

# Save the Mountain

United to Preserve Catskill Park Communities & Environment

JUNE 2009

By The Numbers

Who's Who List

Representative Contact List

## Why Save the Mountain?

The Belleayre Resort at Catskill Park is a huge development proposed to be located on Belleayre Mountain at the intersection of Routes 28 and 49A in Highmount, NY, with buildings and roads continuing up the steep slopes to over 3000' in elevation. The location is within in the Catskill Park, in the NYC Watershed and borders constitutionally protected, forever wild forest preserve lands rich in wildlife, on the West side of the taxpayer owned, DEC managed Belleayre Ski Center.

The Belleayre Resort proposal now consists of two developments totaling 629 "units" of various sizes, an 18-hole golf course, driving range, clubhouse, two hotels, two spas -- one underground, five restaurants, ten retail stores, a conference center with a 12,000 sf footprint but unknown number of stories, parking, guest and service roads, gates, security guards, street lighting, service buildings and other structures not yet detailed. More details of the plan are below.

Many local residents, community and environmental groups are standing firm in their opposition to the scale of this project, its impact on the rural communities, picturesque hamlets and protected trout streams, and in particular to some of the buildings and roads built on very steep slopes and at elevations not usually allowed.

Please join our efforts to make this a good project, of sensible size, to enhance, not destroy the Catskill Park and the co-existing wildlife, towns and communities.

**BELLEAYRE MEGA-RESORT SPECS**—details of the Belleayre Resort at Catskill Park, proposed for steep slopes on Belleayre Mountain, the location is in the Catskill Park, the NYC Watershed, and borders constitutionally protected, forever wild forest preserve.

## THE "DEAL"

The "Deal" covers the Wildacres Resort whose plans, although constantly changing, have been public for some time, and the NEW Highmount Resort that was unveiled to the public for the first time by NY's Governor Eliot Spitzer in a press conference on September 5, 2007. View resort plan on [www.SavetheMountain.net](http://www.SavetheMountain.net).

The information below is taken directly from a binding legal agreement, called the Agreement in Principle (AIP) that was negotiated in secret at the direction of Governor Spitzer. The negotiations were held in the Governor's chambers, under the direction of Deputy Commissioner Judith Enck.

The AIP, signed by some members of the Catskill Preservation Coalition, caused the dissolution of the Coalition as other member organizations DID NOT AGREE. The list of which members did, and which did not agree to sign, is listed in the Who's Who on page 2. The developer's information has yet to be thoroughly verified. What is listed below was agreed to in principle by the signatories, and they are now legally bound to support it.

## Belleayre Resort NOW consists of 2 developments:

To be located on Belleayre Mountain, on the West side of the NY State taxpayer owned, DEC managed Belleayre Ski Center at the intersection of Route 28 and 49A in Highmount, NY the Belleayre Resort now consists of two developments totaling 629 "units" of various sizes, an 18-hole golf course, driving range, clubhouse, 2 spas - one underground, two hotels, five restaurants, ten retail stores, a conference center with 12,000 sf footprint but unknown number of stories, parking, guest and service roads, street lighting, service buildings and other structures not yet detailed. See all exhibits and the AIP link on [www.SavetheMountain.net](http://www.SavetheMountain.net).

*The Resort By the Numbers* on next page...

## BY THE NUMBERS:

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## Wildacres Resort

Total 389 units

250 unit (room/suites) Wildacres Hotel

139 lodging (2-bedroom) units in multi-unit buildings  
(initially planned as 21 eight unit Octoplexes)

(NOTE: Sf is for footprint only. Could be multiple floors  
in height or underground)

Hotel and Golf Clubhouse = 185,600 +- sf

Detached Octoplex Units = 7,900 +- sf per building

Parking Structure = 45,000 +- sf

Fitness Structure/Pool House = 10,000 +- sf

Maintenance Buildings = 9,5000 +- sf

Driving Range Structure = 5,500 +- sf

Water Treatment Plant and other minor accessory  
structures = 2,500 +- sf

PLUS, 18-hole golf course, ??? acres

## Highmount Spa Resort

(a NEW segment, plans not seen by the public, nor yet  
reviewed by agencies)

Total 240 units:

120 unit (rooms/suites) Highmount Spa Hotel,

60 lodging (2 bedroom) units in two 30 multi-unit  
buildings,

60 individual lodging (3-bedroom) units (HOUSES) in  
either individual or duplex buildings.

(NOTE: Sf is for footprint only. Could be multiple floors  
in height or underground)

West Lodge = 32,000 + - square feet

East Lodge = 32,000 +- square feet

Hotel = 60,000 +- square feet

Spa (underground) = 30,000 +- square feet

Conference Center = 12,000 +- square feet

Detached Single Units = 2,800 +- square feet per  
building

Detached Duplex Units = 4,500 +- square feet per  
building

PLUS ROADS up the mountain, ??? acres

## WHO OPPOSES Belleayre Mega-Resort

SIERRA CLUB

Atlantic (NY) Chapter

Susan Lawrence, Chair:

chair@newyork.sierraclub.org

Frank Morris, Vice-chair

frankmorris@ecologicinvestor.com

Jim Lane, Secretary:

secretary@newyork.sierraclub.org

Steve Kulick, Treasurer:

treasurer@newyork.sierraclub.org

Jessica Helm, Conservation Chair:

helm\_jessica@yahoo.com

Carolyn Zolas, Clean Water/Watershed Chair:

cleanwater@newyork.sierraclub.org

Jim Mays, Catskills Rep:

catskills@newyork.sierraclub.org

CATSKILL HERITAGE ALLIANCE

Richard Schaedle, Chair

P.O. Box 88

Shandaken, NY 12480

www.CatskillHeritage.org

FRIENDS OF CATSKILL PARK

Judith Wyman, Chair

catskillmtflower@msn.com

PINE HILL WATER DISTRICT COALITION

Michelle Wooten, Chair

HIGHMONT PRESERVATION ASSOCIATION

www.savehighmount.com

Email: Frischome@aol.com

HARDENBURGH ASSOCIATION OF RESI-  
DENTS AND TAXPAYERS (HART)

John Carney, Chair

51 Rider Hollow Road

Arkville, NY 12406

john@sharemygarden.com

**WHO SIGNED ON to Belleayre Deal  
ASK THEM WHY**

**NRDC (NATURAL RESOURCES DEFENSE COUNCIL)**

Frances Beinecke, President  
Peter Lehner, Executive Director  
40 W 20th St # 11  
New York, NY 10011  
(212) 727-2700

**CATSKILL CENTER FOR CONSERVATION  
AND DEVELOPMENT**

Tom Alworth, Executive Director  
talworth@catskillcenter.org

PO Box 504  
Arkville, NY 12406

(845)586-2611,  
(845)586-3044 (f)

H. Claude Shostal, President  
Frank E. Sanchis III, Vice President  
Helen K. Chase, Vice President  
Geddy Sveikauskas, Secretary  
R. Lawrence McCaffrey, Jr., Treasurer

**TROUT UNLIMITED**

www.nysctu.org

1300 N. 17th St.  
Suite 500  
Arlington, VA 22209-2404

(703) 284-9400 (fax)  
Ron Urban, NYS Chair (actually signed)  
ronsgonefishing@aol.com

**ZEN ENVIRONMENTAL STUDIES INSTITUTE**

Zen Mountain Monastery  
P.O.Box 197  
Mt. Tremper, NY 12457

(845) 688-2228,  
FAX (845) 688-2415  
zmmtrain@mro.org

**RIVERKEEPER**

828 South Broadway  
Tarrytown, NY 10591  
800-21-RIVER

**NYPIRG (NEW YORK PUBLIC INTEREST GROUP)**

9 Murray Street, Floor 3  
New York, NY 10007-2223  
(212) 349-6460,  
Fax: (212) 349-1366  
nyc@nypirg.org

**NYPIRG HUDSON VALLEY - Regional Chapter**

State University College  
Student Union Building, Rm. 322  
New Paltz, NY 12561

(845) 257-3085 or (845) 257-3086  
hudson@nypirg.org

**THEODORE F GORDON FLYFISHERS**

P.O. Box 2345  
Grand Central Station  
New York, New York, 10163-2345

Bert Darrow, President: [PRESIDENT@TGF.ORG](mailto:PRESIDENT@TGF.ORG)

Treasurer: Charles (Chip) Westerman

Vice President Development, Secretary:  
Robert H. Yunich  
[SECRETARY@TGF.ORG](mailto:SECRETARY@TGF.ORG)

Vice President, Conservation:  
Terrence McCartney  
[CONSERVATION@TGF.ORG](mailto:CONSERVATION@TGF.ORG)

Vice President Conservation Co-Chair:  
Mark Thompson

Vice President, Membership & Founders Fund:  
James C. Aker

## CONTACT ELECTED REPRESENTATIVES

### **David A. Paterson (D)**

*Governor*

State Capitol  
Albany, NY 12224  
518-474-8390

### **James Hanson**

James.Hanson@Chamber.State.NY.US  
*Mid Hudson Valley Regional Rep for Governor Spitzer*

Eleanor Roosevelt State Office Building  
4 Burnett Blvd  
Poughkeepsie, NY 12603

Office (845) 437-5140  
Fax (845) 437-5142  
Cell (347) 266-4514  
tara.sullivan@chamber.state.ny.us

### **Clifford Crouch (R)**

*NY Assemblymember*

LOB 450,  
Albany, NY 12248  
518-455-5741

### **Kevin Cahill (D)**

*NY Assemblymember*

LOB 557  
Albany, NY 12248  
  
518-455-4436

District Office  
Governor Clinton Bldg  
Suite G-4, 1 Albany Ave.  
Kingston, NY 12401  
845-338-9610  
CahillK@Assembly.state.NY.US

### **Senator Malcom A. Smith**

*Majority Leader*

Office of NYS Senator Malcolm A. Smith  
909 Legislative Office Building  
Albany, NY 12247  
Tel: (518) 455-2701 / Fax: (518) 455-2816

### **John Bonacic (R)**

*NY Senator*

LOB Room 815,  
Albany, NY 12247  
(518) 455-3181

District office  
111 Main Street,  
Delhi, NY 13753

(607) 746-6675

### **Michael R. Bloomberg**

*New York City Mayor*

City Hall  
New York, NY 10007  
PHONE 311 (or 212-NEW-YORK outside NYC)

FAX (212) 788-2460  
Contact the Mayor by email:  
[www.nyc.gov/html/mail/html/mayor.html](http://www.nyc.gov/html/mail/html/mayor.html)

### **District 2 County Legislators**

for Hardenburgh, Denning, Shandaken and  
Woodstock:

### **Don Gregorious (D)**

[lindon7@hvc.rr.com](mailto:lindon7@hvc.rr.com)

### **Brian Shapiro (D)**

[ShapiroB@localnet.com](mailto:ShapiroB@localnet.com)

### **Leg. Chairman Dave Donaldson (D)**

[ddon@co.ulster.ny.us](mailto:ddon@co.ulster.ny.us)

Ulster County Legislature  
244 Fair Street  
Kingston, NY 12401

## CONTACT ELECTED REPRESENTATIVES

### **Maurice Hinchey (D)**

*US Representative*

Ulster County  
2431 Rayburn H.O.B.  
Washington, DC 20515  
(202) 225-6335  
Fax: (202) 226-0774

Kingston District Office  
291 Wall Street,  
Kingston, NY 12401  
(845) 331-4466

### **Scott Murphy (D)**

*US Representative*

Washington, DC Office  
Scott Murphy 120 Cannon HOB  
Washington, D.C. 20515  
Phone: (202) 225-5614  
Fax: (202) 225-1168

Hudson District Office  
Scott Murphy 623 Warren Street  
Hudson, NY 12534  
Phone: (518) 828-3109  
Fax: (518) 828-3985

### **Charles Schumer (D)**

*US Senator*

313 Hart Senate Building  
Washington, DC 20510

Phone: 202-224-6542  
Fax: 202-228-3027

District OfficeAide: Mike Morey  
1 Park Place, Suite 100,  
Peekskill, NY 10566

### **Kirsten Gillibrand (D)**

*US Senator*

Washington, DC Office  
478 Russell  
Washington, DC 20510  
Tel. (202) 224-4451  
Fax (202) 228-0282

New York City Office  
780 Third Avenue  
Suite 2601  
New York, New York 10017  
Tel. (212) 688-6262  
Fax (212) 688-7444

<http://gillibrand.senate.gov/contact/>