Comment acknowledged; no response needed.

33. The SEQR NOI for this Type I action should be circulated upon receipt of the long EAF form.

**Response:** Comment acknowledged; no response needed.

34. A public hearing will be required for the Special Use Permit. We recommend this wait until a complete site plan is provided and comments are received from involved agencies/organizations.

**Response:** Comment acknowledged; no response needed.

35. Ulster County Planning Board review will be required. Referral should wait until a complete site plan is provided.

**Response:** Comment acknowledged; no response needed.

36. Comment or correspondence should be received from the following organization or agencies in addition to any others identified by the Planning Board:

- a. ~~Glaseo~~ Centerville Fire Department

**Response:** Chief Lowrey was contacted via e-mail June 22, 2022 including provision of a site location map and a project master plan. No response has been received from Chief Lowrey to date.

- b. NYS DEC regarding wetlands and waterbodies, wastewater, and biodiversity

**Response:** A formal request for a pre-application meeting was filed with Region 3 on April 29, 2022. As of this time, DEC has not yet replied with a meeting date. The last of multiple contacts with DEC occurred on June 13, 2022 when DEC (Frank Benedetto) responded that he would check on staff availability for a meeting.

- c. US ACOE for jurisdictional determination of wetlands, possible disturbance permits

**Response:** A request for an Approved Jurisdictional Determination will be filed with the NY District the week of July 4. A copy of the transmittal from that submission will be provided to the Planning Board under separate cover prior to the July 19 meeting. A permit application for wetland disturbance will follow the submission of the jurisdictional determination request.

d. NYS DOT for curb cut permit and sight distance review

**Response:** NYSDOT was contacted by the project's traffic consultant on 5/31/22 and 6/20/22. The Traffic Impact Study for the project has been submitted to NYSDOT for their review and comment. We are aware that a NYSDOT highway work permit is required, and this will be coordinated with NYSDOT during the detailed driveway design process.

e. UC DOH for water and wastewater permitting

**Response:** An initial online meeting was held with UC DOH on May 18, 2022. Additional discussions with UCDOH occurred in June. Further consultation with UCDOH will be occurring as water supply testing and plans are advanced. UC DOH will likely defer to NYSDEC for review of wastewater collection, treatment and disposal involving the proposed package plant.

f. Town Engineer for SWPPP and site plan review

**Response:** E-mails were exchanged with Bernier & Larios the week of May 9<sup>th</sup>. A meeting has not yet been scheduled.

We trust that this additional information will be helpful to you in the review of Terramor's current application.

Sincerely,



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cc Ahmed Helmi  
Kimberly White