

**Comparison of DEC Requested Conservation Alternative with  
NYS DEC Recommendations for Seven Peaks at Mountain Road**  
for Proposed Subdivision and Resort Complex defined in Draft Environmental Impact Statement  
Submitted to Town of Mamakating Planning Board, Sullivan County, NY (January 22, 2010)  
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February 14, 2010

**NYS DEC Recommendation  
in Letter dated December 8, 2009  
to Town of Mamakating Planning Board Chair**

**Applicant's Action  
DEC Requested Conservation Alternative  
Described in Section 5.6**

**1. Comparison and Evaluation of Conservation Alternative**

Take into account fewer, smaller, relocated lots  
Take into account trail locations  
Evaluate natural corridors  
Avoid negative impacts to ecological communities  
Avoid negative impacts to environmental resources

Same number, some smaller, 7 relocated  
No mention of trail locations, trail shown on map  
No specific evaluation of natural corridors  
No mention of impacts to ecological communities  
New plan puts some houses where soil cannot support septic systems  
New plan puts stormwater basins closer to Federal wetlands and streams  
Open space moved from homesites to near trail  
No discussion of wildfire potential

Avoid potential concerns with wildfire activity

**2. Meet SEQR Requirements Considering Objectives & Capabilities**

That the alternative be Reasonable & Feasible

Use of the two "Reserved" areas could probably mitigate the environmental impacts listed above

**3. Specific Factors of Alternative Site Plan**

Explain undeveloped lands on Western portion  
Explain undeveloped lands in Central portion

No rationale given.  
Possibly to protect pre-historic sites in December 2009 version  
New plan has homes on pre-historic sites  
Most lots appear to be 5 to 10 acres  
No lots moved to "separate" or "reserved" areas

Design with 5 to 10 acre lots  
Relocate some parcels from west to "separate" or "Reserved for Future Single Family"  
Eliminate a small number of Lots  
Area of Disturbance

No lots eliminated. Possibly one added.  
Map not found in Appendix P

**4. Alternative Hotel Locations**

Assess Impacts of Resort Alternatives  
Area of disturbance

Estimated for 3 Resort Locations (NE, NW, Cen)  
*NW is northwest, although text says "southwest"*  
and shown on maps

Water usage  
Sanitary waste treatment  
Sanitary waste disposal  
Traffic  
Stormwater Runoff  
Erosion Control  
Wildlife & ecological corridors  
Wildlife & ecological communities

Similar for all 3 alternatives  
Similar for all 3 alternatives  
Similar for all 3 alternatives  
Greater through housing area to Central & NW areas  
Greater for NW due to steep slopes  
More need at NW location  
No mention of wildlife  
Considers cover types  
Alternative 3 (NW) impacts more chestnut oak forest  
Alternative 3 (NW) impacts Barrens Buckmoth habitat