

Town of Esopus Environmental Board Review - January 17, 2024

significant challenge, potentially leading to sanitation issues if not properly addressed. Moreover, the cumulative effect of so many dogs in a confined area can have negative implications for local wildlife. Wildlife may be disrupted or stressed by the presence of numerous dogs, impacting their natural behaviors. Additionally, waste from the dogs can introduce pollutants to the environment, affecting soil and water quality. The presence of multiple dogs at the site can preclude the harmonious coexistence of the resort facility with both its natural surroundings, and the local community.

8) Trees

- The applicant states that 0.7 acres of trees will be removed during the construction process, and only for construction of the drainage structures. In looking at the site maps, we disagree with this estimate. The applicant should explain how the following elements will be constructed without removing a single additional tree:
 - 2 Main driveways
 - 39 Cabins + 1 Maintenance Building
 - 40 Building Driveways/Parking
 - Multiple septic tanks
 - Many hundreds of feet of water, sewer & electrical utilities
 - Wastewater treatment system
- The site plan implies the cabins are going to be modular in construction. Large flatbed trailers with extra low ground clearance and large cranes weighing as much 30-50,000 pounds will be required to unload and set these modular structures. A tremendous amount of grading, site clearing and deep roadbed construction will be required in order to accommodate this very large and heavy construction equipment.
- It is recommended that a comprehensive tree survey be conducted to document the location of all trees on the site with a diameter of 12 inches or greater. This survey will serve as a valuable tool to superimpose over the site plan, providing an accurate depiction of the substantial number of trees that may need to be removed to facilitate the construction of the proposed 40 buildings, utilities and infrastructure. This information is crucial for a thorough understanding of the project's environmental impact and will aid in making informed decisions regarding tree preservation and mitigation measures.

9) Traffic

- The EB strongly disagrees with the estimate that each cabin will generate only 0.34 trips per site. Beyond the activities of being in the cabin or walking on the property, there is a plethora of tourist attractions in the Hudson Valley area that are continuously growing. The region offers a diverse range of activities, including hiking, mountain biking, boat cruises, state parks, museums, art galleries, the Walkway Over the Hudson and The Culinary Institute of America, to name a few. Moreover, the Kingston/Rhinebeck area boasts an array of excellent dining options. It is highly unlikely that guests will limit themselves to staying on-site, as the

9) Traffic - continued

surrounding area provides numerous compelling reasons to explore. Given the richness of available activities, guests are expected to venture out multiple times per day. The EB believes that the estimated 0.34 trips per site may significantly underestimate the actual frequency, possibly equating to 3.4 trips. This discrepancy raises questions about how guests will allocate the estimated \$2,000,000 per year in direct expenditures, as stated by the applicant if they never leave the site. A more realistic assessment of travel frequency is essential for a comprehensive understanding of the potential impact of the project on local traffic and the surrounding environment.

EB REVIEW SUMMARY:

Central Sewer System:

The sewage treatment system lacks detailed design information, and the presence of individual hot tubs in each cabin raises concerns about potential impacts on the system's functionality.

Water System:

Concerns include the adequacy of a single well to supply water for 39 cabins, the impact on neighboring wells, and the potential stress from an on-site laundry facility on the water and sewer infrastructure.

Steep Slopes:

The proposal lacks clarity on the volume and effectiveness of drainage structures, and the term "practicable" regarding avoiding disturbance of steep slopes may need clarification to align with zoning regulations.

Fire and Smoke:

The high number of proposed wood fires raises environmental and safety concerns, requiring a detailed plan for ash disposal and mitigation measures to address potential air quality impacts.

Site Chemicals:

The use of chemicals on the site necessitates a comprehensive listing with concentrations and Safety Data Sheets for evaluation of environmental impact and human safety considerations.

Lighting:

Compliance with dark skies initiative is claimed, but the significant number of exterior lights poses concerns for potential light pollution and negative impacts on wildlife.

Pets:

The presence of numerous dogs may lead to noise disturbances, waste management challenges, and negative effects on local wildlife, impacting the harmony of the resort facility with its surroundings.

Trees:

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Disagreement on the estimate of trees to be removed during construction, concerns about the feasibility of construction without additional tree removal, and a recommendation for a comprehensive tree survey for informed decision-making.

Traffic:

Disagreement with the estimate of trips per site, emphasizing the rich array of tourist attractions in the area and the need for a more realistic assessment of travel frequency for a comprehensive understanding of the project's impact.

Respectfully submitted,

Town of Esopus

Environmental Board members:

Mark Ellison, Chairperson	Cynthia McVay
Julie Brinkman	Nina Nichols
Christopher DeCicco	Noel Russ
Ellie Gartenstein	Laura Petit