

\$16.59 million, is accounted for in the analysis of the Resort facility revenues earlier in this section. The off-site spending would occur throughout the NY Route 28 corridor, most particularly in the village and hamlet centers where businesses and shops are concentrated.

The overall breakdown of Belleayre Resort visitors' off-site spending is shown in Table 3-86. The estimated \$11.81 million spent by Resort visitors is expected to primarily be spent at area restaurants, recreational facilities, stores and shops, and for purchases of gas and oil. These estimates are based on composite averages of spending behavior of timeshare owners, seasonal home owners, golfers, and overnight visitors to resort regions.

3.10.3 Mitigation Measures

No mitigation measures are required since all identified impacts are positive. **Municipal revenues generated by the project will greatly exceed any costs from the limited increase in demands imposed on service providers.**

3.11 Cultural Resources

3.11.1 Existing Conditions

A Stage 1A Literature Review and Archeological Sensitivity Assessment was prepared for the project in March 2000. A copy of the Phase 1A report is included in Appendix 23, "Stage 1A and Stage 1B Cultural Resources Investigation."

The Stage 1A report did not identify any known archeological sites or any sites on the State or National Registers of Historic Places on the project site.

Three resources on the project site were identified as having potential historical significance. These were (1) the Turner/Brisbane Mansion and associated caretaker's house, gate and carriage barn, (2) the Marlowe Mansion, and the (3) Leach farmhouse and barn on Galli Curci Road. The Stage 1A report also identified some other resources off the project site as having potential historical significance.

The Stage 1A report was submitted to the New York State Office of Parks Recreation and Historic Recreation for their review (OPRHP). The three resources described above were determined to be eligible for listing on the State and National Historic Registers of Historic Places. OPRHP concurred with the findings and recommendation of the Phase 1A report that Phase 1B testing should take place on those areas of the project site that both would be disturbed as part of the project plans and have potential for containing archeological resources.

A Stage 1B Cultural Resource Survey was prepared for the project in August 2001. A copy of the Stage 1B report is included in Appendix 23. Testing for the Stage 1B survey was done in accordance with the testing plan described in the Phase 1A report and approved by OPRHP.

The Stage 1B report and supporting letter report were submitted to OPRHP for their review. The Stage 1B report identified a number of features with potential for historical or archeological significance. The majority of the resources identified are 20th – century sites. Based upon these identifications some minor modifications to the project layout and grading plans were made in order to avoid impacting some of the identified resources. OPRHP’s review of the Stage 1B materials led them to state “OPRHP has no further issues regarding project ground disturbance and archeology: additional archeological study is not warranted.” (See Appendix 23.)

In January 2002 additional Phase 1B field reconnaissance work was performed for the area of the proposed employee parking area off of Lasher Road. No historically significant archeological deposits were discovered, and it was deemed that no further archeological investigation is warranted. A copy of the February 2002 report for this area is included as an addendum to Appendix 23.

OPRHP also is also reviewing the project from the standpoint of its potential affects on the three resources identified in the Stage 1A report as having met the criteria for inclusion in the State and National Registers of Historic Places. In its April 11, 2002 letter, OPRHP stated that “the OPRHP does not have substantial concerns regarding potential impacts to existing historic resource.””it is noteworthy that the mansions and the outbuildings would not suffer losses to the integrity of their setting. Although a substantial project is planned for the mountainside, the use of local materials, low building heights, and judicious site selection have minimized negative impact to the properties to a great extent. It was noted that the design has utilized available space and plant materials to help screen the project from the new development.” See Appendix 6, “Letters of Record”.

3.11.2 Potential Impacts

Cultural resources may potentially be disturbed when constructing the utility trench for lot 21 of the Highmount Estates subdivision. This was identified as the P. Robison site in the Stage 1B report.

Development of the proposed project and adaptive reuse of the Brisbane (Turner) Mansion, the Marlowe Mansion and the Leach farmhouse and barn could potentially impact the historical character and context of these register-eligible structures.

Resources identified in the Stage 1B report which have been avoided by plan revisions could potentially be impacted if not protected from construction vehicles that could stray outside the proposed work limits or area of potential affect (APE).

3.11.3 Mitigation Measures

1. Excavation of the utility trench along the proposed driveway designed to avoid known resources within lot 21 of the Highmount Estates subdivision (P. Robison site) will be monitored by a qualified professional archeologist.
2. The Leach farmhouse and barn will remain on a separate lot within the Highmount Estates subdivision. Any repairs to these structures will maintain the historical character of the buildings.
3. Resources identified in the Stage 1B report that are in proximity to the proposed limits of work shall be protected with orange construction fence and proper exclusion signage prior to beginning construction in the vicinity. Locations where this mitigation measure will be implemented include Dump #3 near the Turner Mansion, the Monroe ice house, and the Monroe carriage house.
4. At the remains of the Monroe house the existing chimney and metal debris in the vicinity will be placed within the existing cellar hole and the cellar hole will be filled with clean fill material to preserve its archeological character in place.
5. Golf course grading plans around the Monroe Coach house and ice house have been modified to allow for in-situ preservation of the identified standing structures, including stone walls. The subterranean vaults at the coach house will be preserved and protected. The vaults will be filled with clean fill by hand in order to preserve their integrity and ensure the safety of Resort guests.
6. The foundation walls at the Three Cabins Site will be preserved intact, no subsurface impacts are proposed. The rather deep foundation remains of Cabins 1 and the root cellar will be partially filled by hand with clean fill to preserve the archeological information the site possesses.
7. The cellar hole of the original home on the Ruttson Green site will be similarly filled with clean fill to protect Resort guests and preserve the archeological information the site possesses. The large flagstone walk, including the flagstone with the year 1904 carved into it will be preserved in-situ.
8. The design of the golf course has been modified so that the Hiram Robinson Site is outside the area of potential effect.
9. Before renovating the Marlowe and Brisbane mansions, architectural renovation plans will be submitted to OPRHP for their review and approval.
10. The existing outbuildings associated with the Brisbane mansion, a caretaker's cottage and a carriage barn have been incorporated into the site design and will function as administration and maintenance under the proposed development

September 2003

scenario. The layout of the proposed structures, the architectural character of the proposed structures and the proposed landscape plantings around them were designed so that the new construction will be in the same "context" as the existing buildings. This was confirmed by OPRHP during their review of the project.