

What you need to know about the proposed Belleayre Resorts

The ever-changing Belleayre Resort would consist of 2 developments, located at the intersection of Routes 28 and 49A in Highmount, on the west side of Belleayre Mountain. One (Wildacres Resort) would be located below the Belleayre Ski Center and the second (Highmount Resort and Spa) would be high on the ridge next to the Ski Center's upper trails and bordering the "forever wild" Catskill Forest. Belleayre Ski Center is taxpayer-owned and DEC-operated, while the Belleayre Resorts are private real estate developments. The developments would include:

629 "units" of various sizes, including houses

An 18-hole golf course, clubhouse and driving range

2 large hotels and 2 spas

Ballrooms and meeting rooms

5 restaurants, plus snack bars and cocktail lounges, etc.

10 retail stores, pro shops, etc.

Indoor pool, poolhouse and tennis courts

Outdoor amphitheater

250-seat interfaith chapel

A conference center with a footprint of 12,000 square feet

2 parking garages, guest and service roads, and street lighting

Service buildings and other structures not yet detailed

What you can do

You can participate... SIGN THE PETITION (online at www.SavetheMountain.net). **TELL** the Governor (Governor Eliot Spitzer, State Capitol, Albany, NY 12224, 518-474-8390). **WRITE** letters to the editor. **PLANT** a yard sign. **DRIVE** with a bumper sticker.

Save the Mountain comprises a number of groups and individuals that oppose these very large real estate developments, as proposed, and the closed-door Agreement in Principle announced by Governor Spitzer.

Members groups include Catskill Heritage Alliance, Friends of Catskill Park, the Sierra Club, Hardenburgh Association of Residents and Taxpayers, Highmount Preservation Association and the Pine Hill Water District Coalition.

For more information, please visit www.SavetheMountain.net

You've heard the claims about the "compromise" on the Belleayre Resorts. **Now look at the facts.**

The real estate developer and his business associates claim the new plan for these resorts would benefit our region. The facts tell a different story: the development would profit only its sponsors. It would harm our community. Here's why...

Is it a "done deal?"

Absolutely not.

- ◆ Not one permit can be issued until the State Environmental Quality Review process, SEQR, is done. We're in the middle of that process now, and *YOU can participate*.
- ◆ The new plan adds an entirely new real estate development above Highmount, with impacts that need to be reviewed from scratch.
- ◆ Still unresolved: where the development will get enough water, what happens to *your* water, erosion, stormwater runoff, traffic and much more.
- ◆ The deal was done behind closed doors, without input from us, the local people who would be most affected.

Have the plans been "downsized?"

Not very much.

- ◆ 85% of construction originally planned for the east and west sides of Belleayre mountain would be moved onto the west side.
- ◆ In acreage, the resorts would be 4 times the combined size of Fleischmanns and Pine Hill. There will still be hotels, condos, restaurants, shops, a golf course, miles of road, street lights, maintenance buildings and more.
- ◆ The original plan for the west side called for 439 housing "units;" the new plan calls for 629 units: 370 hotel rooms + 259 condos and houses, many built on the mountain-top ridge and visible for miles.

Does the compromise deal protect the environment?

Not nearly enough.

- ◆ Clear-cutting and blasting could destroy habitat, displace wildlife, shake up our houses, and impact the aquifer and our wells. Construction could take 8 to 10 years.
- ◆ Construction and traffic would pollute our air; the resorts' artificial lighting would block out the stars in our night sky.
- ◆ The state recommends against building on slopes steeper than 15% to minimize flooding, but the resorts would be built on slopes 20% and greater, and the Wildacres Hotel would be blasted into a 35% slope.
- ◆ Mountaintop construction above 3,000 feet at the summit of Highmount and along its ridge would set a dangerous precedent.
- ◆ The "agreement" is full of loopholes that could undermine the environmental safeguards in favor of private profits — for example, the five-year-only requirement for the proposed "organic" golf course.

Would the resorts benefit the local economy?

No. On the contrary.

- ◆ They are planned as "destination resorts," meaning guests would sleep, eat, shop and play there, bypassing our local businesses.
- ◆ Most resort jobs would be low-wage service positions — not really the kind of future careers kids will stay home for.
- ◆ Since there aren't enough workers here now, hundreds would have to be brought in — needing affordable housing, schools, health care, police protection, etc. — costing us all in new taxes.

Find out more at

www.SavetheMountain.net

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What would happen with taxes?

Your taxes would go up!
In fact, you'll pay for the resorts over and over:

- ◆ In tax abatements for the developer that would put the tax burden for the project squarely on you for years to come.
- ◆ In taxpayer money to overpay the developer for land he sells to the state: \$14 million — over twice its market value.
- ◆ In taxpayer-funded perks for the private developer — new lifts, ski trails and snowmaking on resort property — to sweeten the deal at your expense.
- ◆ In higher property and school taxes for more police and fire protection, landfill space, medical facilities, roads, classrooms and teachers, and social services and affordable housing for the work force.

How would the resort development affect you?

If it succeeds, look for:

- ◆ Heavier, more frequent flooding, especially during construction.
- ◆ At least triple the current traffic on Route 28, more traffic on narrow county roads 49A (Highmount) and 47 (Big Indian-Frost Valley Rd). Not just cars, but delivery and service vehicles, buses, and trash trucks.
- ◆ Local businesses left out in the cold as resort guests bypass our towns and as our most valuable resource — open-space wilderness — is destroyed.
- ◆ Thousands of timeshare transients, with no stake in our community.

If it fails, look for:

- ◆ A half-built project and ruined mountain we can't put back together, and...Then what? A casino operator "saving the day?"

Find out more at

www.SaveTheMountain.net

or write us at Save the Mountain,
PO Box 453, Highmount, NY 12441

Please cut along dotted line and mail.

You can help save the mountain — and your community.

When the governor and the developer sat down in secret to "compromise," they left out one important consideration: the people who live here. We believe there is room here for a project of sensible size that will enhance, not destroy, our Catskill State Park, the Belleayre Ski Center, and the co-existing wildlife, farms, and communities. Please join our efforts to make it just that. Get involved.

YES! I want to help ensure a resort that is in harmony with the environment and that benefits the community. I would like:

- To make a tax-deductible contribution To volunteer A lawn sign A bumper sticker

Name _____

Address _____

Phone _____ Email _____

Please make check payable to "Catskill Heritage Alliance," (a 501(c)3 non-profit)
and mail to Save the Mountain, PO Box 453, Highmount, NY 12441.