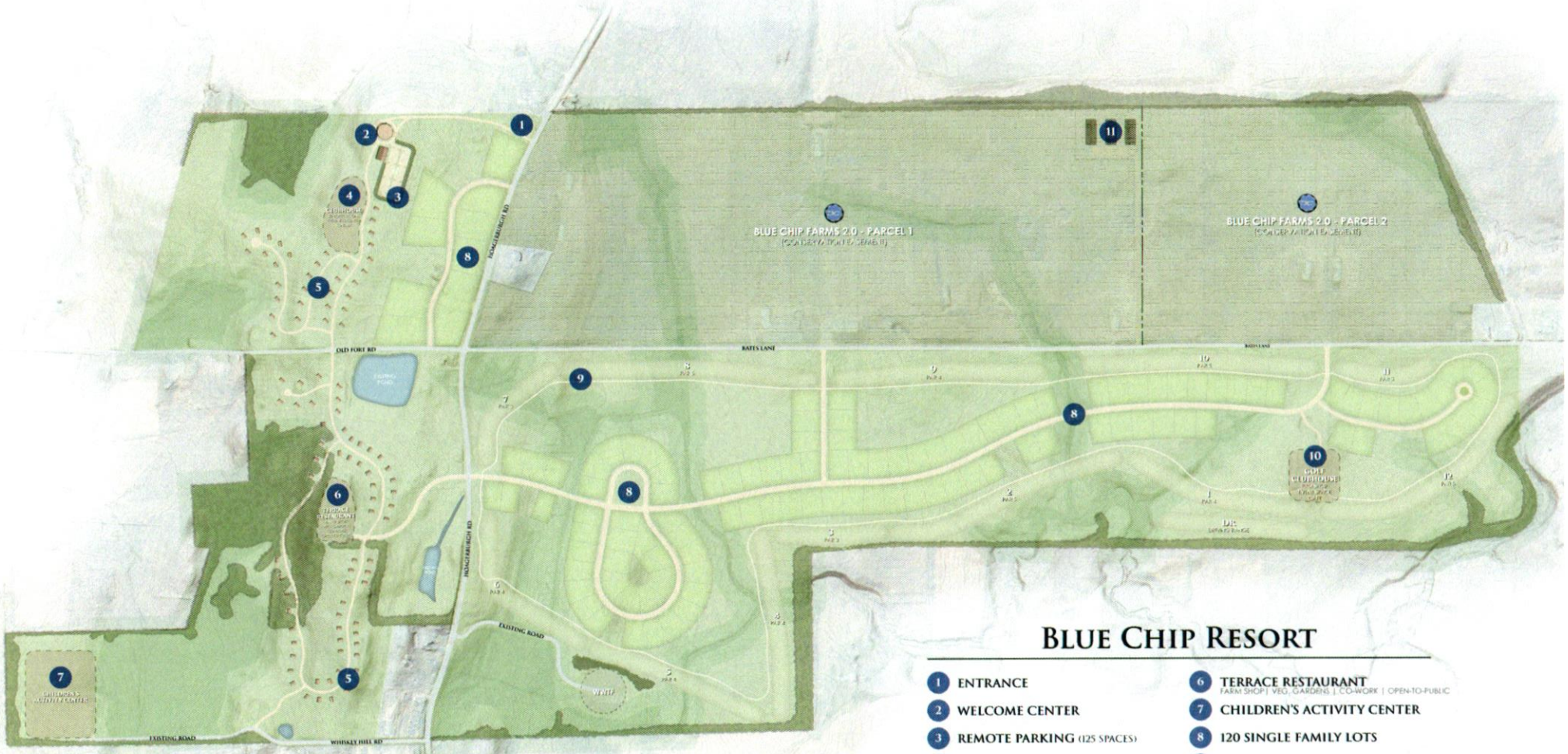
Rendered Site Plan



BLUE CHIP RESORT

1. ENTRANCE
2. WELCOME CENTER
3. REMOTE PARKING (125 SPACES)
4. PRIVATE CLUBHOUSE
   30 HOTEL ROOMS | WELLNESS CENTER | CINEMA
5. 95 RESORT COTTAGES
6. TERRACE RESTAURANT
   FARM SHOP | VEG. GARDENS | CO-WORK | OPEN-TO-PUBLIC
7. CHILDREN'S ACTIVITY CENTER
8. 120 SINGLE FAMILY LOTS
9. GOLF COURSE + PATH
10. GOLF CLUBHOUSE
    PRO SHOP | EVENT SPACE | CAFE
11. FARM/WORKFORCE HOUSING
    15 FAMILY UNITS | 35 BEDS SHARED LIVING

TREELINE

LONG MEADOWS

WETLANDS & BUFFER

PASSERO
architecture engineering

Noise Study

Blue Chip Farm – Noise Study
Draft Environmental Impact Statement (DEIS)
August 12, 2026

The Blue Chip Farm project team respectfully requests the Planning Board's review and approval of the receptor locations and ambient noise-measurement methodology used for the project's noise study.

The receptor locations have been identified as follows:

1. Hoagerburgh Road north of Whiskey Hill Road

2. Hoagerburgh Road and Old Fort Road/Bates Lane

3. North property of Blue Chip Farm (existing barn and paddock) adjacent to the Shawangunk Grasslands National Wildlife Refuge

4. Bates Lane east of Hoagerburgh Road at existing barns and paddock areas

5. Bates Lane at the easterly limit of Blue Chip Farm

A rendered site plan and receptor location map are enclosed for your review. The five measurement locations were selected to typify the primary receptor categories in the area, including residential receptors along Hoagerburgh Road and Bates Lane, agricultural receptors along Bates Lane, and receptors adjacent to the Shawangunk Grasslands National Wildlife Refuge along the north property line. Measurements were collected in eight-hour contiguous increments using a Casella CEL 633A meter, with on-site oversight and verification of weather conditions to ensure data quality.

The methodology reflects standard acoustical practice and the New York State Department of Environmental Conservation's Noise Impact Guidance. The selected locations represent the full range of existing receptors in the study area, and the procedures, instrumentation, and weather verification follow accepted protocols for environmental noise characterization.
For reference, the NYSDEC Noise Impact Guidance is available at:
https://www.dec.ny.gov/docs/permits_ej_operations_pdf/noise2000.pdf

We respectfully request the Board's confirmation that the receptor locations and methodology are acceptable for use in the noise analysis. We remain available to provide any additional information the Board may require.


Refuge
Old Fort Rd
Bates Ln
1
2
3
4
5

GIS Based Analysis

Blue Chip Farm – Visual Impact Methodology
Draft Environmental Impact Statement (DEIS)
August 12, 2026

The Blue Chip Farm project team respectfully requests the Planning Board's review and approval of the proposed methodology for evaluating potential visual and aesthetic impacts associated with the project.

The visual assessment would be completed using Esri ArcGIS Pro and currently available LiDAR, elevation, and geographic datasets. A Digital Surface Model would be developed to represent existing topography, vegetation, and built features within a five-mile radius of the project site. A viewshed analysis would then be performed from a project control point representing the highest potentially visible portion of the proposed development. The resulting modeled viewshed would be compared with an inventory of potentially significant aesthetic resources identified in accordance with the New York State Department of Environmental Conservation's Assessing and Mitigating Visual and Aesthetic Impacts Program Policy and the SEQR Visual EAF Addendum.

Potential observation locations identified through the viewshed analysis would be further evaluated to determine whether the proposed development may be visible from publicly accessible viewpoints. Three-dimensional renderings would also be prepared to provide representative depictions of how the proposed development may appear from nearby public roadways and other relevant viewpoints.

In addition, the project team is requesting permission to use a drone-based assessment in place of a traditional balloon test. The drone would be positioned at the proposed project control point and at the approximate maximum height of the proposed development. Photographs would then be captured looking outward from the project site toward the surrounding area and identified aesthetic resources. This approach would allow the project team to document potential lines of sight between the proposed development and surrounding viewpoints while providing a stable and accurately positioned representation of the project's maximum height.

The drone-based assessment would be used in conjunction with, rather than independently of, the GIS-based viewshed analysis and three-dimensional renderings. Together, these methods would provide a modeled assessment of potential visibility, photographic documentation from the proposed maximum development height, and visual simulations of the development from nearby public roadways.

A map identifying the proposed project control point from which the drone-based alternative to the balloon test would be conducted is enclosed for your review.

We respectfully request the Board's confirmation that the proposed methodology, including the substitution of a drone-based assessment for a traditional balloon test, is acceptable for use in completing the project's visual and aesthetic impact evaluation.

Legend

- Project Control Point
- Project Location

Project Control Point Map

Map created by: Passero Associates GIS, TR
CRS: NAD83 State Plane New York East
Municipality: Ulster County

PASSERO
engineering architecture

Service Credits:

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS

Date: 8/14/2026

Blue Chip Farms Visual Impact Assessment

Site Name	Acreage	Distance (Miles)			Type
Minnewaska State Park Preserve	177.5841674	2.97			NYSDEC Parks
Minnewaska State Park Preserve	0.476107647	3.12			NYSDEC Parks
Minnewaska State Park Preserve	1.475816333	3.13			NYSDEC Parks
Minnewaska State Park Preserve	23258.8109	3.69			NYSDEC Parks

Site Name	Eligibility Status	Distance (Miles)			
Borden Home Farm Historic District	Eligible	3.20			Historic Districts

Site Name	Eligibility Status	Distance (Miles)	Latitude	Longitude	
Walstein Childs House	Listed	3.19	41.64316396	-74.17148218	Historic Points
Building 12, Wallkill Correction Facility (1932)	Eligible	3.44	41.62814431	-74.16358035	Historic Points
Hasbrouck Stone House	Eligible	3.69	41.59574565	-74.1736899	Historic Points
The Mansion House	Eligible	3.69	41.59487075	-74.1745052	Historic Points
Borden's Office	Eligible	3.69	41.59558485	-74.17368176	Historic Points
Borden Barn	Eligible	3.83	41.59413257	-74.1719732	Historic Points
Farmstead/MN-071-075	Eligible	3.83	41.67823464	-74.26264744	Historic Points
REFORMED DUTCH CHURCH OF NEW HURLEY	Listed	4.52	41.6382261	-74.143716	Historic Points

Site Name	Status	Distance (Miles)	
Maurice D Hinchey Hudson River Valley National Herita	Existing	0	National Heritage Areas

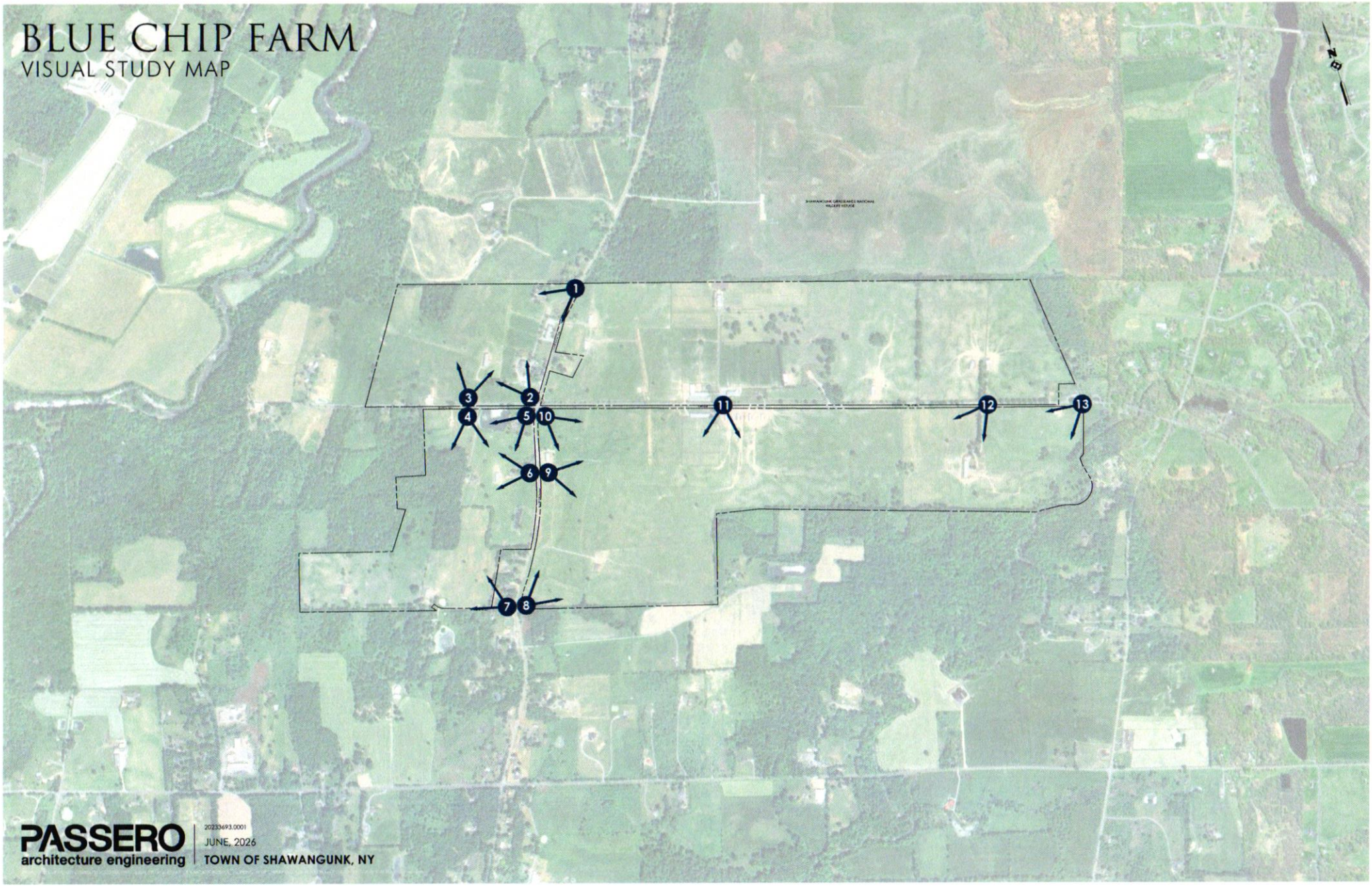
Site Name	Distance (Miles)	
Shawanhunk Grassland National Wildlife Refuge	0.572	National Wildlife Refugee

Site Name	Distance (Miles)	
Walkill High School Bleachers	3.31	Other

Visual Analysis

BLUE CHIP FARM

VISUAL STUDY MAP



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architecture engineering

20233693.0001
JUNE, 2026
TOWN OF SHAWANGUNK, NY