

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
ENVIRONMENTAL ASSESSMENT FORM

IMPORTANT NOTICE: The answers to the questions contained in this environmental assessment form are necessary to aid Cortland County Industrial Development Agency in making the environment decisions required in the connection with your proposed project. Accordingly, all questions should be answered accurately and completely by an officer or employee of your firm who is thoroughly familiar with proposed project, the site of the proposed project and all information available locally concerning said project and said site. This environmental assessment form is subject to acceptance by the Agency.

To: **CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY**
37 Church Street
Cortland, New York 13045
Attention: Chairman

This Environmental Assessment Form by applicant respectfully states:

APPLICANT: Green Peak Holdings, LLC
APPLICANT'S STREET ADDRESS: 2000 NYS Route 392
CITY: Cortland STATE/ZIP: N.Y. 13045 PHONE NO.: 607 835-6300

NAME OF PERSON (S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS ENVIRONMENTAL ASSESSMENT FORM:

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Keyser, Mahoney & Winters, LLP
NAME OF ATTORNEY: John L. Mahoney
ATTORNEY'S STREET ADDRESS: 150 Elm Street

CITY: Elmira STATE/ZIP: N.Y. 14901 PHONE NO.: 607 734-0990

NOTE: PLEASE READ THE INSTRUCTION ON PAGE 2 BEFORE FILING OUT THIS ENVIRONMENTAL ASSESSMENT FORM.

INSTRUCTIONS

1. The Agency will not consider an environmental assessment form complete unless, in the judgment of the Agency, said environmental assessment form contains sufficient information upon which to base a decision as to whether the action which is the subject of this environmental assessment form (the "Action") may or will not have a significant effect upon the environment.

2. Fill the all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project, which is the subject of this environmental assessment, form (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.

4. If more space is needed to answer any specific question, attach a separate sheet.

5. The environmental assessment form is designed to assist in determining whether the proposed Action may have a significant effect on the environment. Please complete the entire environmental assessment form. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review.

6. It is expected that completion of this environmental assessment form will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

7. When completed, return two (2) copies of this environmental assessment form to the Agency at the address indicated on the first page of this environmental assessment form.

8. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive positions, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.

- | | | |
|----|--|--|
| 1. | Project Number _____ | |
| 2. | Date environmental assessment form ("EAF") received by Agency. _____, 20____ | |
| 3. | Date referred to Attorney for review. _____, 20____ | |
| 4. | Date copy of EAF mailed to members _____, 20____ | |
| 5. | Date notice of Agency meeting on EAF posted. _____, 20____ | |
| 6. | Date notice of Agency meeting on EAF mailed. _____, 20____ | |
| 7. | Date of Agency meeting to determine significance. _____, 20____ | |
| 8. | Date Notice Significance (or Non-Significance) mailed. _____, 20____ | |

PART 1. PROJECT INFORMATION

A. Identity of the Project:

1. Name of Project: Green Rock Mountain Resort

2. Location of the Project:

a. Street address: 2000 NYS Rt. 392

b. City of: Cortland

c. Town of: Waghtail

d. Village of: N/A

e. County of: Cortland

3.

Identity of Owner (if different than the Applicant):

a. Name of Owner: Green Rock Mt. LLC & affiliates

b. Street Address of Owner: 2000 NYS Route 392

c. City: Cortland

d. Name of Person authorized to speak for owner with respect to this environmental assessment form: AL HAYGER

Consent to GPH

4. Description of the Project: (Please provide a brief narrative description of the Project or the Action). See Exhibit A attached (Part 1)

B. Description of the Project: (Physical setting of overall project, both developed and undeveloped areas.)

1. Present land use (indicate each applicable use): Urban 22, Suburban 22, Rural 22, Forest 22, Agriculture 22, Other Resort P.U.

2. Total acreage of project area: 1,550 acres.

Approximate Acreage

Meadow or Brush land (Non-Agricultural)

347 acres

Forested

900 acres

Agricultural (includes orchards, cropland, pasture, etc.)

480 acres

Wetland (freshwater or tidal as per Articles 24, 25 of ECL)

50 acres

Water Surface area

22 acres

Unvegetated (rock, earth or fill)

1 acres

Roads, buildings and other paved surfaces

10 acres

Other (indicate type)

20 acres

Unpaved Parking
Roadside Driv.

20 acres

25 acres

1 acres

30 acres

50 acres

10 acres

800 acres

300 acres

After Completion

golf
SK: MT
+ trails

361 acres

3. What is predominant soil type (s) on the Project site? Gravel Till
- a. Soil drainage: Well drained: 20 % of site
Moderately well drained: 70 % of site
Poorly drained: 10 % of site
- b. If any agriculture land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 1 1/2 acres (See 1 NYCRR 370).
4. a. Are there bedrock outcroppings on project site? Yes X; No X
- b. What is depth to bedrock? Top of Hill 2' to 3' (in feet).
5. Approximate percentage of proposed project site with slopes:
- | | |
|--------------------|-------------|
| a. 0-10%: | <u>13</u> % |
| b. 10-15%: | <u>28</u> % |
| c. 15% or greater: | <u>60</u> % |
6. Is the Project contiguous to, or does it contain, a building, site or district listed on the National Register of National Natural Landmarks? Yes X; No X
7. Is the Project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes X; No X
8. What is the depth to the water table? 3-4 (in feet). Valley Bottom
9. Is the site of the Project located over a primary, principal or sole source aquifer? Yes X; No X
10. Do hunting, fishing or shell fishing opportunities presently exist in the area of the Project? Yes X; No Limited
11. Does the site of the Project contain any species of plant or animal life that is identified as threatened or endangered? Yes X; No X. According to _____
- If yes, identify each species: _____
12. Are there any unique or unusual landforms on the site of the Project? (i.e. cliffs, dunes, other geological formations) Yes X; No X. If yes, describe: 40 to 50 acres Wet Lands

13. Is the site of the Project presently used by the community or neighborhood as an open space or recreation area? Yes ☒ No ☐. If yes, describe: Ski trails 3/10 acres.
14. Does the site of the Project offer or include scenic views or vistas known to be important to the community? Yes ☒ No ☐. If yes, describe: _____
15. Are there any streams within or contiguous to the site of the Project? Yes ☒ No ☐. If yes, please indicate the name of such stream and the name of the river to which such stream is tributary: Gravelly Creek River-Toughmiana
16. Are there any lakes, ponds, or wetlands areas within or contiguous to the site of the project? Yes ☒ No ☐. If yes, please indicate:
 a. Name Hope Lake 25 acres Edwinstown
 b. Size (in acres) two locations 25 acres each.
17. Is the site of the Project served by existing public utilities? Yes ☒ No ☐.
 a. If yes, does sufficient capacity exist to allow connection? Yes ☒ No ☐.
 b. If yes, will improvements be necessary to allow connection? Yes ☒ No ☐.
18. Is the site of the Project located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes ☐ No ☒. If yes, identify: _____
19. Is the site of the Project located in our substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR Part 617? Yes ☐ No ☒. If yes, describe: _____
20. Has the site of the Project ever been used for the disposal of solid or hazardous wastes? Yes ☐ No ☒. If yes, describe: _____

C. Project Description:

1. Physical dimensions and scale of the Project (fill in dimensions as appropriate):
 - a. Total contiguous acreage owned by project sponsor: 1550 acres.
 - b. Project acreage developed: 4222 acres initially; 888 acres ultimately.
 - c. Project acreage to remain undeveloped: 662 acres.
 - d. Length of project, in miles: 2.4 (if appropriate).
 - e. If project is an expansion, indicate percent of expansion proposed: on going %.
 - f. Number of off-street parking spaces existing: 2000; proposed: 2500 %.
 - g. Maximum vehicular trips generated per hour: 435 (upon completion of project).
 - h. If residential: Number and type of housing units:

	Initial	Ultimate
One Family	31	80
Two Family	N/A	N/A
Multiple Family	120	1059
Condominium	118	4000 Hotel
i. Dimension (in feet) of largest proposed structure: <u>80</u> height; <u>60</u> width;		
j. Linear feet of frontage along a public thoroughfare that the Project will occupy is? <u>3000</u> feet.		

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site of the Project? _____ tons; _____ cubic yards. N/A

3. Will disturbed areas be reclaimed? Yes X; No _____; N/A X

- a. If yes, for what intended purpose is the site of the Project being reclaimed? Construction will be reclaimed all
reclamation material

- b. Will topsoil be stockpiled for reclamation? Yes X; No _____.
- c. Will upper subsoil be stockpiled for reclamation? Yes X; No _____.

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from the site of the Project? 20 acres.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by the Project? Yes X; No _____.

6. If single-phase project: Anticipated period of construction: N/A months (including demolition).

15. Is the Project or any portion of the Project located in the 100-year flood plain? Yes X; No SHO.
If yes, describe: GRIDLEY CREEK WATER SHO.

14. Will surface area of an existing lake, pond, stream, bay or other body of water be increased or decreased by the Project? Yes X; No SHO. If yes, explain: _____

13. Will the Project involve the disposal of subsurface liquid waste? Yes X; No SHO. If yes, indicate type of waste (sewage, industrial, etc.) and amount: _____

b. Name of water body into which effluent will be discharged: GRIDLEY CREEK

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount: sewage
12. Is surface liquid waste disposal involved? Yes X; No SHO.
Water Runoff

11. Will the Project require relocation of any projects or facilities? Yes X; No SHO. If yes, explain: _____

10. Number of jobs eliminated by the Project? None

9. Number of jobs generated: during construction: 800; after the Project is complete: 2000

8. Will blasting occur during construction? Yes X; No SHO.

d. Is phase one financially dependent of subsequent phases? Yes X; No SHO.

c. Approximate completion date of final phase: 2019 month _____ year _____

b. Anticipated date of commencement of phase one: July month _____ year 2013
(including demolition).

a. Total number of phases anticipated: 1-12

7. If multi-phased project:

16. Will the Project generate solid waste? Yes ☒ No ☐
 a. If yes, what is the amount per month? 11/18 tons.
 b. If yes, will an existing solid waste facility be used? Yes ☒ No ☐
 If yes, give name Commercial Solid Waste Co.
 c. Will any wastes NOT go into a sewage disposal system or into a sanitary landfill? Synacmae Handling
 Yes ☒ No ☐ If yes, explain: residual goat waste
17. Will the Project involve the disposal of solid waste? Yes ☒ No ☐
 a. If yes, what is anticipated rate of disposal? 11/18 tons/month.
 b. If yes, what is the anticipated life of the proposed disposal site identified in question above unlimited years
 c. Will any wastes not to into a sewage disposal system or into a sanitary landfill? See 16
 Yes ☐ No ☐ If yes, explain: _____
18. Will the Project use herbicides or pesticides? Yes ☒ No ☐ If yes, explain: _____
19. Will the Project routinely produce odors (more than one hour per day)? Yes ☒ No ☐ If yes, explain: _____
20. Will the Project produce operating noise exceeding the local ambient noise levels? Yes ☒ No ☐ If yes, explain: _____
21. Will the Project result in an increase in energy use? Yes ☒ No ☐ If yes, indicate type(s) ELECTRIC, Natural GAS, GASOLINE
22. If water supply for the Project is from wells, indicates pumping capacity: 850 per minute
per pump. 2 pumps. safe yield 1200 per minute.
 gallons/minutes.
23. Total anticipated water use of the Project per day: 10,000 gallons/day. at Build out

24. Does the Project involve local, state or federal funding? Yes X; No _____. If yes, explain: IDA PILOT

D. Zoning and Planning Information:

1. Does proposed action involve a planning or zoning decision? Yes X; No _____. If yes, indicate decision required: _____ zoning amendment; _____ zoning variance; _____ special use permit; _____ subdivision; _____ site plan; _____ new/revision of master plan; _____ resource management plan; _____ other: PLATE SITE PLAN REVIEW PUD Master plan

2. What is the present zoning classification (s) of the site of the Project? PUD

3. What is the maximum potential development of the site of the Project if developed as permitted by the present zoning? 1539 units, golf, SKI RESORT
AVENUE CENTER, WATER PARK, PUD

4. What is the proposed zoning of the site of the Project? PUD

5. What is the maximum potential development site of the Project if developed as permitted by the proposed zoning? SHME BS #3

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes X; No _____. If no, explain: _____

7. What are the predominant land use (s) and zoning classification(s) within a ¼ mile radius of the proposed action? Residential, Agriculture, Commercial

8. Is the proposed action compatible with adjoining/surrounding land uses within ¼ mile? Yes X; No _____. If no, explain: _____

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A
What is the maximum lot size proposed? N/A

10. Will the proposed action require any authorization(s) for the formation of sewer or water districts? Yes _____. No X. If yes, explain: _____

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes ☒; No ☐. If yes, is existing capacity sufficient to handle projected demand? Yes ☐; No ☒.
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes ☒; No ☐. If yes, is the existing road network adequate to handle the additional traffic? Yes ☒; No ☐.

PART 2. OTHER INVOLVED AGENCIES

GENERAL INFORMATION: Please indicate in the space below all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivisions of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission, which would give, said approvals. Since only those agencies notified of an environmental determination are bound thereby, it is to the applicant's advantage to ascertain, exercising all due diligence, all other agencies involved with the Project.

1. Federal Action Required:

- Is any federal permit required in connection with the Project? Yes ☒ No ☐
- Does the Project involve any federal funding? Yes ☐ No ☐
- Does the Project involve any district action by any federal agency? Yes ☐ No ☐
- If the answer to any of the foregoing is yes, please describe briefly: EPA permits, wetland

2. State or local action required:

- Is any state or local permit required in connection with the Project? Yes ☒ No ☐
- Does the Project involve any state or local funding? Yes ☐ No ☒
- Does the Project involve any district action by any state or local agency? Yes ☐ No ☒
- If the answer to any of the foregoing is yes, please describe briefly: Building permit, DEC permit, SWPPP permit, EROSION & SEDIMENT control plan.

_____ (2) Adoption of any agency of a comprehensive resource management plan.

_____ (1) Adoption by a municipality of a land use plan or the initial adoption of comprehensive zoning regulations.

B. Does the Project include any of the following types of actions?

_____ (3) Any building, structure, facility, site or district listed on the National Register of Historic Places (see 36CFR part 62, 1986) or that has been proposed by the New York State Board of Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion and said National Register, or that is listed on the State Register of Historic Places.
 ysa (4) An agricultural district certified pursuant to Article 25 of the Agricultural and Markets Law of the State of New York.

_____ (2) Any critical environmental area designated by any local or state agency pursuant to 6NYCRR 617.4 (h).

yasa (1) Publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Landmarks (see 36CFR part 62, 1986). **STATE FOREST**

A. Will the Project involve action which takes place wholly or partially within or substantially contiguous to any of the following:

GENERAL INFORMATION: The following items describe various actions, which may be involved with a project. Please indicate which items describe action, which may be undertaken with respect to the Project for which you are seeking assistance from the Agency by writing the word "YES" in the blank provided preceding each item, which describes action, which may be taken with respect to the Project. Note that most capital projects consist of a set activities or steps (i.e. planning, design, contracting, construction and operation). For purposes of answering this part, answer YES if the listed activity will probably occur with respect to the Project, even if some else other than the Agency will undertake such activity. **ANSWER ALL QUESTIONS.**

PART 3. TYPE ONE CHECKLIST

List of governmental action required:		(Yes, No)	If yes, Type	Submittal Date	Approval Date
City, Town, Village Board		✓		7.	
City, Town, Village Planning Board		✓		7.	
City, Town, Zoning Board		NO		7.	
City, County Health Department		✓		7.	
Other local agencies		NO		7.	
Other regional agencies		✓		7.	
State Agencies		✓		7.	
Federal Agencies		✓		7.	

- (3) Adoption of changes in the allowable uses within any zoning district. _____
- (4) The granting of a zoning change. _____
- (5) Acquisition, sale, lease, annexation or other transfer of one hundred (100) or more contiguous acres of land by a state or local government or agency thereof. _____
- (6) Any structure exceeding one hundred (100) feet above original ground level. _____

C. Does the Project of Action meet or exceed any of the following thresholds:

- (1) A project or action which involves the physical alteration of ten (10) acres. yes
- (2) A project or action which would use ground or surface water in excess of two million (2,000,000) gallons per day. yes
- (3) Parking for one thousand (1,000) vehicles. yes
- (4) A facility with more than one hundred thousand (100,000) square feet of gross floor area. yes

D. Does the Project involve the expansion of existing non-residential facilities by more than fifty (50) percent of any of the following thresholds:

- (1) A project or action which involves the physical alteration of ten (10) acres. yes
- (2) A project or action which would use ground or surface water in excess of two million (2,000,000) gallons per day. yes
- (3) Parking for one thousand (1,000) vehicles. yes
- (4) A facility with more than one hundred thousand (100,000) square feet of gross floor area. yes

E. Does the Project involve the construction of new residential facilities which meet or exceed any of the following thresholds:

- (1) Ten (10) units in a municipality which has not adopted zoning or subdivision regulations. _____
- (2) Fifty (50) units not to be connected (at commencement of habitation) to existing community or public water and sewerage systems, including sewerage treatment works. _____
- (3) Two hundred fifty (250) units to be connected (at commencement of habitation) to existing community or public water and sewerage systems, including sewerage treatment works. yes

PART 4. ACTION CHECKLIST

GENERAL INFORMATION: Please indicate whether any of the following impacts may be reasonably expected to result from the Project. Please indicate which items describe action which may be undertaken with respect to the Project for which you are seeking assistance from the Agency by writing the word "Yes" in the blank provided preceding each item which describes action which may be taken with respect to the project and by writing the word "No" in the blank provided preceding each item which does not describe action which may be taken with respect to the Project.

1. Will the Project result in a significant adverse change in the existing:

- (a) air quality. No
- (b) ground or surface water quality or quantity. No
- (c) traffic or noise levels. yes

If so, please explain very briefly: —

traffic increase as more customers visit Resort Facilities

2. Will the Project create a substantial increase in:

- (a) solid waste production. yes
- (b) potential for drainage problems. —
- (c) potential for erosion problems. yes
- (d) potential for flooding problems. —
- (e) potential for leaching problems. —

If so, please explain very briefly: —

More people generate solid waste, steepness of slopes for construction

3. Yes

Will the Project result in:

- (a) the removal or destruction of large quantities of vegetation or fauna. No
- (b) substantial interference with the movement of any resident or migratory fish or wildlife species. No
- (c) impacts on significant habitat area. No
- (d) substantial adverse effects on a threatened or endangered species of animal or plant or the habitat of such species. No
- (e) other significant adverse effects to natural resources. No

If so, please explain very briefly: _____

4. Yes

Will the Project encourage or attract a large number of people to a place or places for more than a few days compared to the number of people who would come to such place if the Project was not in existence?

If so, please explain very briefly: _____

NUMBER of visits
the area will increase from 350,000
to 700,000 visits

5. No

Will the Project create a material conflict with a community's existing plans or goals as officially approved or adopted?

If so, please explain very briefly: _____

6. No

Will the Project impair the character or quality of important historical, archaeological, architectural or aesthetic resources?

If so, please explain very briefly: _____

7. Yes

Will the Project result in a major change in either the quantity or type of energy currently used? If so, please explain very briefly: _____

Esthetic
Streamlining addition
Heat Bldg. & Gasoline more cameras.

8. NO Will the Project create or produce anything which is or can be a hazard to human health or safety?

If so, please explain very briefly: _____

9. yes Will the Project result in a change in the use, or intensity of use, or land (including agricultural, open space or recreational resources), or in their capacity to support existing uses?

If so, please explain very briefly: _____

10. No Will the Project create a material demand for other governmental actions or projects, which will result in one of the above consequences?

If so, please explain very briefly: _____

11. No Will the Project result in changes in two or more elements of the environment, such as those listed above, no one of which has a significant effect on the environment, but when considered together result in a substantial adverse impact on the environment?

If so, please explain very briefly: _____

PART 5. PROJECT IMPACTS AND THEIR MAGNITUDE

GENERAL INFORMATION: In completing this part, the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.

1. Identifying that an effect will be potentially large (column 2) does not mean that it is also necessarily significant. Any large effect must be evaluated in PART 6 to determine significance. By identifying an effect in column 2 simply asks that it be looked at further.

2. The Examples provided are to assist the reviewer by showing types of effects and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be more appropriate for a Potential Large Impact rating.

3. The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

4. The number of examples per question does not indicate the importance of each question.

5. In identifying impacts, consider long-term, short-term and cumulative effects.

6. Answer each of the 19 questions in this part. Answer Yes if there will be any effect.

7. Maybe answers should be considered as Yes answers.

8. If answering Yes to a question, the check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

9. If reviewer has doubt about the size of the impact, consider the impact as potentially large and proceed to PART 6.

10. If a potentially large impact or effect can be reduced by change (s) in the project to a small to moderate magnitude, place a Yes in column 3. A No response indicates that such a reduction is not possible. This must be explained in PART 6.

IMPACT ON LAND

1. Will the Project result in a physical change to the site of the Project? Yes X; No _____.

Examples that would apply to column 2

Any construction on slopes of 15% or greater (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.

*

17

1 Small to Moderate Impact	☒		
2 Potential Large Impact	☐		
3 Can Impact be Mitigated By Project Change	☐	Yes ☐	No ☒

Will the Project affect any water body designated as protected (Under Articles 15, 24, 25 or Environmental Conservation Law, ECL)?

Yes _____; No X.

Examples that would apply to column 2

* Developable area of site contains a protected water body.

* Dredging more than 100 cubic yards of material

channel of a protected stream.

[illegible]

	Can Impact Be Mitigated By Project Change	Potential Large Impact	Small to Moderate Impact
1	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
	Yes ☒ No ☐	☐	☒
	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
	Yes ☐ No ☐	☐	☐
2			
3			

[illegible]

Project will result in the incineration of more than 1 ton of refuse per hour.

Emission rate of total contaminants will exceed 5 lbs. Per hour or a heat source producing more than 10 million BTU's per hour.

Project will allow an increase in the amount of land committed to industrial use.

Project will allow an increase in the density of industrial development within existing industrial areas.

Other impacts:

IMPACT ON PLANTS AND ANIMALS

8. Will the Project affect any threatened or endangered species? Yes _____; No ☒ _____

Examples that would apply to column 2

* Reduction in one or more species listed on the New York of Federal list, using the site, over or near site or found on the site.

* Removal of any portion of a critical or significant wildlife habitat.

* Application of pesticide or herbicide more than twice a year other than for agricultural purposes.

Other impacts:

9. Will the project substantially affect non-threatened or non-endangered species? Yes _____; No ☒ _____

Examples that would apply to column 2

* Project would substantially interfere with any resident or migratory fish, shellfish or wildlife species.

- * Project will result in the incineration of more than 1 ton of refuse per hour.
- * Emission rate of total contaminants will exceed 5 lbs. Per hour or a heat source producing more than 10 million BTU's per hour.
- * Project will allow an increase in the amount of land committed to industrial use.
- * Project will allow an increase in the density of industrial development within existing industrial areas.
- * Other

impacts:

[illegible]

* Project requires the removal of more than 10 acres of mature forest (over 100 years in age) or other locally important vegetation.

* Project would sever, cross or limit access to agricultural land (includes cropland, hayfields, pastures, vineyard, orchard, etc.)

the soil profile of agriculture land.

* Project would irreversibly convert more than 10

acres of agricultural land or, if located in an

Agricultural District, ore than 2.5 acres of

agricultural land.

* Project would disrupt or prevent installation of

agricultural land management systems (e.g.

subsurface drain lines, outlet ditches, strip

cause a farm field to drain poorly due to increased

•(young

Other *

impacts:—

11. Will the Project Affect aesthetic resources?

Yes _____; No X.

Examples that would apply to column 2

- Proposed land uses, or project components, obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

	Can Impact Be Mitigated By Project Change	3
Small to Moderate Impact	I	Yes ☐ No ☐
Potential Large Impact	2	Yes ☐ No ☐

[illegible]

15. Will the Project affect the community's source of fuel or energy supply? Yes ☒ No ☒

Examples that would apply to column 2

- * Project will cause a greater than 5% increase in the use of any form of energy in the municipality.
- * Project will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- * Other impacts: _____

16. Will there be objectionable odors, noise or vibration as a result of the Project? Yes ☒ No ☒

NOISE AND ORDOR IMPACTS

14. Will there be an effect to existing transportation systems? Yes ☒ No ☒

Examples that would apply to column 2

- * Alteration of present patterns of movement of people and/or goods.
- * Project will result in major traffic problems.
- * Other Impacts: _____

IMPACT ON TRANSPORTATION

* A major reduction of an open space important to the community.

Other Impacts: *Major impact on transportation*

1 Small to Moderate Impact	☐	☐	☐
2 Potential Large Impact	☐	☐	☐
3 Can Impact Be Mitigated By Project Change	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

[illegible]

18. Will the Project affect the character of the existing community? Yes X; No _____.

* The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

* The municipal budgets for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

* Project will conflict with officially adopted plans or goals.

* Project will cause a change in the density of land use.

* Project will replace or eliminate existing facilities, structures or areas of historic importance to the community.

* Development will create a demand for additional community services (e.g. schools, police, fire, etc.)

* Project will set an important precedent for future projects.

* Project will create or eliminate employment.

* Other impacts: —

19. Is there, or is there likely to be, public controversy concerning the Project? Yes No X .

Examples that would apply to column 2

* Either government or citizens of adjacent communities have expressed opposition or rejected the Project or have not been contacted.

* Objections to Project from within the community.

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PART 6. DISCUSSION OF ENVIRONMENTAL IMPACTS

GENERAL INFORMATION: If there are or may be any environmental impacts associated with this proposed Project, please discuss such impacts and the measures, which may be taken to mitigate or avoid any adverse impacts associated with this Project. ALL IMPACTS OR EFFECTS IDENTIFIED AS POTENTIALLY LARGE IN COLUMN 2 OR PART 5 OF THIS ENVIRONMENTAL ASSESSMENT FORM MUST BE DESCRIBED IN THIS PART, EVEN IF THE IMPACT (S) MAY BE MITIGATED. Please answer the following questions briefly but fully. Use additional paper if needed.

1. Describe the Project and its environmental setting:

The project is a recreational planned unit development, with approved 1539 residential units, ski resort, golf course, adventure center, hotel, indoor Waterpark, lake and town park that was approved as a Master Planned Unit Development in 1975. The project is in Municipal Central Sewer and Water Districts. It is located on 1650 acres of land, in a valley with a trout stream running through the center of project area. 60% of the project has slopes in excess 10%-15% slope. Studies have been completed on safe yield of the aquifer as well as sewage disposal options. Highway access system is State Highway 392, County Road Page Green and several Town of Virgil Roads. The project is served by National Grid by a major transmission line and substation on Clute Road.

2. Describe the environmental impact of the Project, including short term and long term effects:

Long term effect: substantial increase in traffic and additional people residing, both short and long term, in the Valley. Long term Positive impact on jobs and tourism business to the entire region. Increase in energy consumption mitigated by the installation of a natural gas line to service the projects heating requirements.

3. Describe any adverse environmental effects which cannot be avoided should the project be implemented:

Additional traffic and energy consumption

4. With respect to any potentially large impacts identified in Column 2 of Part 5, please indicate whether it is reasonable to conclude that these impacts are important, taking into consideration the following, (a) the probability of the impact occurring; (b) the duration of the impact; (c) the irreversibility of the impact, including permanently lost resources of value; (d) whether the impact can or will be controlled; (e) the regional consequences of the impact; (f) the potential divergence of the impact from local needs and goals; and (g) whether known objections to the Project apply to this impact::

Although there were several impact identified in column 2, part 5, with proper implementation of environmental practices, these impacts can be managed to minimize those impacts identified.

NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION
APPEARING ON PAGES 30 THROUGH 32 HEREOF BEFORE A NOTARY PUBLIC

By: John Meier & Associates, Inc.
John Meier

Green Park Hotel, LLC
(Applicant)

NYSERDA study on energy efficient construction of the hotel. The Audubon Society evaluation of the hotel and other aspects of the resort property. Engineering Study done by Resource Associates, Cortland NY in 1998. Sewer and Water District.

questions are based:

10. List any studies, reports or other information upon which the answers to the above use of energy efficient snowmaking equipment, installation of energy saving lights to replace older mercury vapor lights, including the school and the fire department, are saving substantially on the cost of energy to heat their homes and buildings. The Corning Natural Gas felt it justified the construction of a natural gas line. Other residents in the area as well as the project, helps mitigate the use of gasoline a diesel fuel for longer vacation trips. The existence of the project created a situation for Although the resorts customers relies on the automobile as the primary form of transportation, the closeness to the market area
9. Describe the effects of the Project on the use and conservation of energy resources:
addresses the issues of the environment that make the project unique.
to provide most recreation facilities that are needed for a successful resort and residential community and at the same time
The location of the project within a four hour drive of 40m people makes it an ideal location for the development of central New York as a tourism destination location. The natural characteristics of the valley and surrounding hillsides make it an ideal location
8. Describe the growth inducing aspects of the Project:
The most recent construction of the hotel was an award winning process that has attained Green Project designation for environmental sustainable practices, such as using recycled lumber, the latest in heating and cooling systems, a Diken reverse refrigeration system, which is the most efficient heating and cooling system
7. Describe the mitigation measures, if any, proposed to minimize the potential environmental impact of the Project:
The project is an on-going project that has been supported by various grant programs to assist in the construction of the infrastructure needed to support the development of the overall Master Plan which provides for a regional destination four season resort.
6. Describe any irreversible and irretrievable commitments of resources which would be included should the Project be implemented:
The project is an on-going project that has been supported by various grant programs to assist in the construction of the infrastructure needed to support the development of the overall Master Plan which provides for a regional destination four season resort.
5. Describe alternatives, if any, to the Project:
There are no alternatives to the project. The project was approved in 1975, a site plan review exists with the Town and County Planning to assure the development is as proposed and the environmental footprint is minimized.

VERIFICATION

(If applicant is partnership)

STATE OF New York
COUNTY OF Cattaraugus)
(SS.:)

_____, (Name of Individual)
deposes and says that he is one of the members

of the firm of Greene Peak Holdings, LLC
_____, (partnership name)

the partnership named in the attached environmental assessment form: that he has read the foregoing environmental assessment form and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said environmental assessment form which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this environmental assessment form as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

② [Signature]
Marc Stuenkel, General Partner
504 H. Meyer, General Partner
Sworn to before me this 25 day of June, 2013.

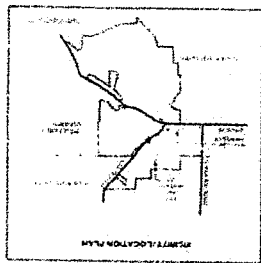
[Signature]
Notary Public
J. J. Asprica
Notary Public, State of New York
Reg. No. 015803323
My Commission Expires Nov. 2, 2019



PREPARED FOR:
PEAK RESORTS, INC.
2000 NY ROUTE 392
CORTLAND, NEW YORK 13045
507-835-6111

1. 100% (100%)		2. 100% (100%)	
3. 100% (100%)		4. 100% (100%)	
5. 100% (100%)		6. 100% (100%)	
7. 100% (100%)		8. 100% (100%)	
9. 100% (100%)		10. 100% (100%)	
11. 100% (100%)		12. 100% (100%)	
13. 100% (100%)		14. 100% (100%)	
15. 100% (100%)		16. 100% (100%)	
17. 100% (100%)		18. 100% (100%)	
19. 100% (100%)		20. 100% (100%)	
LEGEND			

New Grade
Chair Replaced
"Old" Chair 1A



GENERAL NOTES

[illegible]

[Signature]
Village Town Planning Board

Original Approval:	December 18, 1975
Amended Approval:	April 14, 1988
Amended Approval:	June 20, 2000
Amended Approval:	July 13, 2000
Amended Approval:	March 27, 2002

SITE DATA

QUANTITY, (#)

1	Residential	193.7
	Lois	113.0
	Multi-family	58.5
	Single Family	365.2
	Sub total Residential Acreage:	11.0

2	Village Center	85.0
3	Recreation	16.0
	Golf Course	4.0
	Main Recreation Center	800.0
	Equestrian Centers	14.0
	Ski Area Open Space	907.0
	Hotel/Condo	279.5
	Sub total Recreation Acreage:	1607.7

5	Service	25.0
	Major roads & R.O.W.	16.0
	Village Center Parking	4.0
	Maintenance Area	45.0
	Sub total Service Acreage:	1607.7

PROJECTED RESIDENTIAL UNIT BREAKDOWN

Unit Type	Quantity (#)
1. Lois	34.0
2. Single Family Dwellings	118.0
3. Multiple Family Dwellings	1178.0
4. Hotel Units	200.0
Total Units:	1,539.0

COMMERCIAL SPACE BREAKDOWN

1	Exhibit Space and Meeting rooms	5,000 S.F.
2	Restaurants and Lounges	8,365 S.F.
3	Retail Space	7,500 S.F.
	Sub total:	20,865 S.F.

1	Existing Exhibit, Storage, Meeting and Support rooms and Offices	16,700 S.F.
2	Restaurants and Lounges	12,100 S.F.
3	Retail Space	5,800 S.F.
	Sub total:	34,600 S.F.
	Total Commercial Space:	55,465 S.F.

GENERAL NOTES

1. Total number of bedrooms or units cannot be increased.
2. One (1) bedroom and efficiency units may be substituted for two (2) or three (3) bedroom units.
3. ~~School site will be deeded to the school district at no cost to the district, provided a minimum of five hundred (500) permanent resident dwelling units are constructed and only at the request of the school district.~~
4. No vehicular traffic in the Village Center.
5. Neighborhood Recreation Centers may include tennis courts, tot lots, ball field - - ownership by the Homeowners Association.
6. ~~Fire house site to be deeded upon request of the Town of Virgil Fire Commissioners.~~
7. All areas designated specifically for housing, Village Center, Recreation Center, roads, support facilities (such as the sewer treatment plant, parking, etc.) are open space and or recreational lands. The location of the indicated open space lands is approximate only. Creek Peak agrees to commit at least one hundred eighty-five and one half (185.5) acres to permanent open space use.
8. All utilities including telephone and electric to be installed underground.
9. Topography is based on a map prepared by Richard A. Gardiner and Associates, dated January, 1973.
10. Boundary is based on surveys by R.D. McKee, revised on April 22, 1974 by Stearns and Wheeler and by Jon D. Haight, dated December 24, 1987.
11. Disturbed areas including road banks shall be maintained in a rough graded condition and temporarily seeded and/or mulched until proper weather conditions exist for the establishment of permanent vegetative cover.
12. All soil erosion and temporary sedimentation ponds will be constructed in accordance with good practice and the recommendations of the Soil Conservation Service.
13. All areas disturbed by on-site grading, that will not be constructed upon within six (6) months, are to be stabilized with a temporary seeding and mulching as required by the Highway Superintendent.
14. All seeding mixtures shall conform with the recommendations of the Soil Conservation Service.
15. All improvements and construction to be in accordance with the Town of Virgil specifications and subdivision regulations.
16. During the course of construction, the builder shall take all precautions necessary to avoid the creation of drainage, erosion and siltng problems (in consultation with the appropriate agency).
17. No change of soil level or stock piling around existing trees shall be permitted.
18. The Builder must comply with all local laws, rules and regulations of the Town of Virgil.
19. The entire project shall be serviced with public sewer except the five (5) acre parcels which shall have on-site septic sewer systems.
20. All proposed collector roads shall be dedicated public highways, built to the specifications of the Town of Virgil.
21. A forty foot (40'0") widening strip is to be reserved for highway and other uses on Route 392, Page Green Road and Clute Road.
22. Unpaved roads are existing, unused or seldom used pathways for ski service and grounds maintenance only.

PEAK RESORTS INC. & REDI LLC PROPERTIES

[illegible]

Exhibit A
Greek Peak Mountain Resort
Buildings with Square Foot

Buildings	Sq. Ft.	Address	Use
Ski Patrol	2,752	2000 Route 392	Ski area
Taverna	8,613	2000 Route 392	Ski area Base area Food & Beverage
Katalima	16,616	2000 Route 392	1st Floor Ticketing/Retail, 2nd Floor - Orions Food & Beverage
Acropolis Conf	14,000	2000 Route 392	Conference Center @ Ski Center
A-Frame	11,400	2000 Route 392	Ski area on hill Food & Beverage
Storage Barn	2,400	2172 Page Green Rd	Ski area
Welcome Center	3,744	2000 Route 392	Ski area
Reservations Office	1,936	1914 Route 392	Ski area
Ski Rental Bld	12,425	2000 Route 392	Ski area
Adaptive Ski Center	1,950	2000 Route 392	Ski area
Childrens Center	2,688	2000 Route 392	Ski area
Beardsly Property	1,800	1855 Route 392	Maintenance & Construction management offices
Hose Building	960	2000 Route 392	Ski area
Sprung Locker Bld	2,400	2000 Route 392	Ski area
Corp Office	2,902	1913 Route 392	Resort management
Jr Ski/Ride Bld	704	2000 Route 392	Ski area
Cold Storage Building	8,640	2375 Clute Road	Resort storage & refuse management
Hotel	127,000	2177 Clute Road	Hotel
WtrPk & Conector Bld	42,000	2177 Clute Road	Water park & arcade
Hollenbeck House	1,512	1831 Route 392	Future golf course site
Adventure Center	5,400	1856 Route 392	Adventure Center
Alpine Coaster Bld.	3,096	1856 Route 392	Adventure Center

Exhibit B
Greek Peak Holdings, LLC
2013-2014 Capital Improvements

#	Item	Cost	Description	Use	Impact
1	New Quad lift	\$2,138,000	3,235 ft chair 743 verticle uphill capacity 1,800/hr	Transportation to top of Virgil Mountain	Expect to generate ~ 30,000 new visits as a result of this addition
2	New Load Carpet	Incl	Conveyer Belt to move passenger to lift	Allow passengers to load properly & safely	Will allow Quad chair to operate more efficiently = happier customers
3	New Resignol Rental Skies/Snowboards	\$ 132,500	637 pair of skis 203 boards 45 Jr ski poles	Rental fleet needs to be upgraded	Will enable those learning to ski to enjoy the experience sooner.
4	New Ski/Snowboard tuning equipment	\$ 75,000	Stone grinder, binding tester, edge grinder, waxer & plex machine	Skiers want skies tuned for optimal performance	Enable expansion of Ski repair shop to meet increased demand
5	Expanded repair shop	\$ 65,000	1,200 sq ft expansion of existing ski repair shop	Expansion will enable shop to meet expected demand	The need for more space due to new equipment and increase in demand
6	Rebuild main snowmaking pump	\$ 22,000	Repair Vertical pump #1 and East Mt. Culvert & valve	Move water from source to Snow guns (on mountain) for conversion into snow.	Critical need for snow during high demand periods
7	Snowmaking pipe replacement	\$ 54,000	2,500 ft of pipe (not including installation)	Transport water from source to snow guns	Ensures skiable terrain even when we have a snow draught
8	Renovations & Paint Lift # 3	\$ 50,000	Grips hangers & paint	Upgrade double chairlift #3	Expect many of the new visitors generated by project to be first time visitors
9	Variable speed drives for lifts 1 & 4	\$ 25,000	Variable speed drives for lifts	Upgrade double chairs #1 & #4	Provides customer with a better experience and improves efficiency of operation
10	Trail repair & improvements	\$ 13,500	Improvements to Arcadian, Middle Pollux & Mt Coaster	Trail improvements to insure customers able to use these facilities	Ensures skiable terrain will be useable more often on these trails
11	New PB 600 Groomer & related	\$ 396,000	Snow Groomer & splitter box	Grooms all trails.	Provides a surface for skiers and boarders that is state of the art.
12	Options Pub expansion/renovations	\$ 700,000	See attached drawings	Food & beverage services	Adds of sq ft to existing facilities. Will increase use and jobs.
13	Katallina bathroom renovations	\$ 25,000	Flooring, drop ceilings	Bathroom improvements	Upgrade to current standards
14	Adventure Center: Children's Climbing Wall	\$ 2,000	3 piece climbing wall	Provide children with recreational opportunity	Improve attractiveness of Adventure Center
15	Adventure Center: Laser Tag	\$ 20,000	Movable obstacles, guns and related	Provide children with recreational opportunity	Improve attractiveness of Adventure Center
16	Adventure Center: Movie screen	\$ 8,000	18x20 portable outdoor screen	Provide venue not now available at the resort	Improve attractiveness of Adventure Center
17	Snowmaking gun & related equip	\$ 45,000	Fan Gun air compressors, snowmobiles & related	Convert more water to snow for use by skiers	Strengthen the important shoulder periods when demand is high and historically we have the most unpredictable weather.
18	Adventure Center: Zip line equip	\$ 10,000	Zip line gear (harnesses & trolley's)	Increases existing recreational opportunity	Improve attractiveness of Adventure Center
19	Vehicles - 2 trucks used	\$ 16,000	Pick up trucks	Transportation between venues and vendors	Enable employees to transport tools and other required items between work sites.
Total of Improvements being made		\$3,797,000			
Sales tax impact		\$ 303,760			
Mortgage tax abatement		\$ 66,448			

The Largest Travel Site for Consumers Worldwide
Trip Advisor Traveler's Choice Award in the Family Category
Note: this was awarded in 2012 but it is huge and it is an ongoing honor never goes away)
Honored us in their 10th Annual Travelers Choice Awards
30 Countries
8 Regions Worldwide
3000 Winners in 8 categories (Top 3% in the World)

Hope Lake Lodge was a winner in the Family Choice Category "**Best Hotels for Families**"
#3 in USA of 25- (Beat out Wilderness at Disney The #1 Destination was KeyLime Cove of Gurney Wisconsin just north of Chicago)(#2 was Rocking Horse Ranch, Highland, NY as I said we were #3 and 4 & 5 were Wilderness Disney and WorldQuest Orlando, also a Disney hotel)
Hope Lake Lodge was #4 in the World (a waterpark resort Treasure Island in Australia was #1 in the world-Key Lime Cove #2, Rocking Horse #3 and We were #4 then a hotel in Spain then Rhodes Greece

Trip Advisor Excellence Award 2012 & 2013
Honors Hospitality Excellence 4.0 or Higher out of 5
Volume of Great Reviews

Audubon International PLATINUM AWARD - Valid through 2013

Independently evaluated and rated of our "GREEN" eco-efficiency and environmental stewardship. The award of this Audubon "Green" eco-rating indicates that the facility has made a significant voluntary commitment to environmental improvement. We have reduced our carbon footprint on the world.
As a ski resort operator we are close to nature and have maintained "Green" practices for years through our sustainable slopes programs and we are currently applying for NSAA, National Ski Area Association's Golden Eagle Award for Hope Lake Lodge and Conference Center

Oyster.Com
Oyster's Most Interesting Hotels in the World

Best Hotel Ropes and Zip Line Course
In Most interesting Hotels in the World Category #16 of 29
Oyster.com "hotel tell all"
In excess of 3500 hotels
Readership of 10 million who spend 3.5 billion per year and is growing at a rate of 300% per year
and reach 100 million households
Although spreading across the country ad world Oyster is wildly popular on the East Coast especially with the NYC Travelers-Travel Channel Website

TripAdvisor
Green Leader Gold

As stated above TripAdvisor is the largest travel site (200 million unique traveler visitors each year - 1.1 million accommodations are listed) in the world and we have about 10,000 or more visitors to our site monthly. The Gold Level Green celebratory badge on our property listing lets travelers know that we care about them and their environment while they are here. The guests can click on the badge they will be able to see the full list of all green practices currently in place at our property. TripAdvisor has developed this program with help from national and international green industry experts including the US Green Building Council's LEED Certification Program, the Cadmus Group, and Energy Star. The Cadmus Group will conduct audits of the Green Leaders Program, in addition to audits triggered by traveler feedback, there will also be a set of random audits conducted every year of participating properties.
At the present time 25% of travelers visiting TripAdvisor are looking for Green Hotels. On the TripAdvisor website in the navigation bar travelers can go directly to search Green hotels.

A sustainable practice is to communicate Green Best Practices to our guests. Every guest room has a sheet in the Black Book on the table with our Green Practices listed. All bathrooms have clings on the mirror regarding linen reuse, we can do much more.

Golden Eagle Award

Highest award and very hard to get. We were awarded for Sustainable Construction of Hope Lake Lodge and the Sustainable Practices maintained by the staff and operation of the hotel.

Sustainable Slopes

\$20,000 worth of low energy use snowmaking machines. Awarded May 2013