



BELLEAYRE MOUNTAIN SKI CENTER

2024 AMENDMENT

TO THE

2015 BELLEAYRE MOUNTAIN SKI CENTER

UNIT MANAGEMENT PLAN

FINAL (Record Copy)

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

181 Galli Curci Road

PO Box 313

Highmount, NY 12441

MAY 2024

BELLEAYRE MOUNTAIN SKI CENTER

2024 AMENDMENT

TO THE

2015 BELLEAYRE MOUNTAIN SKI CENTER UNIT MANAGEMENT PLAN

Prepared by:

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In Cooperation With:

The NYS Department of Environmental Conservation

Private Consultants:

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Contact: Kevin J. Franke

Approved and Adopted: May 2, 2024

OFFICE OF THE COMMISSIONER

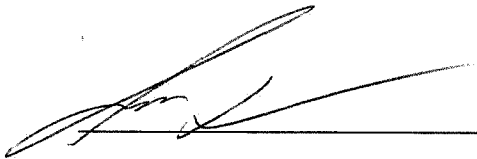
New York State Department of Environmental Conservation
625 Broadway, 14th Floor, Albany, New York 12233-1010
P: (518) 402-8545 | F: (518) 402-8541
www.dec.ny.gov

MEMORANDUM

TO: The Record
FROM: Sean Mahar
SUBJECT: Belleayre Ski Center Unit Management Plan Amendment

The Unit Management Plan amendment for the Belleayre Ski Center has been completed.

The amendment is consistent with Environmental Conservation Law, and Department Rules, Regulations and Policies and is hereby approved and adopted.



Sean Mahar
Interim Commissioner
New York State Department of Environmental Conservation

Date: 5-2-24

2024 AMENDMENT TO THE 2015 BELLEAYRE MOUNTAIN SKI CENTER UNIT MANAGEMENT PLAN - DISCOVERY LODGE EXPANSION

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1.0 Introduction

The Belleayre Mountain Ski Center ("Belleayre", or "Ski Center") is a State-owned and operated recreation facility in the Catskill Park on Forest Preserve lands in the Town of Shandaken, Ulster County, New York. The underlying management responsibility for Belleayre belongs to the New York State Department of Environmental Conservation ("DEC" or "Department"), however, the day-to-day management of the facility is undertaken by the Olympic Regional Development Authority ("ORDA").

A Unit Management Plan (UMP) for Belleayre was adopted in 2015. The UMP proposed and authorized numerous changes to modernize and expand the Ski Center as well as address future needs. These changes were generally categorized as:

1. Replacement of old and outdated equipment with more modern and energy efficient equipment.
2. Renovation of infrastructure, lodging, and amenities.
3. Improvement of ski trails and lift systems to enhance the skiing experience.

Previous UMP Amendments

2020 Amendment

An amendment to the 2015 UMP for Belleayre was adopted in 2020. The primary focus of the 2020 Amendment was to improve energy efficiency and reduce energy demands (and related costs). To achieve this, it was determined that the water pumping and air compression systems would be co-located within the same structure. Rather than utilizing the original site location for the air compression system identified in the 2015 UMP, Ski Center management proposed a more centralized and co-located facility closer to the electrical service and situated approximately 700 feet east of the original location (see Figures A & B from the 2020 Amendment).

2023 Amendment

In June of 2023, a Unit Management Plan Amendment (UMPA) was approved. That UMPA proposed and authorized a wide variety of actions to modernize and expand Ski Center infrastructure, as well as address future needs. Approved actions included modifications to alpine and Nordic ski trails, the development of hiking and mountain biking trails, installation of electric vehicle charging infrastructure, the expansion of both the Administration Building and the Longhouse Lodge, a replacement and realignment of Lift 7 with a skier bridge, a new beginner area with conveyor lift, a pre-fabricated restroom building, a parking lot staircase connector, and the relocation of a previously approved snowmaking reservoir. Construction for the replacement and realignment of Lift 7 along with a skier bridge, the prefabricated restroom building, and one alpine trail modification were completed in 2023. This UMPA can be found at the following link: https://www.dec.ny.gov/docs/lands_forests_pdf/belleayreamend2pt1.pdf.

2.0 New Management Proposals

Since implementation of the 2023 UMPA, an expansion of the Discovery Lodge (the lodge) at Belleayre became necessary to meet increased recreational needs and demand. See Figure 1, Site Location Map.

Several circumstances have contributed to this. The ongoing investment that the State of New York has made in snowmaking upgrades, and the resultant betterment of the snow surface and patron experience has driven a significant increase in year-over-year visitation during the ski season. Additionally, more day use patrons from the nearby metropolitan areas are seeking a winter experience closer to home and are visiting Belleayre. On peak visitation days, typically surrounding holidays, occupancy may exceed postings, which is a concern that an expansion to the lodge will address. More space for the fitting, storage, and maintenance of rental ski equipment is needed as the demand for rental ski equipment has grown significantly more than originally projected. To accommodate the revised building layout, additional circulation space is also needed. These factors have caused the Olympic Authority to plan more substantial Discovery Lodge building space relating to ski rental equipment, dining, and seating.

An expansion of the Discovery Lodge was approved in the 2015 UMP from which the following language is excerpted:

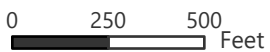
The existing Discovery Lodge is 23,100 square feet in size and the proposed expansion will increase its square footage to 51,800 square feet. The expansion will include: increased seating areas, a larger kitchen, a larger public locker area, an expanded ski patrol area, an expanded central administration area, an expanded central rental/repair shop, an expanded outside ticket sales area, an expanded retail sales area, a larger day care area, additional restrooms and improved accessibility.



Discovery Lodge



1 inch = 500 feet



Fall 2023 Amendment to the 2015 Belleayre Mountain Ski Center Unit Management Plan

181 Galli Curci Rd, Highmount, NY 12410

Title

Figure 1: Site Location Map



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Project 2023080

Date 10/12/2023

The expansion and renovation in 2019 resulted in a gross square footage of 42,948 square feet (sf). A single-story fabric building was placed adjacent to the existing lodge to serve as a place for ski and snowboard equipment rentals. The currently planned expansion brings the rental facility into the building structure and increases the lodge to approximately 67,000 sf. Because the expansion proposed currently exceeds the square footage previously approved for the lodge in the 2015 UMP by approximately 15,000 square feet, an amendment to the UMP for Belleayre Mountain is necessary.

The primary goal for the Belleayre Discovery Lodge expansion project is to expand the facility size to accommodate the growing number of Belleayre Mountain guests and to provide an increase in space that is in line with a modern, bright, and inviting ski resort experience. Key design solutions included to meet the demands of the current and future guests include:

- A new main entrance on the west side of the lodge that is more visible from lower mountain parking lots and the bus drop off loop,
- Larger and more efficient equipment rental and return areas and equipment tuning areas,
- A new dining area, larger kitchen, and more efficient Discovery Marketplace layout, and
- Overall improved facility efficiency and maintainability (QPK Design Program Report, July 2023).

Figure 2, Discovery Lodge Expansion, shows the footprint of the proposed expanded lodge over an aerial photograph of current conditions. The Lodge will be expanded primarily to the north and the existing fabric building structure, used for equipment rentals, will be replaced by a conventionally framed structure on portions of the same foundation with modifications to the existing foundation system as required.

More specifically, expansion of the Discovery Lodge is proposed to include the following:

- New designated delivery receiving area which will eliminate vehicular and pedestrian circulation conflicts,
- New basement area for increased storage space,
- Lower-level expansion for improved entry, ticketing, and rental processes,
- Larger equipment rental and return areas,
- New ski tuning shop,
- Increased vertical circulation efficiency between floors (stairs & ramps),
- Expansion of the dining area,
- Improved locker areas, restrooms, and storage rooms,
- Updated kitchen, receiving area, and storage,
- Major update to Discovery Marketplace for a more efficient and enjoyable dining experience, and
- Associated system improvements for mechanical, electrical, plumbing and fire protection.



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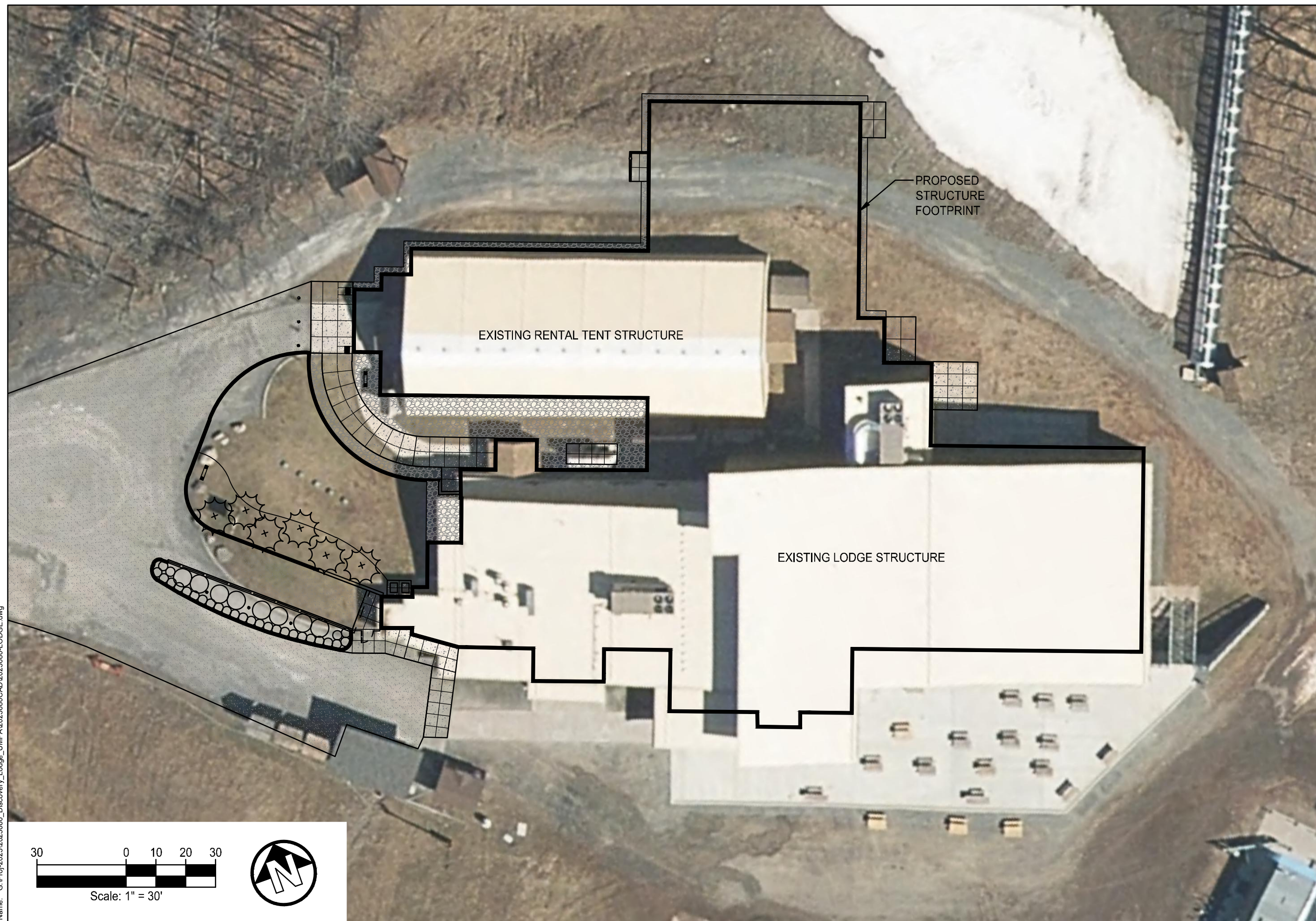
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EXISTING RENTAL TENT STRUCTURE

PROPOSED
STRUCTURE
FOOTPRINT

EXISTING LODGE STRUCTURE

Project Title:

Fall 2023 Amendment to the 2015 Belleayre Mountain Ski Center Unit Management Plan

181 Galli Curci Rd
Highmount, NY 12410

Project No: 2023080
Design:
Drawn: LRC Chk'd: KJF
Date: 10/12/23 Scale: 1" = 30'

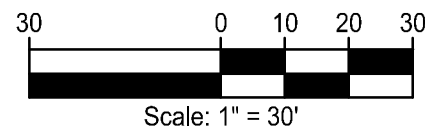
| Rev. | Description | Date |
|------|-------------|------|
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| | | |
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| | | |
| | | |

Drawing Title

Proposed
Discovery Lodge
Expansion

Drawing No.

Figure 2



Plotted By: LEAH R. CHARASH
Save Date: 10/11/2023 3:09 PM
File Name: G:\Proj-2023\2023080_Discovery_Lodge_UIMP\A\2023080CAD\2023080-LODGE.dwg

Figure 2 shows that the expansion is proposed for a currently active area of the Ski Center site. A portion of the expanded lodge will occupy an area that is now part of a service road. This portion of the road will be removed to accommodate the building addition. The remainder of this gravel service road will be retained, utilized, and maintained as needed. The northeast corner of the addition also extends slightly into the beginner area that is based out of the Discovery Learning Center in the lodge. Minor grading reconfigurations of the adjacent beginner area may be needed to accommodate the expanded Discovery Lodge. Tree cutting will not be required to facilitate this work and no steep slope development shall be impacted to accommodate the additional square footage. Existing stormwater infrastructure will be modified to account for the increase in impervious area resulting from the lodge expansion. Existing sanitary wastewater systems, including the existing septic tank, effluent pump, and piping, will be replaced and modified to account for the increase in flows resulting from the lodge expansion. The existing system is connected to the Pine Hill Wastewater Treatment Plant (WWTP). Replaced infrastructure will still connect to the Pine Hill WWTP. Excavated material will be repurposed on site. All proposed work is occurring within previously developed areas. The project has appropriate erosion and sediment control best management practices designed and incorporated into a Stormwater Pollution Prevention Plan (SWPPP) that will be reviewed and approved by the Watershed Inspector General (WIG), in consultation with the New York City Department of Environmental Protection (DEP) and DEC.

References

2015 Belleayre Mountain Ski Center UMP, [Belleayre Ski Center Unit Management Plan \(ny.gov\)](#)

2023 Belleayre Mountain Ski Center UMP Amendment, [2023 Amendment to the Belleayre Mtn. Unit Management Plan \(ny.gov\)](#)

QPK DESIGN Architecture Engineering Site & Planning. July 2023. Belleayre Discovery Lodge Expansion Program Report. BEL 22.006.002/222279.01 prepared for Olympic Regional Development Authority.

QPK DESIGN Architecture Engineering Site & Planning. August 2023. Belleayre Mountain Lodges Improvements 35% Submission. BEL 23.015 prepared for Olympic Regional Development Authority.

Appendix 1
Short Environmental Assessment Form

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|---|--|---|--|
| Name of Action or Project: Belleayre Mountain Ski Area 2024 Discovery Lodge Expansion | | | |
| Project Location (describe, and attach a location map): Discovery Lodge is located at the base of the ski area located at 181 Galli Curci Road (CR 49A), Shandaken, Ulster County | | | |
| Brief Description of Proposed Action: The NYS Olympic Regional Development Authority (ORDA) proposes to expand/renovate the existing 42,948 square foot (sf) Discovery Lodge to 63,502 sf to better serve visitors to Belleayre Mountain Ski Area. Key design solutions included to meet the demands of the current and future guests include: (1) A new main entrance on the west side of the lodge that is more visible from lower mountain parking lots and the bus drop off loop; (2) Larger and more efficient equipment rental and return areas and equipment tuning areas; (3) A new dining area, larger kitchen, and more efficient Discovery Marketplace layout; and (4) Overall improved facility efficiency and maintainability. In order to undertake this expansion/renovation of Discovery Lodge, ORDA must first amend the 2015 Unit Management Plan (UMP) for Belleayre Mountain Ski Center and that UMP Amendment must be approved by the NYS Department of Environmental Conservation. | | | |
| Name of Applicant or Sponsor: NYS Olympic Regional Development Authority (ORDA) | | Telephone: (518) 302-5314 E-Mail: elamy@orda.org | |
| Address: 37 Church Street | | | |
| City/PO: Lake Placid | | State: NY | Zip Code: 12946 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC Unit Management Plan Amendment Approval | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 1.9 acres | | | |
| b. Total acreage to be physically disturbed? _____ 1.2 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2,178 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Recreational <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|---|--------------------------|--------------------------|-------------------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | <input checked="" type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | <input checked="" type="checkbox"/> |
| | | | <input checked="" type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | <input checked="" type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | <input checked="" type="checkbox"/> |
| 12. a. 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? b. 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? | NO | YES | <input checked="" type="checkbox"/> |
| | | | <input checked="" type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | <input checked="" type="checkbox"/> |
| | | | <input checked="" type="checkbox"/> |

| | | |
|---|---|--|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline | <input checked="" type="checkbox"/> Forest | <input type="checkbox"/> Agricultural/grasslands |
| <input type="checkbox"/> Wetland | <input type="checkbox"/> Urban | <input checked="" type="checkbox"/> Suburban |
| | | <input checked="" type="checkbox"/> Early mid-successional |
| | | <input checked="" type="checkbox"/> Mowed Ski Trails |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: | | |
| Roof drainage will be captured in underdrained roofline drip strips that will be piped to a new subsurface storage structure which will then discharge to a stabilized pipe outlet located uphill of an existing on-site stormwater infiltration basin. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Emma G. Lamy</u> | Date: <u>10/23/2023</u> | |
| Signature: <u></u> | Title: <u>Sustainability and Environmental Compliance Officer</u> | |

Project: Discovery Lodge Expansion UMPA

Date: March 22, 2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|--|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or <u>intensity</u> of use of land? | sm <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | sm <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? | sm <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | sm <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | sm <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Project: **Discovery Lodge UMPA**

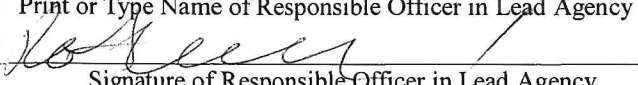
Date: **March 22, 2024**

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No potential moderate to large impacts are anticipated to occur.

Potential small impacts were identified for intensity of land use, energy use, water and wastewater utilities, and soil erosion. The lodge expansion will increase the intensity of land use, but the proposed 24,000 sf Discovery Lodge expansion only represents an expansion of 32% of the current ski lodge floor space at Belleayre Mountain. Impacts to traffic as a result of the lodge expansion are not expected because there is no proposed increase in parking spaces that could lead to increased vehicle trips generated. The building expansion will require a slight increase in energy consumption but it will be designed in accordance with State Energy Conservation Construction Code. The building expansion will result in small increases in water consumption and wastewater generation, but the existing Ski Area water supply system and the NYCDEP wastewater treatment plant in Pine Hill both have capacity to meet these small increases. There is potential for some soil erosion to occur during construction of the lodge expansion. Sediment and erosion control plans incorporating accepted best management practices will be prepared as part of a Stormwater Pollution Prevention Plan that will be reviewed by NYCDEP as well as the NYC Watershed Inspector General's Office prior to beginning construction.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input checked="" type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| NYS Olympic Regional Development Authority <hr/> Name of Lead Agency | 03/22/2024 <hr/> Date |
| Robert W. Hammond <hr/> Print or Type Name of Responsible Officer in Lead Agency | Director of Environmental, Planning & Cons. <hr/> Title of Responsible Officer |
|  <hr/> Signature of Responsible Officer in Lead Agency | <hr/> Signature of Preparer (if different from Responsible Officer) |