

Camp FIMFO Catskills Project

Location:

Town of Highland
Sullivan County, New York

Prepared for:

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1.0 PROJECT DESCRIPTION

1.1 Development Project

The Applicant and Owner, Sun NG Kittatinny RV LLC, managed by Northgate Resorts and Sun Communities, is seeking site plan and special use permit approval from the Town of Highland Planning Board for improvements to an existing, operational campground (formerly known as the Kittatinny Campgrounds and Canoes – Barryville Base). The campground is located at 3854 NYS Route 97¹ amongst an approximately 235-acre site in the hamlet of Barryville in the Town of Highland, Sullivan County, NY. The project site is split zoned between the H-C (Hamlet Commercial) and R-2 (Residential Agricultural) zoning districts.

The campground has been in operation since around 1941 and was acquired by Northgate Resorts in 2020. The campground is open April – October. The campground currently includes 342 camp sites split into ten distinct areas (e.g., campsites 100s – 1000s) with the campsites clustered to the west and north of the site, leaving the eastern portion of the property for hiking trails, zipline, and paintball (see Sheet C002 for the overall site plan). A welcome center area that contains the Adventure Center (check in, office, retail), camp store, maintenance buildings, and a pole barn is located off NYS Route 97. There are three bathhouses² serving the campsites, several storage buildings, and a building used for the office. There are also two existing residences on site. The campground has existing Delaware River access. River riders that shuttle to points north and south will return with canoes to the camp's river area. The 900s campground sites are located in the river area as well. The 700s and 800s campsites are located west of the overall campground area, west of Dry Brook Road.

As part of the proposed project, three accesses will be provided to the main campground area off the north side of NYS Route 97. One access will be provided to the river activities area and campground area of the south side of NYS Route 97. The existing access east of Beaver Brook will also remain providing access to the less developed northeastern area of the campground, north of SR 97. In total, two existing accesses will be removed, including one access north of NYS Route 97 and one south. Gravel pedestrian paths will be provided.

As part of the proposed project, the overall number of campsites would remain unchanged. One residence and a garage would be demolished. The existing Adventure Center would be replaced with a new building at the same location. The two maintenance buildings would be demolished and replaced with a single new building with laundry facilities (4 washers/4 dryers) in a new location. The camp store use would be converted to a food and beverage facility, the bathhouses would continue to provide services for campsites, and the storage buildings would continue to be used for storage. In addition, a new mountain coaster (western edge of site by Dry Brook Road), pool and water play area (welcome center area), and mini-golf course area (welcome center area) would be constructed.

Improvements are proposed to existing wastewater collection and treatment facilities and for the construction of new septic disposal systems (SSDS). Currently, the campground has several existing SSDS, some State permitted, and others Town permitted. Improvements are also proposed to well and water supply infrastructure and stormwater management facilities. There are six existing State public water supply permitted wells. Upgrades will be undertaken to electrical infrastructure, landscaping and fencing, solid

¹ Tax parcels 25.-1-4.1, 23.-1-6, 25.-1-5.1, 25.-1-5.2, 25.-1-9.2, 25.-1-9.1, 25.-1-15, 25.-1-4.4, 25.-1-4.3, and 25.-1-4.2 are owned by Sun Ng Barryville RV LLC. Tax parcel 25.-1-8 is owned by related Sun Ng Lot 8 RV LP, 27777 Franklin Rd, Ste. 200, Southfield, MI 48304. No project improvements are proposed for the parcels located west of Dry Brook Rd. (25.-1-15, 25.-1-4.3, 25.-1-4.2) and on the river side farther east (25.-1-6.1, 25.-1-7), which are also owned by the Applicant.

² Bathhouse – Central (200s): serves – portion of 100s, all of 200s, portion of 500s, portion of the 1000s former RV sites on field; Bathhouse – East (300s): serves – all of 300s, 400s, portion of 500s, 1000s; Bathhouse - West (100s): serves – portion of the 100s, all of 600s, all of 900s.

waste collection infrastructure, and roads and 445 parking spaces are provided. As described above, three buildings will be demolished, including the existing maintenance building and the adventure center.

Currently, the campground employs a total of 46 employees (part-time and full-time). With the improvements, Camp Fimfo will result in 89 new full-time equivalent (FTE) jobs.

1.2 Campsites

The proposed project will not increase the overall number of campsites. With the proposed improvements, the campsite areas will be comprised of a mix of temporary dwelling structures, including new types of temporary dwelling structures (e.g., Bivvi – see Sheet C604). The reliance on bathhouses will be lessened through upgrades to existing SSDS and proposed new SSDS systems.

1.3 Pool and Aquatic Play Area and Mini Golf Area

The pool and aquatic play area will be comprised of a pool and aquatic spray feature. This area will include a pumphouse, mechanical building, restrooms, food truck pad, and permeable deck. The pools' recirculation process is closed loop and includes chlorinated water treatment. The filters operate on a staggered schedule to reduce backwash operations thereby reducing water demand/wastewater generation. This area is located partially within the 100-year floodplain area. Therefore, new structures will have the lowest floor elevation located two feet above the established base flood elevation (BFE) and mechanical infrastructure will be located at least two feet above the BFE.

The Mini Golf Area and the Pool and Aquatic Play Area will be accessible by gravel pedestrian paths but are open only to the campers and river riders.

1.4 Mountain Coaster

The Mountain Coaster is a modular design that is designed to run with the contours of the land. The overall height of the coaster will be compliant with zoning. The coaster will be open to the public but is anticipated to receive ridership predominantly from campers and river riders, both which currently utilize the site with no increase in campsites proposed.

1.5 Additional Approvals, Consultations and Referrals

The following is required for the implementation of the proposed development project:

- Site Plan, Special Use Permit, Floodplain Permit - Town Planning Board;
- Project Review - Upper Delaware Council and National Park Service;
- Wastewater (new SSDS, Existing system improvements) – NYSDEC, NYSDOH
- Stormwater – GP 0-20-001
- SR 97 Modifications - NYSDOT
- Archaeological and Historic Resource Consultation - NYSOPRHP
- Compliance with Part 7, Subpart 7-3 Campgrounds; Water treatment and design – NYSDOH
- Referral to Sullivan County Department of Planning and Development
- Sullivan County Industrial Development Agency – PILOT
- Delaware River Basin Commission (DRBC)

Table 1: Approvals, Permits, Consultations

Approval	Reviewing Entity	Estimated Application Date
Site Plan, Special Use Permit, and Floodplain Permit	Town Planning Board	Spring 2022
Project Review	Upper Delaware Council Project Review, Upper Delaware River Basin	Spring/Summer 2022, Summer/Fall 2023
Project Review	NPS (Project Review referral from Upper Delaware Council)	Spring/Summer 2022
SPDES Wastewater and DEC-GP 0-20-001	NYSDEC and NYSDOH, NYSDEC	Summer 2022
SHPO Consultation	NYSOPRHP	Spring 2022
Water treatment and design and Part 6-1, 6-3, 7-3	NYSDOH	Summer 2022
Campground Permit	NYSDOH	Summer 2022
Highway Work Permit	NYSDOT	Winter 2022/2023
PILOT	County IDA	Summer 2023
239-M	County	Spring/Summer 2022
Building Permit	Town	Winter 2022/2023

1.6 Coastal Resources

The Project Site is not located in a coastal area, nor is it within a coastal erosion hazard area. The Delaware River is considered a designated inland waterway, not a coastal waterway.

The Town of Highland is part of the Upper Delaware Local Waterfront Revitalization Program. The Upper Delaware River is considered a National Park and is included in the National Wild and Scenic Rivers system.

2.0 PLANNING AND ZONING

2.1 Comprehensive and Open Space Plans

The Town of Highland specifically lists preserving and enhancing “the Town's rural character, cultural assets and historical heritage, including its longstanding commitment to hunting, hiking, fishing and outdoor recreation as a source of enjoyment and as a foundation of the local economy” as a goal in its 2012 Comprehensive Plan. Exploring “opportunities to create camp grounds and other outdoor amenities for residents and visitors (such as Hickok Brook MUA)” is listed as a strategy to implement this goal. See page 43.

The plan does not list specific recommendations for the site.

Sullivan County’s 2008 Conserving Open Space and Managing Growth: A Strategy For Sullivan County, NY lists the Delaware River Corridor as top priority area, but does not provide specific recommendations for the site.

2.2 Zoning

The Project Site is located in the Hamlet-Commercial District (H-C) and Residential Agricultural District (R-2). The Town of Highland Zoning Code allows campgrounds as a specially permitted use in the H-C and R2 districts, where the Project Site is located. A copy of the zoning map can be found in Appendix 2.

2.3 Existing Community Services

The Project Site is located in the Eldred Central School District. The police and public protection forces that serve the site are the Sullivan County Sheriff's Office, New York State Police (Troop F/Zone 1 Stations), and US National Park Service Rangers. The Barryville Fire House and American Legion Ambulance Service provide fire protection and emergency medical services to the site.

3.0 PROJECT DETAILS

3.1 Proposed and Potential Development

The project is a commercial recreational campground facility. The total acreage of the Proposed Project is approximately 222.6 acres. The total acres owned or controlled by Applicant is approximately 235 acres. This total includes tax 25.-1-15, 25.-1-4.3, 25.-1-4.2 and 25.-1-6.1, 25.-1-7, which are also owned by the Applicant, but are not part of the project.

The project is not an expansion of an existing use. It is a modification of an existing campground facility. No additional campsites are proposed. The Project does not involve any subdivision. No parcels will be subdivided.

The project includes construction of non-residential buildings to replace existing buildings. A new maintenance building will be the largest (40 x 140 FT) building on site (replacing two buildings currently used for maintenance, which will be demolished) and the Mountain Coaster will be the largest structure.

3.2 Project Operations

3.2.1 *Excavation, Mining, or Dredging During Construction or Operations*

Rock removal may be required as part of the proposed project and geotechnical investigation is underway to determine quantity. See also Section 5.1.2.

3.2.2 *Wetlands and Waterbodies*

The Proposed Project will not alter or encroach on any aquatic resources.

LaBella performed a wetland and stream desktop review using the United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) mapping, New York Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Program Wetland mapping, and NYSDEC Environmental Resource Mapper. According to these desktop resources, three mapped waterbodies are located within the study area. The Delaware River, a Class A waterbody, flows along the southern boundary of the Project Site. The other mapped waterbodies are Class B(T) streams (815-284 and 815-298).

LaBella visited the Project Site to delineate wetlands in April 2022. LaBella delineated seven wetlands within the Study Area, consisting of five Palustrine Emergent wetlands, one Palustrine Forested wetland, and one Palustrine Scrub-Shrub wetland. The project site contains approximately 2 acres of freshwater wetlands. See Table 2 below for a list of delineated wetlands on the project site.

In addition, seven streams, consisting of two perennial streams, and five intermittent streams, were delineated within the Study Area. See Table 3 below for a list of delineated streams on the project site.

Wetlands 1 through 7, Streams 1 through 7, and River 1 are USACE jurisdictional wetlands. In addition, Stream 1 and Stream 6, along with River 1, are NYSDEC classified streams and these streams, along with their bed and bank, are regulated by NYSDEC. Delineated Ditch 1 appears to be an ephemeral manmade feature that conveys stormwater flow and would likely not be regulated pending concurrence from USACE through an Approved Jurisdictional Determination.

Table 2. Delineated Wetlands

Wetland ID	Cowardin Classification	Acreage On-site	Latitude, Longitude (NAD83)	Jurisdiction
Wetland 1	PEM	0.08	41.487, -74.951	USACE
Wetland 2	PEM	0.59	41.486, -74.952	USACE
Wetland 3	PEM	0.08	41.486, -74.954	USACE
Wetland 4	PSS	0.13	41.483, -74.953	USACE
Wetland 5	PFO	0.86	41.483, -74.953	USACE
Wetland 6	PEM	0.23	41.481, -74.951	USACE
Wetland 7	PEM	0.01	41.477, -74.962	USACE

Table 3. Delineated Streams

Stream ID	Flow Regime/Stream Order	NYSDEC Class	Stream Length/Width in Study Area (lf)	Stream Bed Substrate	Latitude, Longitude (NAD83)	Jurisdiction
River 1	Perennial/7th	A	3,435/350	Cobble, gravel, sand, silt	41.479, -74.951	NYSDEC, USACE
Stream 1	Perennial/1st	B(T)	3,500/25	Boulder, cobble, gravel, bedrock	41.483, -74.951	NYSDEC, USACE
Stream 2	Intermittent/1st	Unclassified	450/3	Cobble, gravel	41.486, -74.952	USACE
Stream 3	Intermittent/1st	Unclassified	580/6	Boulder, cobble, gravel	41.485, -74.954	USACE
Stream 4	Intermittent/1st	Unclassified	485/10	Boulder, cobble, gravel	41.488, -74.948	USACE
Stream 5	Intermittent/1st	Unclassified	820/3	Gravel, silt	41.481, -74.953	USACE
Stream 6	Perennial/1st	B(T)	290/12	Boulder, cobble, gravel	41.478, -74.958	NYSDEC, USACE
Stream 7	Intermittent/1st	Unclassified	540/5	Cobble, gravel	41.484, -74.954	USACE
Ditch 1	Ephemeral	Unclassified	435/2.5	Silt	41.481, -74.954	Potentially Non-Jurisdictional

3.2.3 Water Supply, Wastewater, and Stormwater Runoff

Water Supply

The Project will create a new demand for water. The total anticipated usage per day is anticipated to be less than 35,000 gallons. The Project will not obtain water from an existing public water supply. A line extension within an existing district will not be necessary to supply the project. Additionally, a new water supply district or service area is not being proposed to serve the Project Site. Instead, the project will supply water using site's existing 6 public water supply permitted wells.

The existing site is serviced by 8 water supply wells. These are identified as WL001-WL008. Of these existing wells, 6 are permitted by DOH as Public Water Supply Wells. Two of the wells are not permitted and are private water supply wells. WL006 is one of the private wells. This is currently used for the River House. No changes are proposed to the use of this well for the River House. WL008 is the second private well. This currently serves a small cabin which is used as an employee office. This well is proposed to be abandoned in accordance with DEC and DOH standards.

There are several existing treatment systems within the property. In general, the water system is supplied off of the well pumps with no storage or true distribution pumps. Disinfection is achieved by use of chlorine injection and a chlorine contact tank at each well location.

A new 20' x 20' (estimated) treatment building will be installed at each of the 6 well locations. The water system will be improved to include a larger (estimated 2,000-3,000 gallons at each site) water storage tank, chlorination system, filtration and distribution pumps. The storage tank and distribution pumps will allow the system to effectively meet system peak demands while maintaining a minimum of 20 psi of pressure throughout the system. The final design will be prepared after the water quality and yield testing has been completed.

Additionally, new distribution lines will be installed from each of the 6 well locations to supply potable water to the project. Every site is proposed to have a water hook-up or water available. The distribution mains will be looped to the best extent possible. The mains will generally be run within the roadway corridor to minimize impacts to the site. The water mains will be 10' min horizontally from the sanitary sewer lines.

Wastewater

Liquid wastes will be generated by the Project. Total anticipated liquid waste generation is estimated at 29,080 gallons per day. The liquid waste generated by the project will be sanitary wastewater. The Project will not use any existing public wastewater treatment facilities. A new wastewater treatment district will not be formed to serve the Project Site. Instead, the project will use existing on-site septic systems. New septic systems will be created for the project.

The wastewater generated by the site will be sanitary wastewater from bathrooms, showers, sinks, food service and laundry facilities. Wastewater will also be generated from the backwash of the filter system for the aquatic center. This wastewater may require some additional treatment, such as de-chlorination. This determination and required treatment will be coordinated with NYSDEC and NYSDOH.

The existing campground and property have a total of 8 on-site wastewater treatment (septic) systems (identified as Outfalls 001-009. Of the 8 systems, 3 are currently permitted and regulated by NYSDEC. They are covered under Permit # 3-4834-00154/00001. The permit was issued 7/01/2021 and is valid until 6/30/2031. The design flow rate of the 3 permitted systems is 4,500 gpd. These systems will remain in place and will be unchanged. In addition, there are 5 unregulated septic systems on the property. These

have a combined capacity of 1,400 gpd. More than likely, these systems will be decommissioned in accordance with DEC and DOH standards.

The River House is serviced by a stand alone system consisting of a septic tank and drywell. This is identified as Outfall 009. No modifications are proposed to the River House, the existing well or the existing septic system. The house is currently used as a rental and will continue to be used as a rental. It is assumed the existing system is designed for a 3 bedroom house or 330 gpd. Total wastewater load from existing site is $4,500 + 1,400 + 330 = 6,230$ gpd. The 3 existing, permitted and regulated systems will be maintained. The design capacity of those systems is 4,500 gpd. The existing system for the River House will be maintained. Assumed capacity 330 gpd.

A total of 16 new septic systems are proposed. These are identified as Outfalls 010 – 025. Outfalls 010-021 are for the proposed 230 sewered sites. These are sites that are being converted from traditional tent/camper sites to sewered sites. Outfalls 022-025 are for the Aquatic Center, Adventure Center, Food and Beverage and Maintenance/Laundry building. Total wastewater load for the proposed project is 29,080 gpd.

Soil testing has been completed across the site. On the southwest side of the site, the soils are suitable for conventional in-ground systems. The proposal for each sub-area is to provide a gravity collection system to a central septic tank (or tanks), pump station and forcemain to an Eljen Geotextile Sand Filter System. The Eljen system provides a high level of treatment than traditional leach lines or absorption beds. In addition, the Eljen systems require less SF than a traditional system. This will reduce the potential impacts on the site and reduce the number of trees that will need to be removed. On the northeast portion of the property, the soil testing and evaluation revealed some limiting conditions such as bedrock and seasonal groundwater weeping. These limiting conditions in the area of the proposed systems were generally down about 30"-48" below grade. Given this, Shallow Trench Eljen GSF systems are proposed in these areas.

The site has many environmental considerations that impact the on-site wastewater systems including areas with steep slopes, water bodies (rivers and streams), wetlands and floodplains. All of these critical environmental factors have been considered through the design process. The proposed systems are all an appropriate distance from these features. For example, the proposed systems will be a minimum of 100' from all existing water supply wells. Moreover, the utilization of multiple on-site systems effectively spreads the wastewater out over a larger area. It was determined that this method was preferred over one large centralized system or any type of system that would use a surface water discharge. All of the proposed systems utilize sub-surface discharge of the wastewater. Finally, each system will include a gravity collection main which will primarily be run down the roadway corridor to minimize impacts to the site. The sewer mains will be a minimum of 10' horizontally from the water mains.

Stormwater

The project will disturb more than one acre and create stormwater runoff. Stormwater will be directed to on-site stormwater management facility/structures, including bioretention areas using a swale, infiltration and underdrains. A Four-Bay system and grass filter strips with pea gravel diaphragms will be used for pretreatment. One practice will drain to the Canal and on to Beaver Brook and the three remaining practices will drain to a 5th Order Stream: Delaware River.

The Applicant will seek coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A Stormwater Pollution Prevention Plan has been prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. An Erosion

and Sediment Control Plan will be provided and employed during the construction phase to protect off-site waters from the adverse effects of sedimentation and erosion.

3.2.4 Air Emissions

The project will generate some minor air emissions during construction and operations. Mobile sources during project operations will include light vehicles. Specialized repair and maintenance may require heavy duty vehicles and equipment. The Contractor, moreover, may elect to provide an on-site generator during construction activities. No stationary sources of air emissions are expected while the project is operational. The Project will not require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit.

The Project will not generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities).

Additionally, the Project will not result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations.

3.2.5 Traffic

The Project will not result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. No additional campsites are proposed. The Mountain Coaster will be open to public, like zipline and paintball are currently.

Trip Generation

The campground has been in operation since around 1941 and is open April – October. The campground currently includes 342 camp sites split into ten distinct areas with the campsites clustered to the west and north of the site, leaving the eastern portion of the property for hiking trails, zipline, and paintball. A welcome center area that contains the Adventure Center (check in, office, retail), camp store, maintenance buildings, and a pole barn is located off NYS Route 97. There are three bathhouses serving the campsites, several storage buildings, and a building used for the office. There are also two existing residences on site. The campground has existing Delaware River access. River riders shuttle to points north and south and return with canoes to the camp's river area.

As part of the proposed project, the overall number of campsites would remain unchanged. One residence and a garage would be demolished. The existing Adventure Center would be replaced with a new building at the same location. The two maintenance buildings would be demolished and replaced with a single new building with laundry facilities in a new location. The camp store use would be converted to a food and beverage facility, the bathhouses would continue to provide services for campsites, and the storage buildings would continue to be used for storage. In addition, a new mountain coaster (western edge of site by Dry Brook Road), pool and water play area (welcome center area), and mini-golf course area (welcome center area) would be constructed.

The pool, water play area, and mini-golf are for use by campground guests only. The mountain coaster is for use by campground guests and the general public. As such, the mountain coaster will generate new trips to the site. The trip generation for the mountain coaster is estimated based on the following factors provided by the applicant:

1. 300 mountain coaster rides per day (peak number, occurring on a weekend)
2. 80% riders from campground guests = 240 riders per day (no off-site trips)
3. 20% riders from general public = 60 riders per day
4. General public vehicle occupancy of 3.5 riders per vehicle = 17 vehicles per day.

At 17 new vehicles *per day*, this increase in traffic for the proposed mountain coaster is negligible. There will be no impacts to the adjacent roadway network.

It is noted that as part of the proposed project, two existing accesses will be removed, including one access north of NYS Route 97 and one south.

Parking

Parking upgrades will take place as part of the proposed project, including providing 285 spaces on the east side of NYS Route 97. Historically, and for the 2022 season, parking on the east side of NYS Route 97 is only for the campsites on the east side. Parking for river trips is on the west side of NYS Route 97. Beyond the 2022 season, parking for the river trips will be moved to the east side of NYS Route 97. To determine the parking demand for the east side, the following information for the 2021 peak camping season (mid-June through 1st weekend in September) was supplied by the applicant:

A. Camping Vehicles

1. The number of vehicles was derived from the number of camping reservations for the season. In the peak season there were a total of 3,135 reservations. Using an average of 1.5 vehicles per reservation equates to a total of 4,707 vehicles for the season.
2. The number of vehicles was broken down into Weekday (Monday thru Thursday) and Weekend (Friday thru Sunday) periods on a weekly basis. This was further broken down into a Weekday (4 days) and a Weekend (3 days) daily basis.
3. Based on the number and location of camping sites, about 25% of vehicles park on the east side of NYS Route 97 and 75% park on the west side.

The following tables summarize the number of vehicles that are parked on each side of NYS Route 97 and show a daily average of 9 vehicles parking on the east side for a Weekday and a daily average of 21 vehicles parking on the east side for the Weekend.

Tables 4 and 5: Vehicles Parked – Weekly and Daily Averages

	Weekly Average	East Side Weekly Total	West Side Weekly Total
Weekday	140 cars per week	35 cars per week	105 cars per week
Weekend	252 cars per weekend	63 cars per weekend	189 cars per weekend

	Daily Average	East Side Daily Average	West Side Average
Weekday	35 cars per day	9 cars per day	26 cars per day
Weekend	84 cars per day	21 cars per day	63 cars per day

B. River Trip Vehicles

1. The number of vehicles was derived from the number of people on the river trips for the season. In the peak season there were a total of 11,352 people. Using an average of 4.0 people per vehicle equates to a total of about 2,856 vehicles for the season.
2. The number of vehicles was broken down into Weekday (Monday thru Thursday) and Weekend (Friday thru Sunday) periods on a weekly basis. This was further broken down into a Weekday (4 days) and a Weekend (3 days) daily basis.
3. For the 2022 season, all vehicles will continue to park on the west side of NYS Route 97. For 2023 and beyond all vehicles will park on the east side.

The following table summarizes the weekly and daily number of vehicles for the river trips and shows a daily average of 13 vehicles parking for a Weekday and a daily average of 62 vehicles parking for the Weekend.

Table 6- River Trips – Weekly and Daily Averages

	Weekly Average	Daily Average
Weekday	53 cars per week	13 cars per day
Weekend	185 cars per weekend	62 cars per day

C. East Side Parking Demand

For the 2022 season, the parking demand includes only the camping vehicles: a weekday daily average of 9 vehicles and a weekend daily average of 21 vehicles. For the 2023 season and beyond, the parking demand will include the camping and river trip vehicles: a weekday daily average of 22 (9+13) vehicles and a weekend daily average of 83 (21+62) vehicles. Therefore, the parking supply of 302 spaces will exceed the peak season parking demand of 83 vehicles.

D. West Side Parking Demand

Parking upgrades will also take place on the west side of NYS Route 97 as part of the proposed project, providing 108 spaces within the welcome center area. This is an increase of roughly 53 spaces from existing conditions (existing spaces are unmarked and some are unpaved.) Camping check-ins/checkouts will occur at new entry/exit lanes and check-in kiosk and will not need to park within the new parking area. The proposed project consists primarily of renovations and modifications with slight changes in use and size. As noted previously, the mountain coaster is a new use and riders will park in this new parking area. It is anticipated that the mountain coaster will see 17 vehicles per day and this level can be accommodated within the new, enlarged parking area.

3.2.6 Energy

The project will create additional demand for energy. Applicant proposed a Mountain Coaster which will use energy from the local grid (NYSEG) to operate. Other facilities that will use energy include the pool area and camp facilities, which require electrical upgrades.

3.2.7 Hours of Operation

Project construction hours will likely range from 7am to 6pm, Monday through Friday. Once operational, the campground will be open to guests from April to October. On-site river access will be available from April 15th to October 15th, 9am to 6pm, weather permitting. The campground store will also operate from April 1st to October 15th, from 8am to 8pm Sunday through Thursday and 8am to 10pm Friday and Saturday. Holiday hours will be determined.

3.2.8 Noise and Lighting

The project may produce ambient noise levels which temporarily increase during construction as a result of vehicle and equipment use. Ambient noise levels may temporarily increase during construction as a result of vehicle and equipment use. Once the park is operational, ambient noise levels may increase on days where campground events result in increased vehicle and pedestrian traffic. Regardless, noise levels will comply with Town Code requirements.

The Project will have outdoor lighting. It will utilize dark sky fixtures compliant with Town Code requirements. Lighting fixtures will be positioned to direct light away from neighboring properties.

Some tree and brush removal will occur as a result of project construction activities. Project landscaping will help to mitigate potential noise and lighting impacts.

3.2.9 Odors

The Project has the potential to produce odors for more than one hour per day. Minor, temporary odors may be produced by individuals using campground sites for outdoor cooking.

3.2.10 Bulk Storage Tanks

The Project will store the following products: Chlorine (1,000 gallon AST), gasoline (500 gallon AST), and diesel (500 gallon AST). Volumes per unit time will vary. Gasoline is filled 1/week during open season and every two weeks during off season; Diesel is filled 1/week during open season and not used during off season; Chlorine is filled monthly during open season and not during off season. All bulk storage includes secondary containment.

3.2.11 Pesticide Use

The Project will use some pesticides (i.e., herbicides, insecticides) during construction and operations. Pest control will be applied by licensed applicators using minimal levels of application.

3.2.12 Solid and Hazardous Waste Disposal

Solid Waste

The Project will involve or require the management or disposal of solid waste (excluding hazardous materials). Two buildings will be demolished – the existing Adventure Center and a Garage. The amount of material to be generated from demolition activities is estimated at 2,200 tons (including solid and hazardous waste). Solid waste disposal methods during construction will be determined by the contractor and will follow all applicable NYSDEC guidelines and standards governing waste disposal.

The campground facility will follow all applicable NYSDEC guidelines and standards governing waste disposal. The campground facility will have trash receptacles and will use Waste Management solid waste disposal services. Waste Management will pick up trash once per week from one 4-yard dumpster, two 6-yard dumpsters, and twelve 8-yard dumpsters.

Hazardous Waste

The Project will involve the commercial generation of hazardous waste. As discussed above, the existing Adventure Center building will be demolished. Hazardous materials were identified in the building's exterior paint (lead paint), chemical fire extinguishers, Fluorescent lamps (mercury), polychlorinated biphenyl (PCB) containing vessels, and appliances. Remediation of all hazardous materials will be conducted by a licensed contractor, prior to demolition of the existing building.

The quantity to be generated as well as the name and location of the disposal facility has yet to be determined. The project currently does not have any proposals for on-site minimization, recycling, or reuse of hazardous materials.

4.0 SITE AND SETTING OF PROPOSED ACTION

4.1 Land Uses on and Surrounding the Project Site

The Project proposes the improvement and modernization of approximately 222.6 acres of primarily undeveloped land within a campground resort located in the Hamlet of Barryville in the Town of Highland, bordering the Delaware River in Sullivan County, New York. The Project Site is used by members of the community for public recreation as it is a campground facility with access to the Delaware River for canoeing, kayaking, and fishing. The Project Site also includes undeveloped land located to the west along NYS Route 97. The land uses on and surrounding the Project Site include rural residential (non-farm), aquatic, forest, commercial, and “campground” as the “other” land use.

Indian Head Canoes, a canoe rental business, is located to the west of the Project Site and south of NYS Route 97. Cedar Rapids Camping, Boating, Bar and Grill Campground facility is located to northeast of the Projects Site south of NYS Route 97.

No facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) are located within 1500 feet of the Project Site.

The Project Site does not contain an existing dam.

The Project Site has never been used as a municipal, commercial or industrial solid waste facility. The site does not adjoin property which is not or was at one time used to commercial treat, store, and/or dispose of hazardous waste. There have been no reported spills at the Project Site, and no remedial actions have been conducted at or adjacent to the Project Site. Additionally, the Project Site is not located with 2,000 feet of any sites identified by the NYSDEC Environmental Remediation Database.

5.0 NATURAL RESOURCES ON OR NEAR THE PROJECT SITE

5.1 Natural Resources on or Near the Project Site

5.1.1 Geology and Soils

The Project Site is located in the Southern Catskills Mountain region situated along the historic Delaware River. According to the NYS Museum, Project Site's bedrock formation is primarily upper Walton Formation (including shale, sandstone, conglomerate), and the surficial geology is Till. The average depth to bedrock on the site is approximately 3 ft. However, the northeastern portion of the project area is much shallower, as the average depth to bedrock is approximately 1.4 feet. See Appendix 2 for bedrock and surficial geology including soil maps.

According to the NYS EAF Mapper Summary, the Project Site does not contain any unique geologic features. The northeastern portion of the Project Site, however, exhibits steep slopes greater than 15%. See Appendix 2 for slope analysis map. A field topographic survey is included in the existing conditions mapping.

The average depth to water table on the Project Site is approximately 6 ft. See Appendix 2 for depth to water table map. For the most part, the Project Site contains well drained soils, which make the site conducive to development. See Appendix 2 for soil drainage map.

The Project Site has 18 different soil types. Below, find a table summarizing properties of the most common soils found on the Project Site.

Table 6: Soil Types for Study Area

Soil Symbol	Soil Name	Percent of Study Area	Depth to Bedrock (ft.)	Depth to Water Table (ft.)	Representative Slope (percent)	Drainage Class
AIC	Arnot-Lordstown complex, 0 to 15% slopes, very rocky	20.2	1.4	>6.6	8	Somewhat excessively drained
AIE	Arnot-Lordstown complex, 15 to 35% slopes, very rocky	12.5	1.4	>6.6	25	Somewhat excessively drained
ArF	Arnot-Rock Outcrop complex, 35 to 70 % slopes	16.1	1.4	>6.6	53	Somewhat excessively drained
SwE	Swartswood and Lackawanna soils, steep, extremely stony	9.4	2.2	1.8	26	Well drained
Pp	Pope very fine sandy loam, rarely flooded	7.6	>6.6	>6.6	1	Well drained
RhA	Riverhead sandy loam, 0 to 3 percent slopes	7.1	>6.6	>6.6	1	Well drained

Source: U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey

5.1.2 Rock Removal

Rock encountered during construction will be removed by mechanical methods (ripping), when possible, and blasting (targeted drill and shot). All blasting operations will adhere to New York State and local ordinances governing the use of explosives. The State regulations are contained in 12 NYCRR 39 and include such requirements as licensing of operators, magazine (explosive storage) certification, and rules for conducting operations in a safe manner. Proper program guidelines will be established between the State, the Town of Highland, and the blasting contractor prior to undertaking this activity. Blasting contractors in New York State are required to possess a valid New York State Department of Labor (NYSDOL) issued Blaster Certificate of Competence.

In addition to obtaining applicable blasting certifications and complying with all blast safety requirements, a Blasting Program will be developed by the blasting contractor, to be reviewed and approved by the Town Engineer, during the construction phase of the project. The Blasting Program will detail the methods and manner by which the blasting contractor will comply with pertinent laws, rules, regulations, and contract documents. The Program will include all information necessary to evaluate the effectiveness of the proposed blasting operations. The Blasting Program shall include all steps necessary to ensure that the proposed blasting activity does not cause injury, damage property, adversely affect traffic, or cause the migration/ accumulation of noxious gases. The Program will show the details for a typical blast, with the understanding that minor modifications in the field will be allowed. Significant changes to the blasting operations will require that a new Blasting Program be submitted for approval. When deemed necessary by the Engineer, approved Blasting Programs may be required for each individual shot. The elements of the Blasting Program will be established in consultation with the Town of Highland, and may include:

- Precise engineering determination of the depth and location of on-site blasting.
- Evaluation of the location of property lines and the structural nature of nearby buildings for determination of the maximum blast velocity for charges to be used (distance to be determined in consultation with the Town of Highland).
- Use of a seismograph to monitor each blast attempt and evaluate the blast velocity of the charges used.
- Use of blast matting to minimize lifting of rock and debris during blasting.
- Notification of surrounding residents and landowners (distance to be determined in consultation with the Highland) of the anticipated blasting schedule.
- All pertinent safety regulations and standards shall be applied as required for safety, security and other related details for any blasting deemed necessary. Applicable safety regulations are:
 - U.S. Army Corps of Engineers Safety Manual EM 385-1-1;
 - Code of Federal Regulations A.T.F. Title 27;
 - Institute of Makers of Explosives Safety Library Publications No. 22.

The Blasting Program will include the following items:

1. Project Designations

- Name of Project Blaster(s).
- Copy of the Project Blaster's Explosives License (Own & Possess) and Certificate of Competence.
- Employer of the Project Blaster (contractor or subcontractor).
- Scheduled start date and length of blasting operations and blast monitoring operations.
- Limits of blasting work.

- Requirements for local permits.
- Location of any State-owned structures in proximity to the blasting.
- Location of any utilities in proximity to the blasting.
- Location of any contaminants or flammable liquids or vapors in the area to be blasted.

2. Safety and Health Requirements

- Type of audible warning signals and signal sequence.
- Name of company that will deliver explosives to the project site.
- Location of any preblast surveys.
- Location of any vibration monitoring at State owned structures, utilities on or off State ROW, or privately owned structures off State ROW.
- Location of any air blast overpressure monitoring.
- If seismographs will be used, the manufacturer's name, model number, and documentation of calibration performed within the last 12 months will be provided, as well as the name(s) of seismograph operators and relevant training and experience.
- List of steps that will be taken to control flyrock (i.e. blasting mats).
- Indication of whether carbon monoxide or other noxious fumes likely to migrate from the blast location or accumulate within nearby structures and, if so, what will be done to detect and prevent their migration.

3. Methods and Procedures

- Type of drilling equipment.
- Method of collaring and aligning presplit drill holes.
- Hole diameter.
- Drilling pattern.
- Use of sequential timer.
- Types of explosives, primers, initiators, and other blasting devices. Manufacturer's technical data sheets and material safety data sheets for all products will be included.
- Loading parameters:
 - A. Maximum and/or average weight of explosives per volume of rock.
 - B. Maximum weight of explosives per delay.
- Blasting cap delay patterns.

Storage of all explosive materials shall be located on the site at a location approved by the Town Engineer. Caps or other detonating devices will not be stored with Class A explosives. Design of the powder magazine shall be in accordance with the references above. The security for explosives and blasting materials stored on-site will be in accordance with Engineer-approved requirements.

Delivery and transportation of explosives from the powder magazines to the blast area will be by vehicles specifically designed for this use by the criteria outlined in the safety requirements. Only authorized persons will transport and handle the explosives as designated by the authority of those licensed for this purpose. At all times federal, state, and local ordinances will be followed concerning the transportation and storage of explosives.

The designated storage site, explosive transporting vehicles, and areas where explosives are being used shall be clearly marked and shall display the required warning signs. A daily tally of all explosives delivered, used and stored shall be maintained.

Prior to blasting, necessary precautions for the protection of persons, adjoining property, and completed work will be established, and may include the following:

- Appropriate signs shall be erected in the area of blasting activities.
- A storm alert monitoring device shall be used by the blasting contractor to detect any electrical build-up in the atmosphere at the blast area while using electrical caps.
- Special care shall be taken with detonating cords and connectors to protect from the impact of falling rocks or other impeding objects.
- Vehicles equipped with radio transmitters and portable 2-way radios will not be permitted within 250 feet of blasting operations.

Based on this information and the implementation of a Blasting Program during the construction phase, to be reviewed and approved by the Town Engineer, the proposed project will not result in any significant adverse impacts related to soils.

5.1.3 Floodplain

According to the FEMA Firmette Floodplain Mapper, part of the Project Site is located within the FEMA 100-year and 500-year floodplains. The section of the project closed to the river is located within Zone AE. The area surrounding stream 815-284 appears to be located within Zone A. See Appendix 2 for FEMA Firmette.

The Project will obtain a Town of Highland Floodplain development permit. Additionally, the project will comply with the special use permit standards for floodplain development set forth in Town Code § 190-73 (D)(6).

5.1.4 Aquifer

The Project Site is located on the Delaware River Streamflow Zone/New Jersey Coastal Plains Aquifer Sole Source Aquifer, which serves as drinking water supply. Stormwater will be controlled pursuant to the NYSDEC General Permit and as implemented by the SWPPP. Wastewater and well infrastructure modifications will be permitted by the State. See Appendix 2 for aquifer location map.

5.1.5 Species and Natural Communities

The predominant species that use or occupy the Project Site include typical rural wildlife species such as squirrels, rabbits, raccoons, woodchucks, chipmunks, rodents, deer, foxes, songbirds, crows, raptors, frogs, snakes, black bears, and bobcats.

The EAF Mapper listed the floodplain forest as significant natural community on the Project Site. See Appendix 5 for EAF Mapper Summary.

A preliminary Information for Planning and Consultation (IPaC) report was obtained from the U.S. Fish and Wildlife Service (USFWS) website to identify any federally listed species which may exist within the Project Site. The IPaC report identified two federally listed species which may exist in the vicinity of the Project Site – the Northern Long-Eared Bat (NLEB), a threatened species, and the Dwarf Wedgemussel, an endangered species. See Appendix 4 for IPaC report.

The NYSDEC Environmental Assessment Form (EAF) Mapper Summary indicates that the bald eagle, a threatened species, may be located in the vicinity of the Project Site. See Appendix 5 for EAF Mapper Summary.

LaBella has submitted protected species screenings to the pertinent State and Federal Agencies and consultations with these agencies are underway. According to the NYNHP, the Bald Eagle's nest is not on the project site and is located 0.4 miles southwest. A habitat survey by LaBella revealed no habitat for Dwarf Wedgemussel. Tree clearing is permitted under ESA Section 4(d) rule adopted for the Northern Long-Eared Bat at 50 CFR §17.40(o).

No new campsites are proposed as part of the project. Some campsites will be moved to the western portion of the site. Further information will be provided as part of future submissions.

5.2 Designated Public Resources on or Near the Project Site

5.2.1 Agricultural District

The Project Site is not located in a Sullivan County Agricultural District. However, the Project Site contains approximately 43 acres of prime farmland and farmland of statewide importance according to the USDA Web Soil survey; however, the land is not in agriculture.

5.2.2 National Natural Landmarks and Critical Environmental Areas

The Project Site does not contain or is it substantially contiguous to, a registered National Natural Landmark. Additionally, it is not located near or adjoin a state listed Critical Environmental Area.

5.2.3 Historic and Archaeological Resources

No National/State Register listed or eligible properties, including cemeteries or Native Tribal lands, are located within or adjacent to the Project Site. The Project Site, however, is located within a known archeologically sensitive area. See Appendix 2 for Cultural Resource Information System screenshot.

A copy of the site plan showing the location of project components was submitted to SHPO for official review. SHPO requested a Phase IA/1B survey. Applicant retained Hudson Cultural Resources to draft a Phase IA survey, which was submitted to SHPO for review. NYSOPRHP has requested a Phase IB survey be completed.

5.2.4 Federal, State, or Local Aesthetic Resources

The Project Site is located within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resources. Identified resources include Hickcok Brook Multiple Use Area, Upper Delaware Scenic Byway, Upper Delaware River, and Minisink Battle Ground Park. The Hickcok Brook Multiple Use Area is approximately 4 miles from the Project Site. The Upper Delaware Scenic Byway is NY-97, which cuts through the Project Site. The Delaware River borders the southern boundary of the Project Site. Minisink Battle Ground Park is located approximately a mile west of the Project Site.

5.2.5 River Corridor

The Project Site is not located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666. The Upper Delaware River is a designated river corridor under the National Wild and Scenic Rivers System. The Project will be reviewed by the Upper Delaware River Council to ensure that it is consistent with the intent of the River Management Plan, Land and Water Use Guidelines and the Upper Delaware Legislation. The Upper Delaware River Council will also refer to the project for review to the National Park Service for a final determination.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Camp FIMFO Catskills		
Project Location (describe, and attach a general location map): 3854 NY-97, Hamlet of Barryville, Town of Highland, Sullivan County, NY 12719		
Brief Description of Proposed Action (include purpose or need): The Applicant and Owner, Sun NG Kittatinny RV LLC, managed by Northgate Resorts and Sun Communities, is seeking site plan and special use permit approval from the Town of Highland Planning Board for improvements to an existing, operational campground (formerly known as the Kittatinny Campgrounds and Canoes – Barryville Base). The campground is located at 3854 NYS Route 97 on an approximately 235-acre site in the hamlet of Barryville in the Town of Highland, Sullivan County, NY. The project site is split zoned between the H-C (Hamlet Commercial) and R-2 (Residential Agricultural) zoning districts. The campground currently includes 342 camp sites split into ten distinct areas; zipline and paintball recreation areas; hiking trails; two residences (River House and Manager's House, both currently vacant); and Delaware River access and recreation. The proposed upgraded facility is proposed to include new pool and water play structures, a new mountain coaster, a new mini-golf facility, new sports courts, new outdoor fitness facilities, a new concession facility, and new playground facilities. Improvements are proposed to existing wastewater collection and treatment facilities and for the construction of new SSDs. Improvements are also proposed to well and water supply infrastructure and stormwater management facilities. Upgrades will be undertaken to electrical infrastructure, landscaping and fencing, solid waste collection infrastructure, and roads and parking areas. A new facilities shop, including laundry, will be constructed and the existing gate house and welcome center areas will be improved.		
Name of Applicant/Sponsor: Sun NG Kittatinny RV LLC (Scott Campbell, Project Manager)	Telephone: 269-331-0874	
	E-Mail: scampbell@northgateholdings.com	
Address: 27777 Franklin Road, Suite 200		
City/PO: Southfield	State: MI	Zip Code: 48304
Project Contact (if not same as sponsor; give name and title/role): Same as above	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): See note below	Telephone:	
	E-Mail:	
Address:		
City/PO:	State: MI	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Highland Planning Board - Site Plan, Special Use Permit, and Floodplain Permit	Spring 2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit	Winter 2022/2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sullivan County Planning Board Review (239-M) and Sullivan County Industrial Develop. Agency	Spring/Summer 2022; Fall 2023
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Upper Delaware Council Project Review, Delaware River Basin Commission	Spring/Summer 2022, Summer/Fall 2023
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO: Consultation (Spring 2022), DOH-water treatment/design (Summer 2022), Part 6-1, 6-3, 7-3 (Summer 2022), DEC-GP 0-20-001 (Summer 2022), 5ac waiver, SPDES GP Wastewater (Summer 2022); DOT-Highway Work Permit (Winter 2022/2023)	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NPS (Project Review referral from Upper Delaware Council)	Spring/Summer 2022
<p>i. Coastal Resources.</p> <p>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Major Basins: Upper Delaware

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Conserving Open Space and Managing Growth: A Strategy For Sullivan County, NY by the Sullivan County Division of Planning and Environmental Management (Dec. 2008).

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Hamlet-Commercial (H-C) and Residential Agricultural (R-2) Zoning Districts

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Eldred Central School District

b. What police or other public protection forces serve the project site?

Sullivan County Sheriff's Office, New York State Police (Troop F/Zone 1 Stations), and US National Park Service Rangers

c. Which fire protection and emergency medical services serve the project site?

Barryville Firehouse and American Legion Ambulance Service

d. What parks serve the project site?

Minisink Battleground Park (Local Park and National Historic Landmark) and Upper Delaware River (National Park)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial Campground Facility

b. a. Total acreage of the site of the proposed action? Approx. 222.6 acres

b. Total acreage to be physically disturbed? 43.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Approx. 235 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____ No additional campsites are proposed.

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 9-12 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>28</u> height; <u>40</u> width; and <u>140</u> length <u>Maintenance Building</u>	
iii. Approximate extent of building space to be heated or cooled: <u>5,600</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <u>Rock removal may be required. Volume is unknown at this time and will be provided as part of future submission.</u>	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Installation of utility infrastructure.</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): <u>TBD</u> • Over what duration of time? <u>one time</u> 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Rock removal will be undertaken by licensed contractors and disposed of according to applicable regulations.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ <u>TBD</u> acres	
vi. What is the maximum area to be worked at any one time? _____ <u>TBD</u> acres	
vii. What would be the maximum depth of excavation or dredging? _____ <u>TBD</u> feet	
viii. Will the excavation require blasting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	
<u>Excavated rock will be reused to the greatest extent possible on site.</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>LaBella delineated the site in April 2022. LaBella delineated seven wetlands within the Study Area. In addition, seven streams, consisting of two perennial streams, and five intermittent streams, were delineated within the Study Area. The proposed project will not alter or encroach on any aquatic resources.</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ Approximately 35,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

The Project will use the site's 6 existing public water supply permitted wells to supply water for the project. Water for the river house is supplied by a private well.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: est. 30 gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: Approx. 29,080 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

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<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>No additional campsites are proposed.</small></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>Yes, for new mountain coaster, pools and electrical upgrades to camp facilities.</small></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ 1,900kW</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): The anticipated source/supplier of electricity for the project will be NYSEG.</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>l. Hours of operation. Answer all items which apply.</p> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM to 6 PM • Saturday: _____ 7 AM to 6 PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p><small>On-site river access from April 15th to Oct. 15th, 9am to 6pm, weather permitting. Campground operational from April to October. Campstore operates from April 15th-Oct. 30th, hours below.</small></p> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Sunday to Thursday _____ 8AM to 8PM • Friday _____ 8AM to 10PM • Saturday _____ 8AM to 10PM • Holidays: _____ TBD

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Ambient noise levels may temporarily increase during construction as a result of vehicle/ equipment use. Once the park is operational, ambient noise levels may increase on days where campground events result in increased vehicle and pedestrian traffic. Noise levels will meet Town Code requirements.</p> <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Some tree and brush removal will occur as a result of project construction activities. Project landscaping will help to mitigate potential noise impacts.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>The project will utilize dark sky fixtures compliant with Town Code requirements. Lighting fixtures will be positioned to direct light away from neighboring properties.</p> <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Some tree and brush removal will occur as a result of project construction activities. Project landscaping will help to mitigate potential lighting impacts.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p><u>Minor, temporary odors will be produced by individuals using campground sites for outdoor cooking.</u></p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>Chlorine (1,000 gallon AST), gasoline (500 gallon AST), and diesel (500 gallon AST)</u></p> <p>ii. Volume(s) <u>varies</u> per unit time <u>varies</u> (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p><small>Gasoline is filled 1/week during open season and every two weeks during off season; Diesel is filled 1/week during open season and not used during off season; Chlorine is filled monthly during open season and not during off season. Secondary containment is provided for all bulk storage tanks.</small></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p><u>Some pest control is required during campground operations. Pest control will be applied by licensed applicators using minimal levels of application.</u></p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 2,200 tons per _____ One time (unit of time) • Operation : _____ See Section 3.2.12 tons per _____ week (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>None</u> • Operation: <u>None</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>The exact disposal method will be determined by the contractor and will follow all applicable NYSDEC guidelines and standards governing waste disposal.</u> • Operation: <u>The project will use Waste Management solid waste disposal services. Waste Management will pick up trash once per week. The project will have one 4-yard dumpster, two 6-yard dumpsters, and twelve 8-yard dumpsters. The project will follow all NYSDEC regulations pertaining to solid waste management.</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☒ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
The existing Adventure Center building will be demolished. Hazardous materials were identified in the building's exterior paint (lead paint), chemical fire extinguishers, Fluorescent lamps (mercury), polychlorinated biphenyl (PCB) containing vessels, and appliances.

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
Remediation of all hazardous materials will be conducted by a licensed contractor, prior to demolition of the existing building.

iii. Specify amount to be handled or generated <1 (1x) tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
None

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☒ Yes ☐ No

If Yes: provide name and location of facility: _____
 Licensed facility _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)

☒ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): campground facility

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	15.9	22.8	+6.9
• Forested	167.4	153.1	-14.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	4.1	4.1	0
• Wetlands (freshwater or tidal)	2.3	2.3	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>lawn/landscaped area</u>	32.9	40.3	+7.4

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v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div> 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ +/- 3 feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 5 %	
c. Predominant soil type(s) present on project site:	
Arnot-Lordstown Complex, 0-15%	+/-20 %
Arnot-Lordstown Complex, 15-35%	+/-13 %
Arnot-Rock Outcrop Complex	+/-16 %
d. What is the average depth to the water table on the project site? Average: _____ +/-6 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 96 % of site <div style="margin-left: 100px;"><input checked="" type="checkbox"/> Moderately Well Drained: _____ 2 % of site</div> <div style="margin-left: 100px;"><input checked="" type="checkbox"/> Poorly Drained _____ 2 % of site</div>	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 45 % of site <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 10-15%: _____ 7 % of site</div> <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 15% or greater: _____ 48 % of site</div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____ <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div>	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>815-284, 815-298, Delaware River</u> Classification <u>B(T), A</u>	
• Lakes or Ponds: Name <u>None</u> Classification <u>None</u>	
• Wetlands: Name <u>Federal Wetlands (PEM, PSS, and PFO)</u> Approximate Size <u>2 acres</u>	
• Wetland No. (if regulated by DEC) <u>None</u>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div>	
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <div style="margin-left: 20px;">i. Name of aquifer: <u>Delaware River Streamflow Zone/New Jersey Coastal Plains Aquifer Sole Source Aquifer</u></div>	

The project includes construction in the 100-year floodplain. New structures will have lowest floor elevation at 2 FT above the established base flood elevation (BFE). Mechanical equipment will be located at least 2 FT above the BFE.

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">Typical rural wildlife species such as</td> <td style="border-bottom: 1px solid black; width: 33%;">squirrels, rabbits, raccoons, woodchucks,</td> <td style="border-bottom: 1px solid black; width: 33%;">chipmunks, rodents, deer, foxes,</td> </tr> <tr> <td style="border-bottom: 1px solid black;">songbirds, crows, raptors, frogs, snakes</td> <td style="border-bottom: 1px solid black;">black bears, and bobcats may be found</td> <td style="border-bottom: 1px solid black;">on the project site.</td> </tr> </table>	Typical rural wildlife species such as	squirrels, rabbits, raccoons, woodchucks,	chipmunks, rodents, deer, foxes,	songbirds, crows, raptors, frogs, snakes	black bears, and bobcats may be found	on the project site.	
Typical rural wildlife species such as	squirrels, rabbits, raccoons, woodchucks,	chipmunks, rodents, deer, foxes,					
songbirds, crows, raptors, frogs, snakes	black bears, and bobcats may be found	on the project site.					
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>The EAF Mapper lists floodplain forest. The results of the habitat survey will be provided once available.</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: NYS EAF Mapper, NYNHP, and field survey</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 1.6 acres • Following completion of project as proposed: _____ 1.6 acres • Gain or loss (indicate + or -): _____ 0 acres 							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>A Bald Eagle's nest (State-listed species), which is located 0.4 miles southwest of the project site. Federal-listed species which may be located at the project site include Northern Long-Eared Bat and Dwarf Wedgemussel. A habitat survey revealed no habitat for Dwarf Wedgemussel. Tree clearing is permitted under ESA Section 4(d) rule adopted for the Northern Long-Eared Bat at 50 CFR §17.40(o).</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>The campground adjoins the Delaware River. The section of river adjoining the campground will continue to be used for fishing activities.</p>							
<p>E.3. Designated Public Resources On or Near Project Site</p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? +/- 43 acres</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): USDA Web Soil Survey</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: <u>Hickcok Brook Multiple Use Area, Upper Delaware Scenic Byway, Upper Delaware River, and Minisink Battle Ground Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Scenic Hiking Area, State Scenic Byway, National Park, and Historic Site listed on the National Register of Historic Places</u> iii. Distance between project and resource: _____ +/- 0 to +/- 4 miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? The Upper Delaware River is a designated corridor in the National Wild and Scenic Rivers System. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Sun NG Kittatinny RV LLC Date 7/10/2020

Signature Caren LoBrutto, Agent for Applicant  Title Senior Planner, LaBella Associates

APPENDIX 1:
PRELIMINARY SITE PLAN
SUBMITTED SEPARATELY

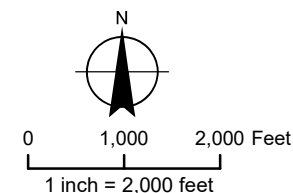
APPENDIX 2:

MAPS AND GRAPHICS



Camp Fimfo Catskills

Town of Highland
Sullivan County, New York



Legend

Study Area

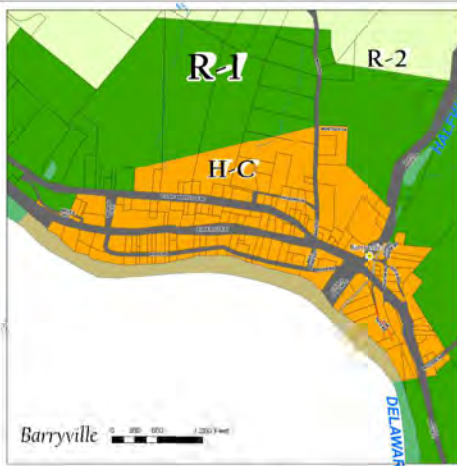
Sources:

1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: ESRI USA Topo Map (Updated: 2020) in reference to USGS Topographic Eldred Quadrangle (1967) and Shohola Quadrangle (1965).

USGS Site Location

FIGURE 2

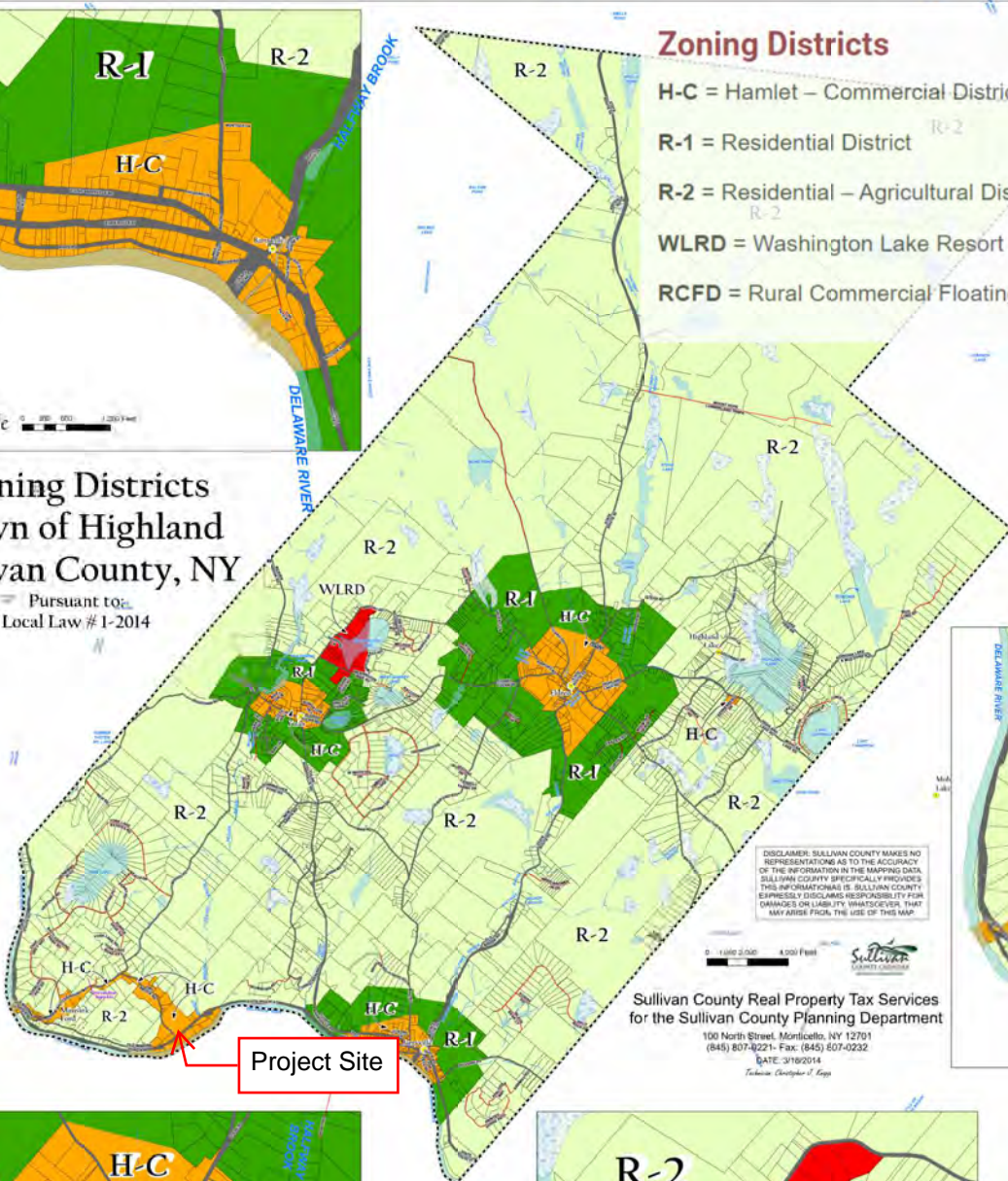
LaBella Project No: 2220488
Date: February 2022



Zoning Districts Town of Highland Sullivan County, NY Pursuant to: Local Law # 1-2014

Zoning Districts

- H-C = Hamlet – Commercial District
- R-1 = Residential District
- R-2 = Residential – Agricultural District
- WLRD = Washington Lake Resort District
- RCFD = Rural Commercial Floating District



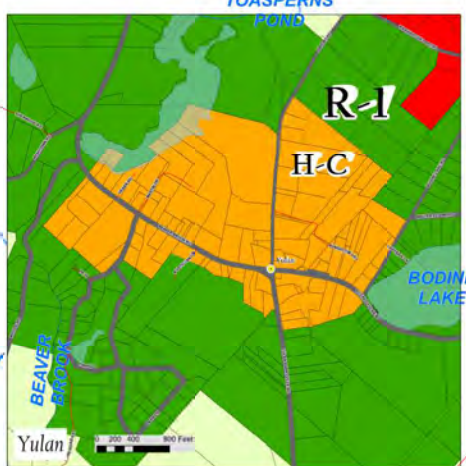
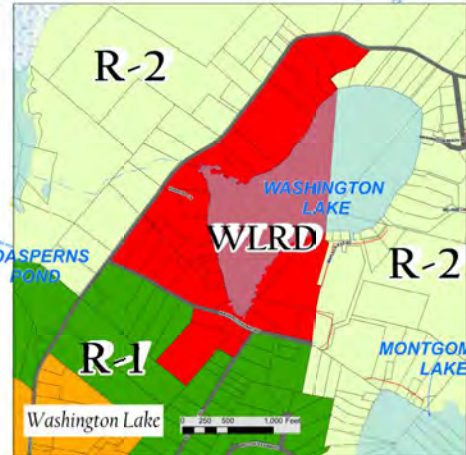
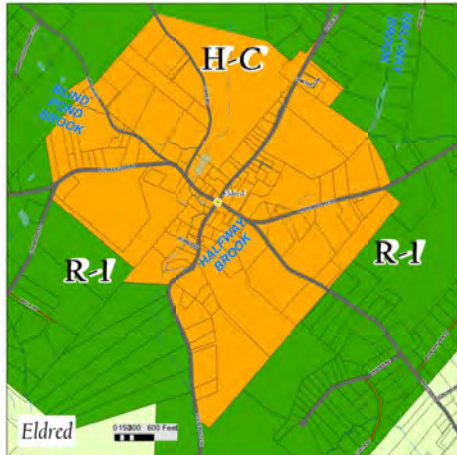
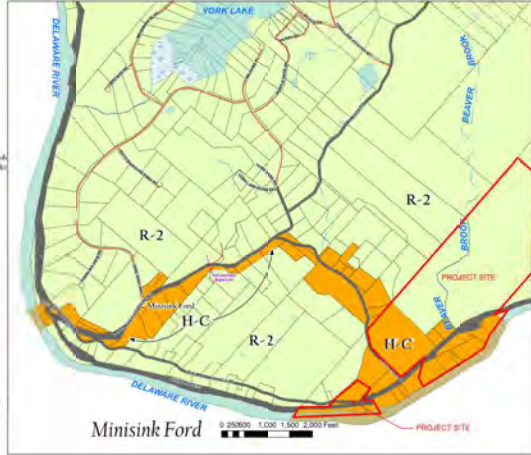
DISCLAIMER: SULLIVAN COUNTY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION IN THE MAPPING DATA. SULLIVAN COUNTY SPECIFICALLY PROVIDES THIS INFORMATION IN SULLIVAN COUNTY. EXPRESSLY DISCLAIMS RESPONSIBILITY FOR DAMAGES OR LIABILITY WHATSOEVER, THAT MAY ARISE FROM THE USE OF THIS MAP.

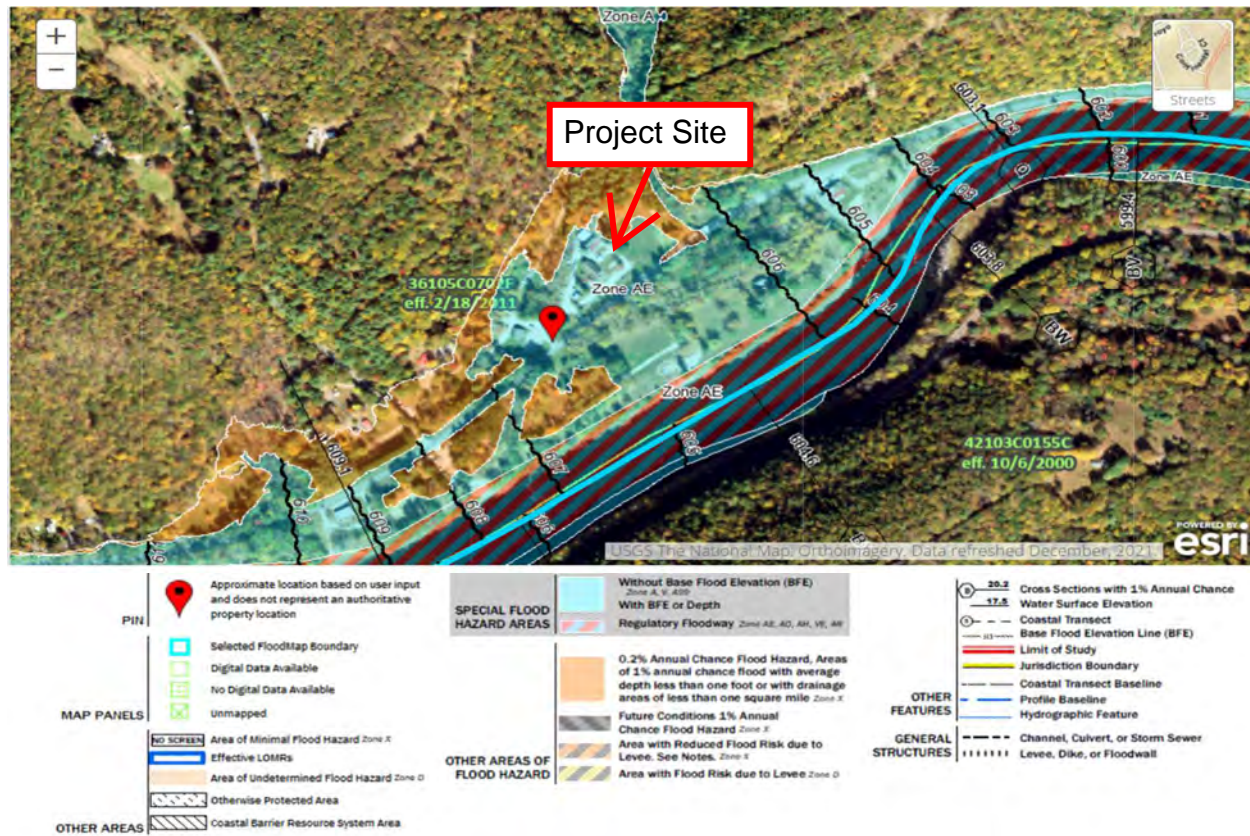
Sullivan County Real Property Tax Services
for the Sullivan County Planning Department
100 North Street, Monticello, NY 12701
(845) 807-8221 • Fax: (845) 807-0232
DATE: 3/18/2014
Technician: Christopher J. Rapp

Legend

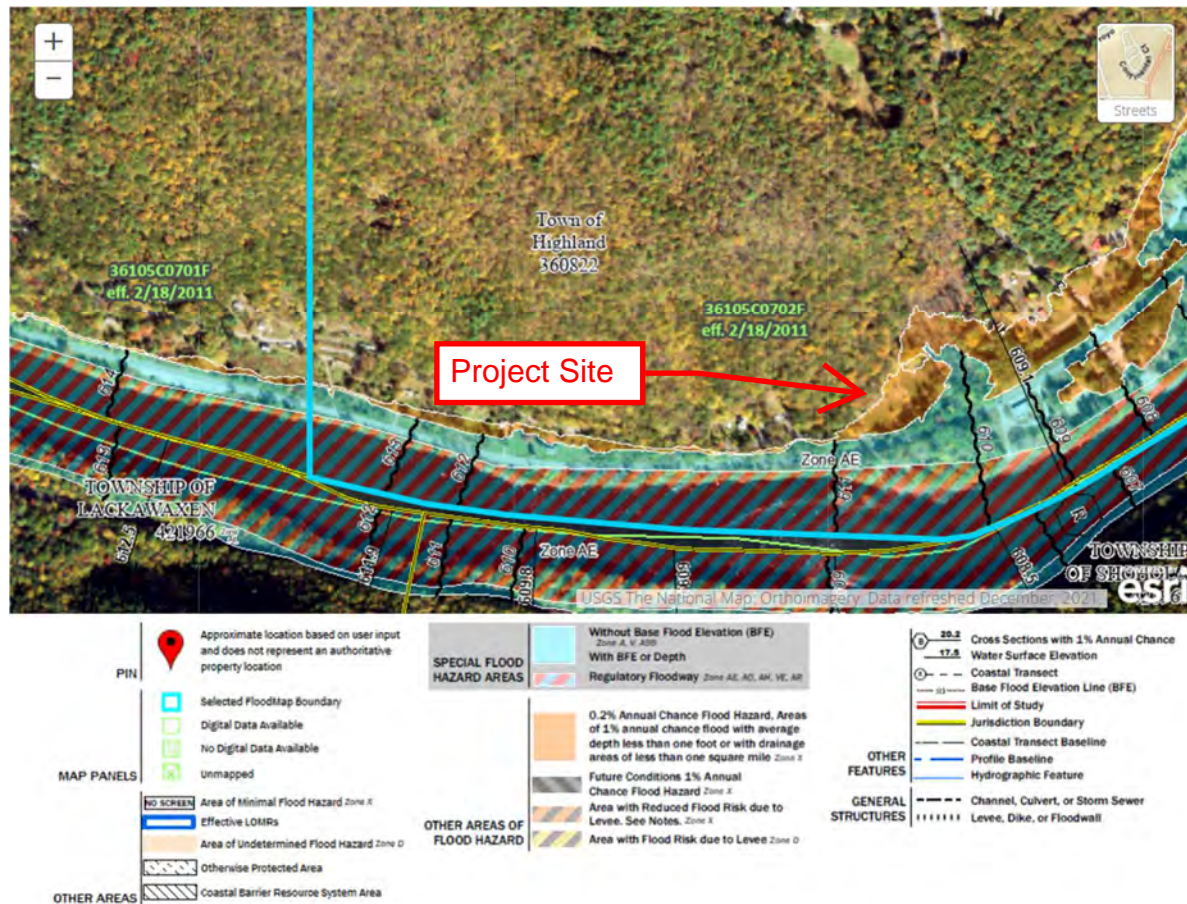
Hamlets	H-C
Private Roads	R-1
Streams	R-2
Roads	WLRD
Town	
NYSDEC Wetlands	
Hydro Features	
Tax Parcel	

Legend applies to the entire map





<p>NOT TO SCALE</p>	<p>Camp FIMFO Catskills</p> <p>3854 NY-97, Hamlet of Barryville, Town of Highland, Sullivan County, NY 12719</p> <p>Project No: 2220488</p> <p>FIGURE 4</p>	
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NOT TO SCALE



Camp FIMFO Catskills

3854 NY-97, Hamlet of Barryville, Town of Highland, Sullivan County, NY 12719

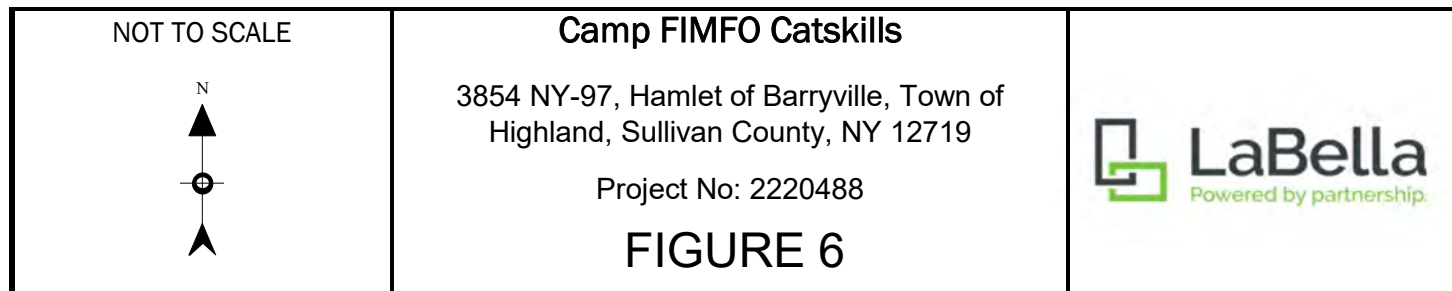
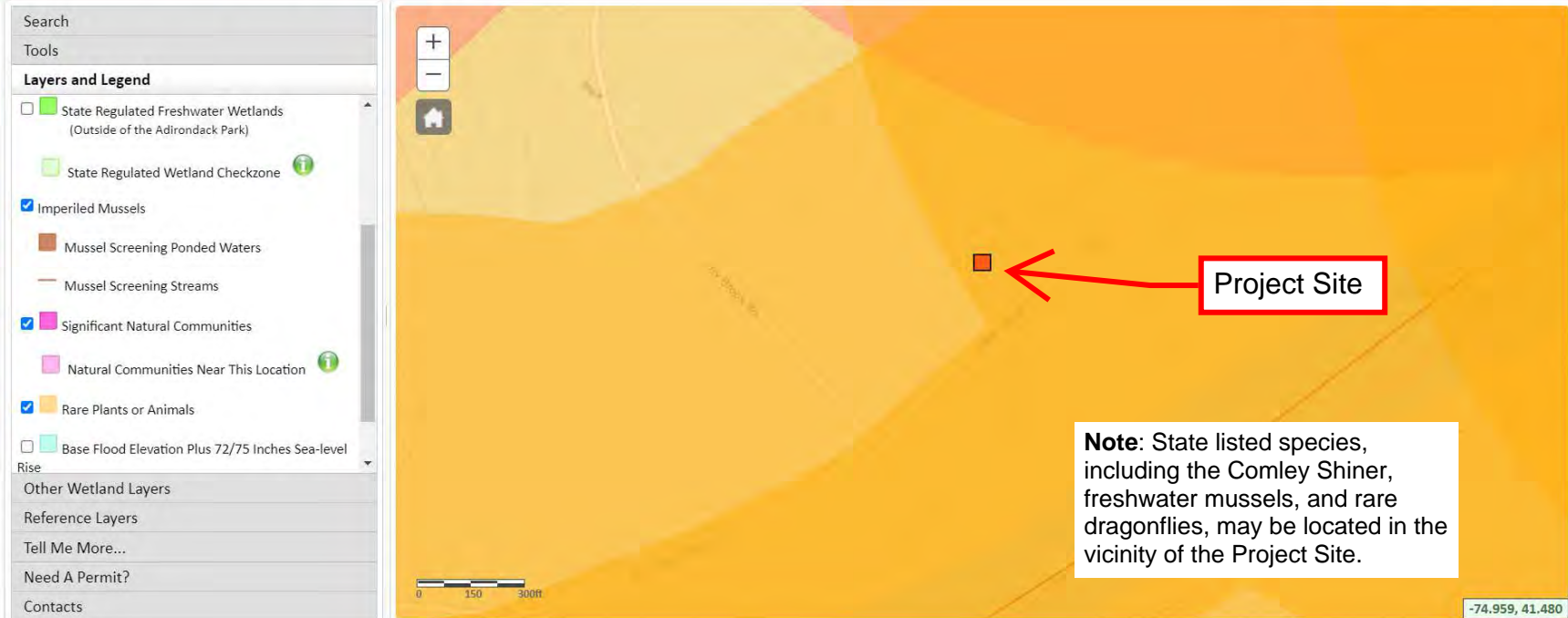
Project No: 2220488

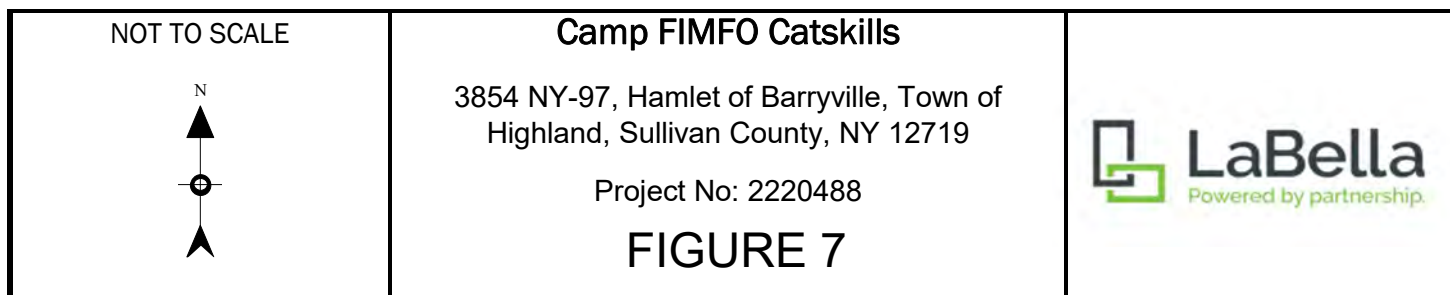
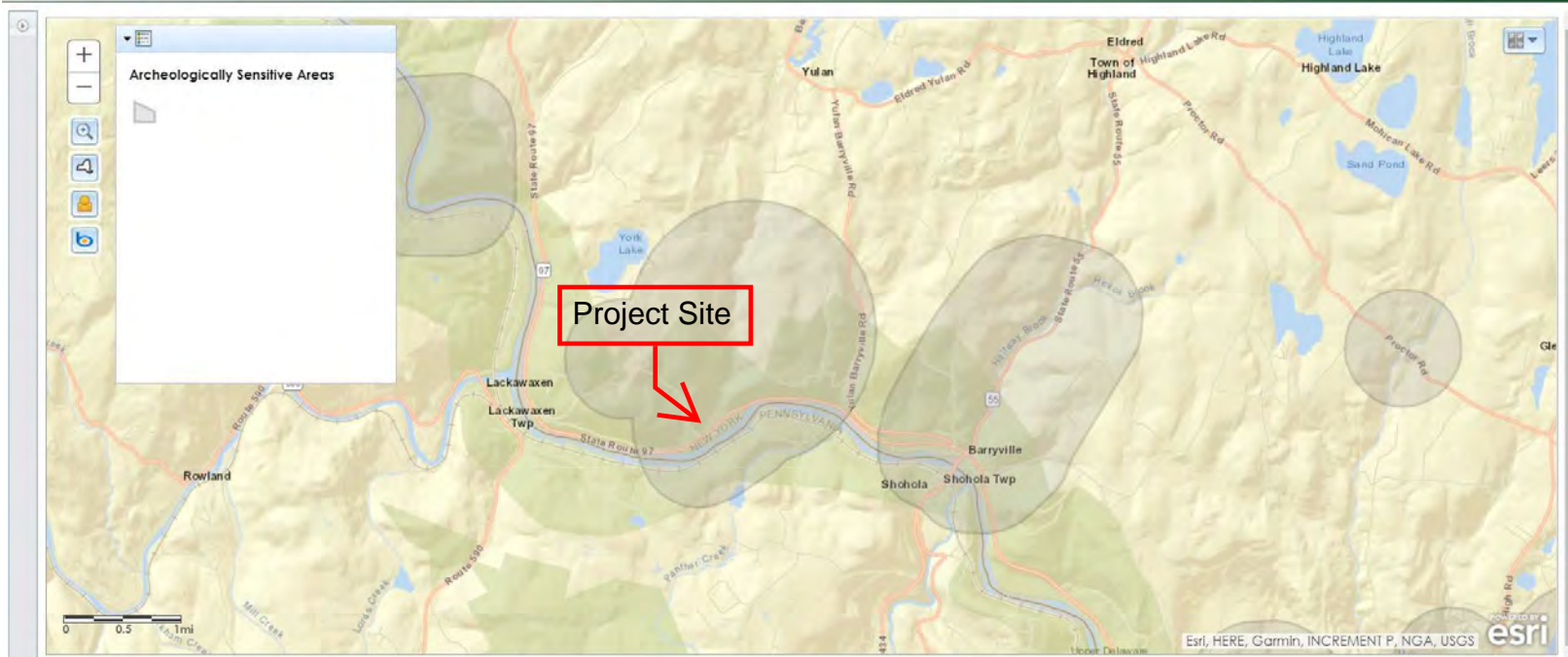
FIGURE 5



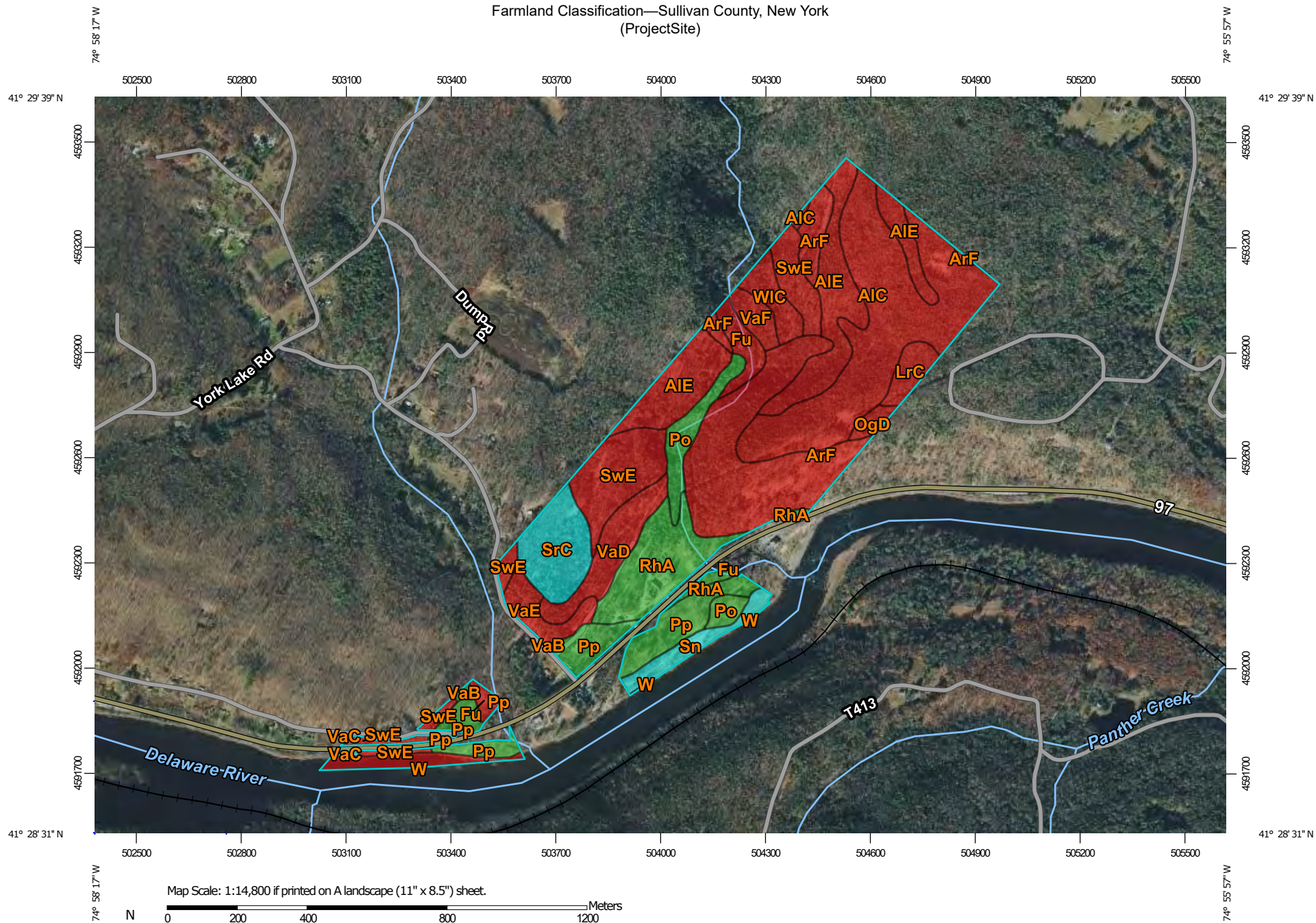
Environmental Resource Mapper

Base Map: Topographical [Using this map](#)





Farmland Classification—Sullivan County, New York (ProjectSite)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/13/2022
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AIC	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	Not prime farmland	47.4	20.2%
AIE	Arnot-Lordstown complex, 15 to 35 percent slopes, very rocky	Not prime farmland	29.3	12.5%
ArF	Arnot-Rock outcrop complex, 35 to 70 percent slopes	Not prime farmland	37.8	16.1%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	Not prime farmland	5.4	2.3%
LrC	Lordstown-Arnot complex, 8 to 15 percent slopes, very stony	Not prime farmland	3.7	1.6%
OgD	Oquaga-Arnot complex, 15 to 25 percent slopes	Not prime farmland	1.7	0.7%
Po	Pope silt loam, occasionally flooded	All areas are prime farmland	8.1	3.4%
Pp	Pope very fine sandy loam, rarely flooded	All areas are prime farmland	17.8	7.6%
RhA	Riverhead sandy loam, 0 to 3 percent slopes	All areas are prime farmland	16.7	7.1%
Sn	Suncook fine sandy loam	Farmland of statewide importance	5.0	2.1%
SrC	Swartwood gravelly loam, 8 to 15 percent slopes, stony	Farmland of statewide importance	11.8	5.0%
SwE	Swartwood and Lackawanna soils, steep, extremely stony	Not prime farmland	22.2	9.4%
VaB	Valois gravelly sandy loam, 3 to 8 percent slopes	All areas are prime farmland	0.3	0.1%
VaC	Valois gravelly sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	0.3	0.1%
VaD	Valois gravelly sandy loam, 15 to 25 percent slopes	Not prime farmland	9.6	4.1%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
VaE	Valois gravelly sandy loam, 25 to 35 percent slopes	Not prime farmland	5.4	2.3%
VaF	Valois gravelly sandy loam, 35 to 50 percent slopes	Not prime farmland	3.3	1.4%
W	Water	Not prime farmland	4.4	1.9%
WIC	Wellsboro and Wurtsboro soils, strongly sloping, extremely stony	Not prime farmland	4.7	2.0%
Totals for Area of Interest			234.9	100.0%

Description

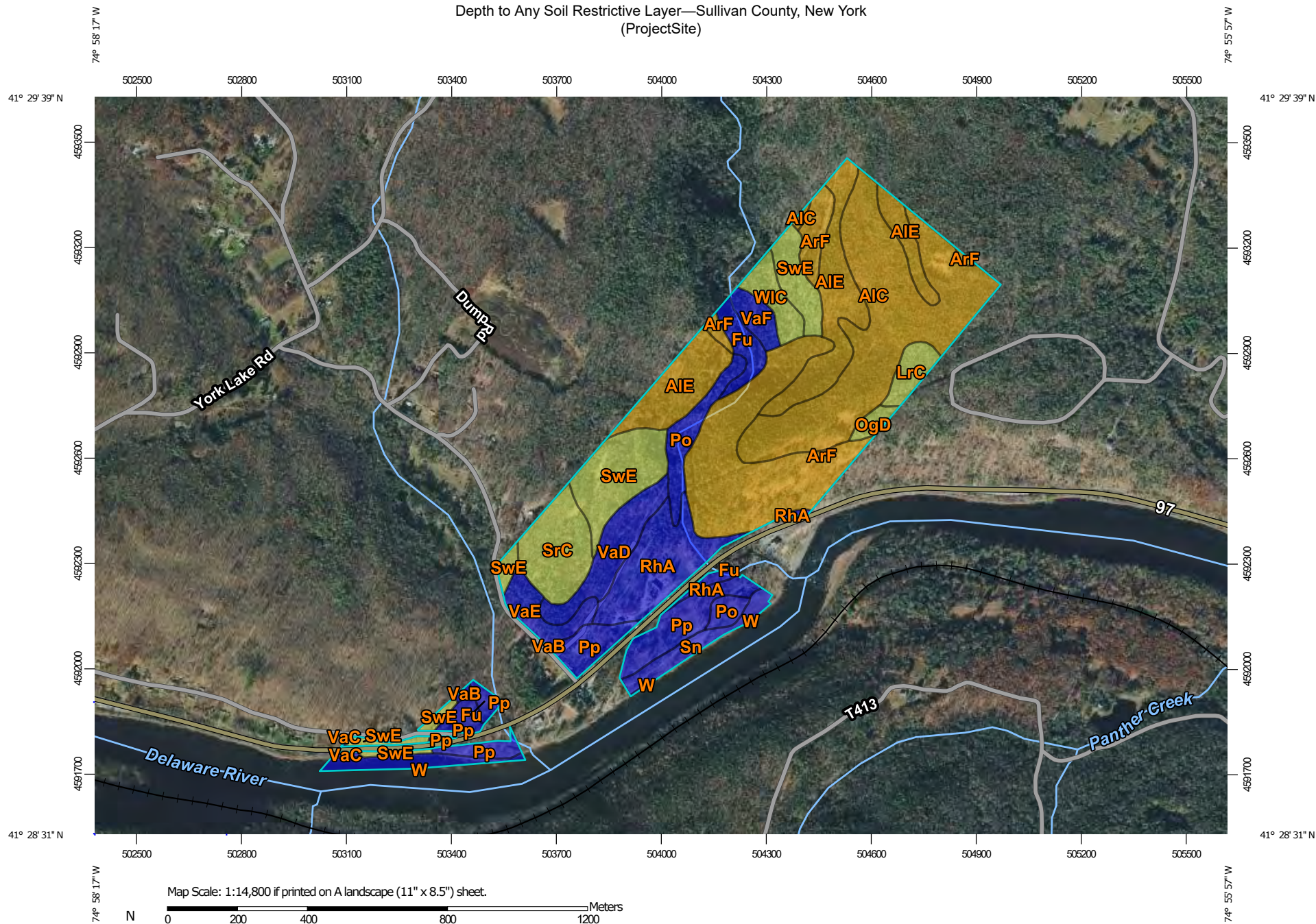
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Depth to Any Soil Restrictive Layer—Sullivan County, New York (ProjectSite)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/13/2022
Page 1 of 4

Depth to Any Soil Restrictive Layer

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
AIC	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	43	47.4	20.2%
AIE	Arnot-Lordstown complex, 15 to 35 percent slopes, very rocky	43	29.3	12.5%
ArF	Arnot-Rock outcrop complex, 35 to 70 percent slopes	43	37.8	16.1%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	>200	5.4	2.3%
LrC	Lordstown-Arnot complex, 8 to 15 percent slopes, very stony	71	3.7	1.6%
OgD	Oquaga-Arnot complex, 15 to 25 percent slopes	76	1.7	0.7%
Po	Pope silt loam, occasionally flooded	>200	8.1	3.4%
Pp	Pope very fine sandy loam, rarely flooded	>200	17.8	7.6%
RhA	Riverhead sandy loam, 0 to 3 percent slopes	>200	16.7	7.1%
Sn	Suncook fine sandy loam	>200	5.0	2.1%
SrC	Swartswood gravelly loam, 8 to 15 percent slopes, stony	66	11.8	5.0%
SwE	Swartswood and Lackawanna soils, steep, extremely stony	66	22.2	9.4%
VaB	Valois gravelly sandy loam, 3 to 8 percent slopes	>200	0.3	0.1%
VaC	Valois gravelly sandy loam, 8 to 15 percent slopes	>200	0.3	0.1%
VaD	Valois gravelly sandy loam, 15 to 25 percent slopes	>200	9.6	4.1%

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
VaE	Valois gravelly sandy loam, 25 to 35 percent slopes	>200	5.4	2.3%
VaF	Valois gravelly sandy loam, 35 to 50 percent slopes	>200	3.3	1.4%
W	Water	>200	4.4	1.9%
WIC	Wellsboro and Wurtsboro soils, strongly sloping, extremely stony	58	4.7	2.0%
Totals for Area of Interest			234.9	100.0%

Description

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

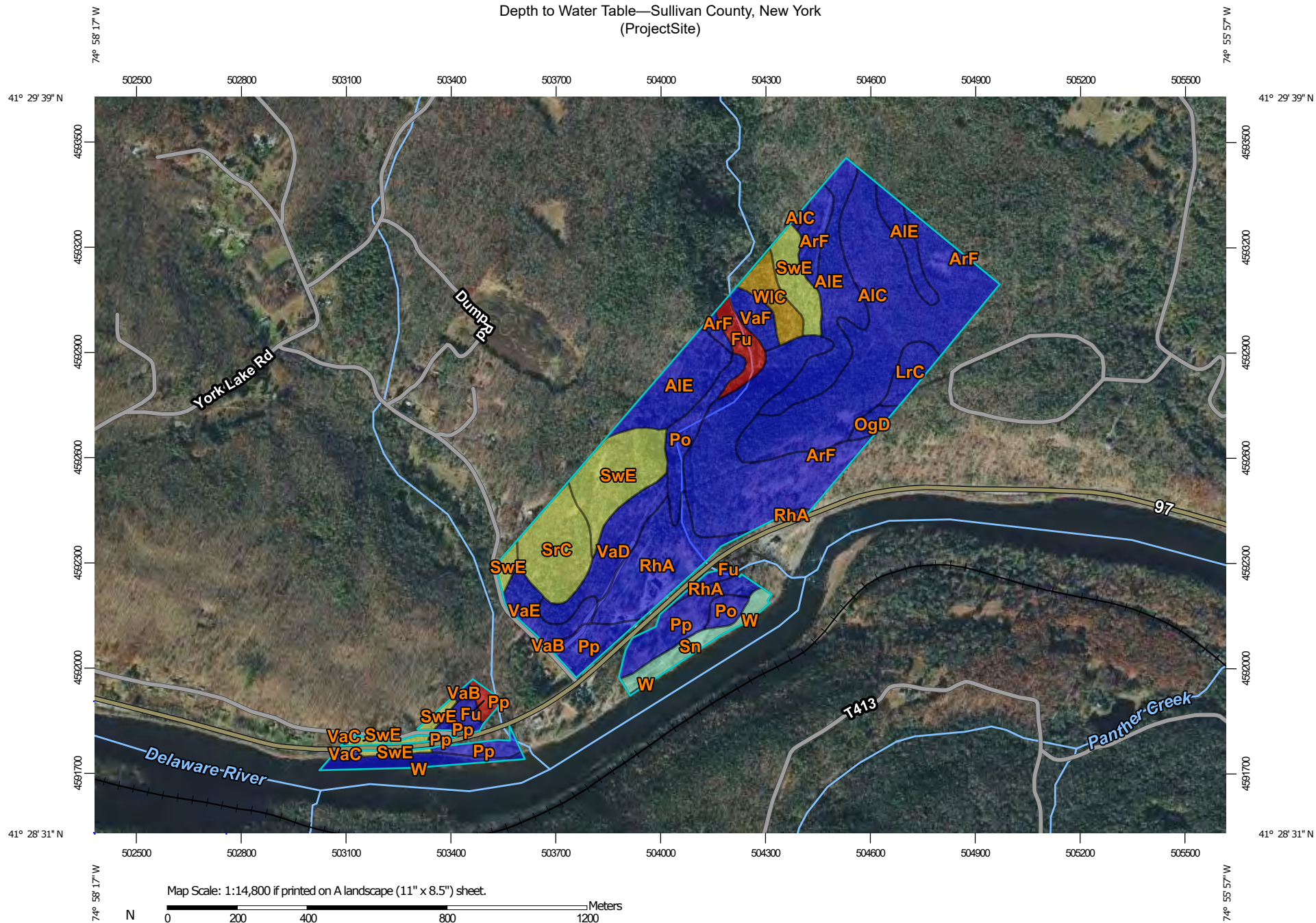
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Depth to Water Table—Sullivan County, New York (ProjectSite)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
AIC	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	>200	47.4	20.2%
AIE	Arnot-Lordstown complex, 15 to 35 percent slopes, very rocky	>200	29.3	12.5%
ArF	Arnot-Rock outcrop complex, 35 to 70 percent slopes	>200	37.8	16.1%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	0	5.4	2.3%
LrC	Lordstown-Arnot complex, 8 to 15 percent slopes, very stony	>200	3.7	1.6%
OgD	Oquaga-Arnot complex, 15 to 25 percent slopes	>200	1.7	0.7%
Po	Pope silt loam, occasionally flooded	>200	8.1	3.4%
Pp	Pope very fine sandy loam, rarely flooded	>200	17.8	7.6%
RhA	Riverhead sandy loam, 0 to 3 percent slopes	>200	16.7	7.1%
Sn	Suncook fine sandy loam	137	5.0	2.1%
SrC	Swartswood gravelly loam, 8 to 15 percent slopes, stony	56	11.8	5.0%
SwE	Swartswood and Lackawanna soils, steep, extremely stony	56	22.2	9.4%
VaB	Valois gravelly sandy loam, 3 to 8 percent slopes	>200	0.3	0.1%
VaC	Valois gravelly sandy loam, 8 to 15 percent slopes	>200	0.3	0.1%
VaD	Valois gravelly sandy loam, 15 to 25 percent slopes	>200	9.6	4.1%

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
VaE	Valois gravelly sandy loam, 25 to 35 percent slopes	>200	5.4	2.3%
VaF	Valois gravelly sandy loam, 35 to 50 percent slopes	>200	3.3	1.4%
W	Water	>200	4.4	1.9%
WIC	Wellsboro and Wurtsboro soils, strongly sloping, extremely stony	48	4.7	2.0%
Totals for Area of Interest			234.9	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

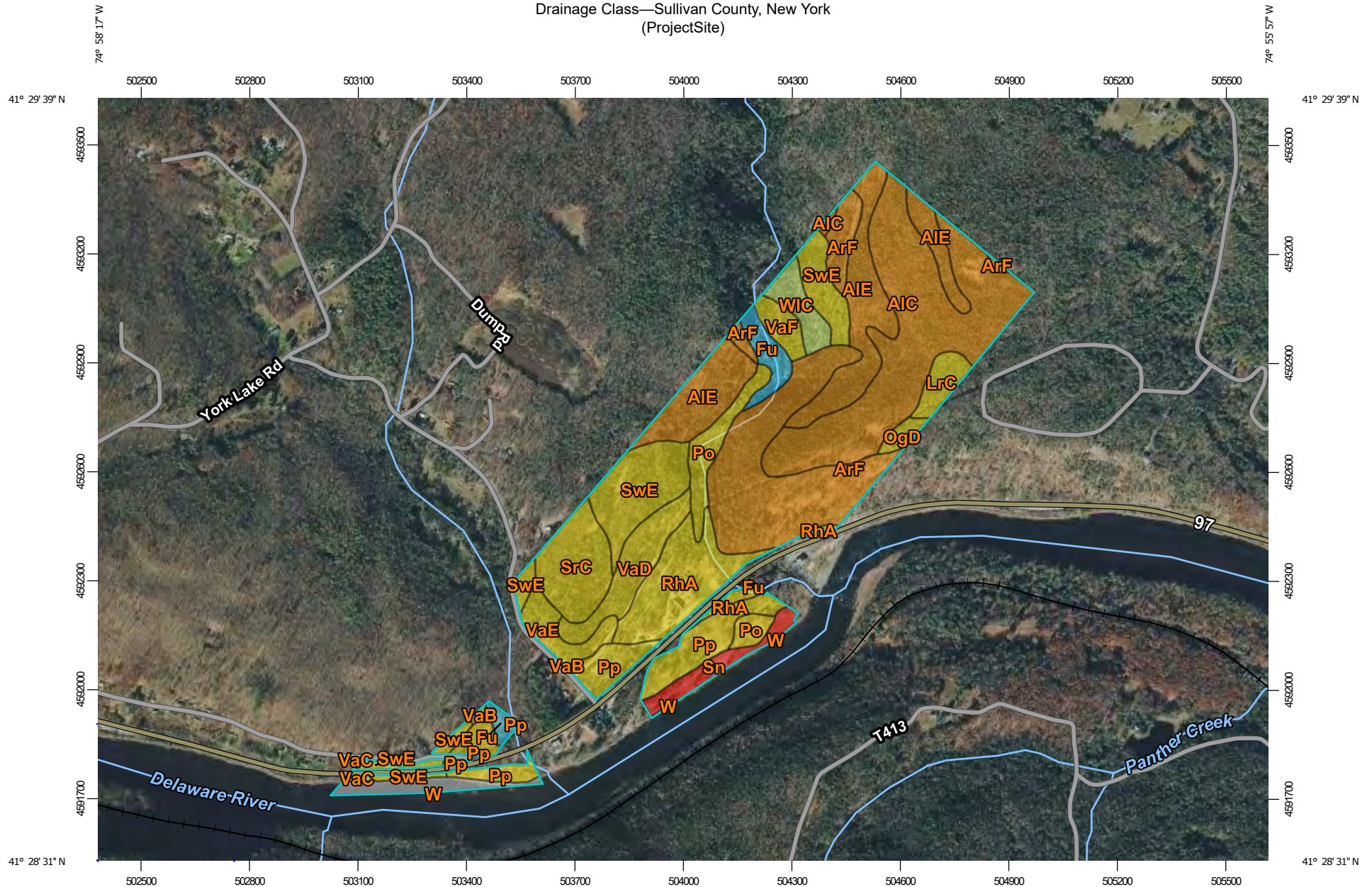
Tie-break Rule: Lower

Interpret Nulls as Zero: No

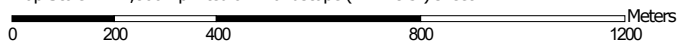
Beginning Month: January

Ending Month: December

Drainage Class—Sullivan County, New York
(ProjectSite)



Map Scale: 1:14,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AIC	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	Somewhat excessively drained	47.4	20.2%
AIE	Arnot-Lordstown complex, 15 to 35 percent slopes, very rocky	Somewhat excessively drained	29.3	12.5%
ArF	Arnot-Rock outcrop complex, 35 to 70 percent slopes	Somewhat excessively drained	37.8	16.1%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	Poorly drained	5.4	2.3%
LrC	Lordstown-Arnot complex, 8 to 15 percent slopes, very stony	Well drained	3.7	1.6%
OgD	Oquaga-Arnot complex, 15 to 25 percent slopes	Well drained	1.7	0.7%
Po	Pope silt loam, occasionally flooded	Well drained	8.1	3.4%
Pp	Pope very fine sandy loam, rarely flooded	Well drained	17.8	7.6%
RhA	Riverhead sandy loam, 0 to 3 percent slopes	Well drained	16.7	7.1%
Sn	Suncook fine sandy loam	Excessively drained	5.0	2.1%
SrC	Swartswood gravelly loam, 8 to 15 percent slopes, stony	Well drained	11.8	5.0%
SwE	Swartswood and Lackawanna soils, steep, extremely stony	Well drained	22.2	9.4%
VaB	Valois gravelly sandy loam, 3 to 8 percent slopes	Well drained	0.3	0.1%
VaC	Valois gravelly sandy loam, 8 to 15 percent slopes	Well drained	0.3	0.1%
VaD	Valois gravelly sandy loam, 15 to 25 percent slopes	Well drained	9.6	4.1%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
VaE	Valois gravelly sandy loam, 25 to 35 percent slopes	Well drained	5.4	2.3%
VaF	Valois gravelly sandy loam, 35 to 50 percent slopes	Well drained	3.3	1.4%
W	Water		4.4	1.9%
WIC	Wellsboro and Wurtsboro soils, strongly sloping, extremely stony	Moderately well drained	4.7	2.0%
Totals for Area of Interest			234.9	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

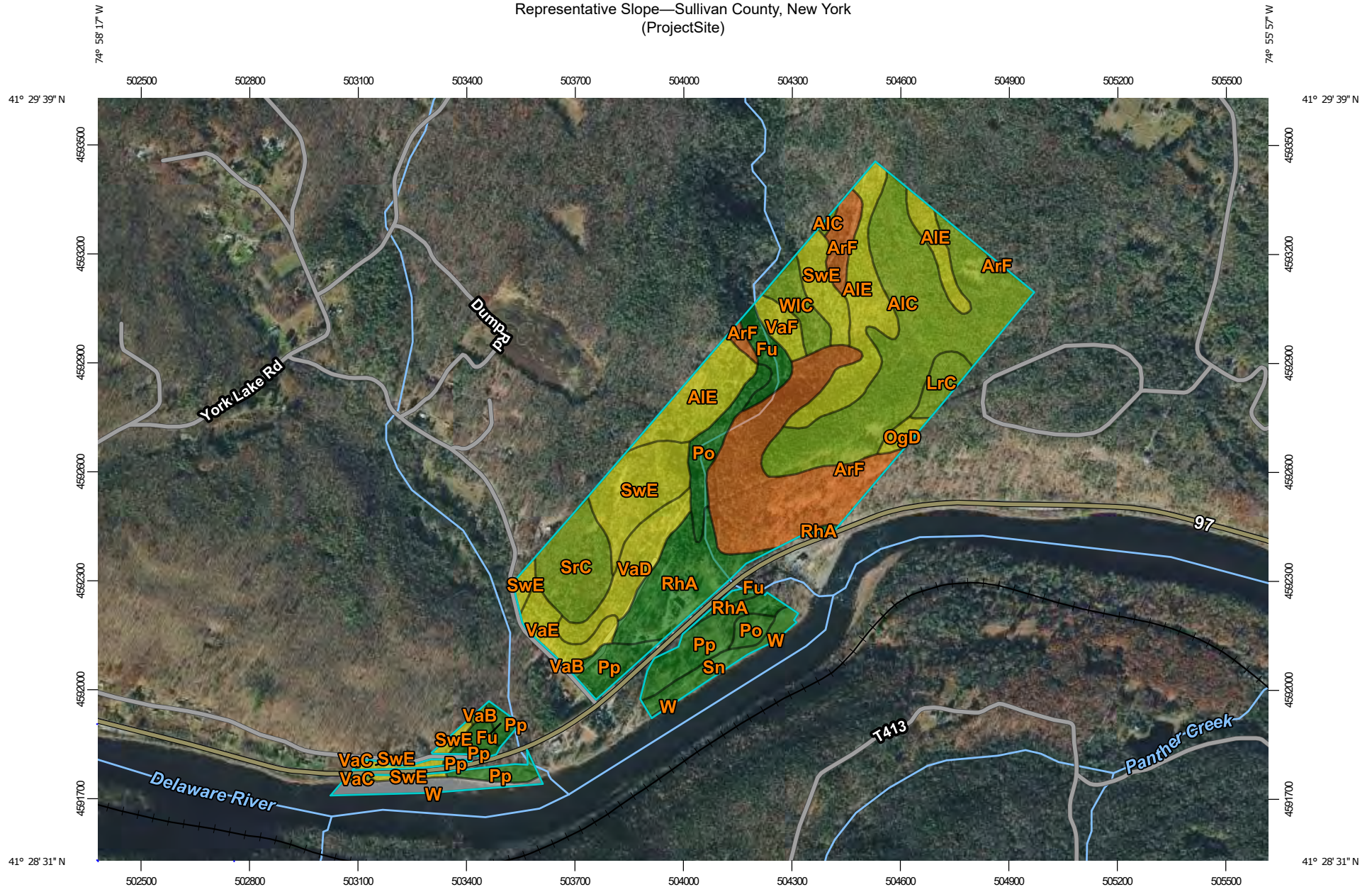
Rating Options

Aggregation Method: Dominant Condition

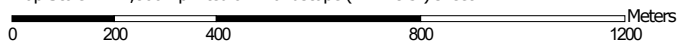
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Representative Slope—Sullivan County, New York
(ProjectSite)



Map Scale: 1:14,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Representative Slope

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
AIC	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	8.0	47.4	20.2%
AIE	Arnot-Lordstown complex, 15 to 35 percent slopes, very rocky	25.0	29.3	12.5%
ArF	Arnot-Rock outcrop complex, 35 to 70 percent slopes	53.0	37.8	16.1%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	1.0	5.4	2.3%
LrC	Lordstown-Arnot complex, 8 to 15 percent slopes, very stony	12.0	3.7	1.6%
OgD	Oquaga-Arnot complex, 15 to 25 percent slopes	20.0	1.7	0.7%
Po	Pope silt loam, occasionally flooded	1.0	8.1	3.4%
Pp	Pope very fine sandy loam, rarely flooded	1.0	17.8	7.6%
RhA	Riverhead sandy loam, 0 to 3 percent slopes	1.0	16.7	7.1%
Sn	Suncook fine sandy loam	1.0	5.0	2.1%
SrC	Swartswood gravelly loam, 8 to 15 percent slopes, stony	12.0	11.8	5.0%
SwE	Swartswood and Lackawanna soils, steep, extremely stony	26.0	22.2	9.4%
VaB	Valois gravelly sandy loam, 3 to 8 percent slopes	6.0	0.3	0.1%
VaC	Valois gravelly sandy loam, 8 to 15 percent slopes	12.0	0.3	0.1%
VaD	Valois gravelly sandy loam, 15 to 25 percent slopes	20.0	9.6	4.1%

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
VaE	Valois gravelly sandy loam, 25 to 35 percent slopes	30.0	5.4	2.3%
VaF	Valois gravelly sandy loam, 35 to 50 percent slopes	43.0	3.3	1.4%
W	Water		4.4	1.9%
WIC	Wellsboro and Wurtsboro soils, strongly sloping, extremely stony	8.0	4.7	2.0%
Totals for Area of Interest			234.9	100.0%

Description

Slope gradient is the difference in elevation between two points, expressed as a percentage of the distance between those points.

The slope gradient is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

APPENDIX 3:

USFW IPAC REPORT



United States Department of the Interior



FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office

3817 Luker Road

Cortland, NY 13045-9385

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

In Reply Refer To:

February 14, 2022

Project Code: 2022-0007411

Project Name: Northgate - Camp Fimfo

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office

3817 Luker Road

Cortland, NY 13045-9385

(607) 753-9334

Project Summary

Project Code: 2022-0007411

Event Code: None

Project Name: Northgate - Camp Fimfo

Project Type: Commercial Development

Project Description: Proposed camping facility.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.48493725,-74.9503286178456,14z>



Counties: Sullivan County, New York

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Clams

NAME	STATUS
Dwarf Wedgemussel <i>Alasmodonta heterodon</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/784	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

IPaC User Contact Information

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APPENDIX 4:
ENVIRONMENTAL
ASSESSMENT FORM
SUMMARY

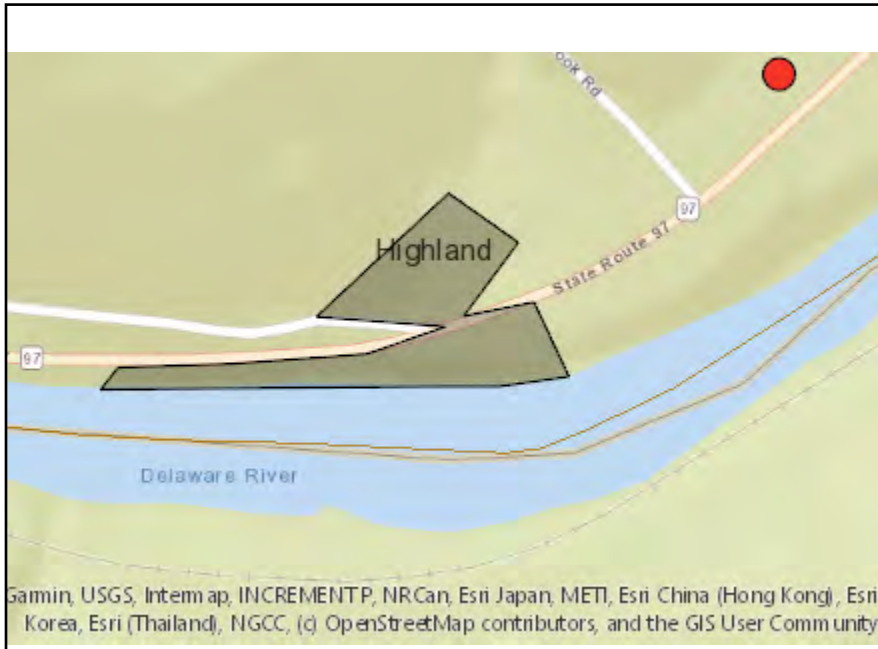


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Delaware
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	815-284
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Floodplain Forest
E.2.n.i [Natural Communities - Acres]	5.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Delaware River



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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Delaware
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	815-298
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Delaware River