

Save the Mountain

United to Preserve Catskill Park Communities & Environment

JUNE 2008

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.

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.

The Resort By the Numbers on next page...

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AUG 2008

Facts

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BY THE NUMBERS:

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:
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Jim Mays, Catskills Rep:
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CATSKILL HERITAGE ALLIANCE
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FRIENDS OF CATSKILL PARK
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PINE HILL WATER DISTRICT COALITION
Michelle Wooten, Chair

HIGHMONT PRESERVATION ASSOCIATION
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HARDENBURGH ASSOCIATION OF RESI-
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**WHO SIGNED ON to Belleayre Deal
ASK THEM WHY**

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CONTACT ELECTED REPRESENTATIVES

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