

PUBLIC PARTICIPATION PLAN

Applicant:

Ms. Rose Barnett

Facility:

Arrowhead Ranch and Retreat

NYSDEC Application Number:

3-4836-00356/00001

As Required by:

NYSDEC Commissioner's Policy Guidance CP-29

Submitted to:

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561

Prepared by:

Keystone Associates, 58 Exchange Street, Binghamton, NY 13901

Date:

02/17/2026

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List of Acronyms

Acronym	Definition
CP-29	Commissioner Policy 29, Environmental Justice and Permitting
NOCA	Notice of Complete Application
NYSDEC	New York State Department of Environmental Conservation
PEJA	Potential Environmental Justice Area
PPP	Public Participation Plan

I. INTRODUCTION AND OBJECTIVE

This Public Participation Plan (PPP) has been prepared by Keystone Associates on behalf of Ms. Rose Barnett (hereinafter referred to as “applicant”) to fulfill and comply with the requirements of New York State Department of Environmental Conservation **Commissioner Policy 29, Environmental Justice and Permitting (CP-29)** for their proposed improvements to the Arrowhead Ranch and Retreat Property that requires a State Pollutant Discharge Elimination System (SPDES) application and which has been determined by NYSDEC to potentially impact one or more potential environmental justice area (PEJA) (See Figure 1).

This PPP has been developed in accordance with the procedures established in CP-29 Section V.D and it aims to help ensure meaningful and effective public participation throughout the NYSDEC environmental permit review process. Public participation in the NYSDEC environmental permit review process means a program of activities that provides opportunities for stakeholders to be informed about and involved during the review of a proposed action.

The objective of this PPP is to outline and describe the program of activities that the applicant will implement to actively seek and enhance public participation during the application review process.

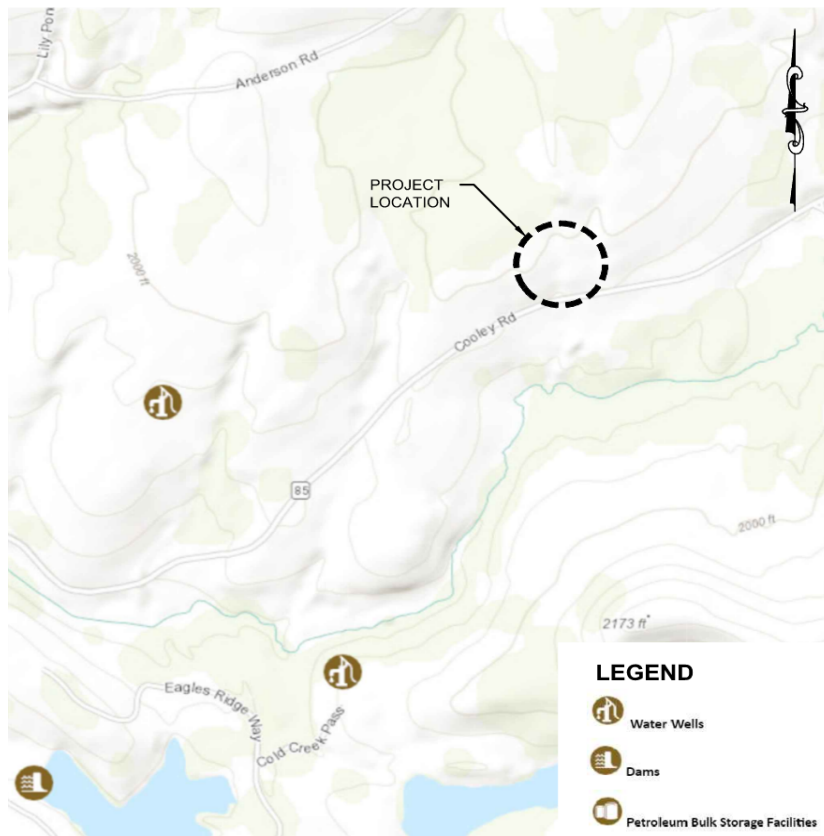


Figure 1. Project Location and Potential Environmental Justice Area(s)

II. PROJECT DESCRIPTION AND PROPOSED ACTION

Project Overview

The applicant proposes to update their property on Cooley Road in Parksville, NY with tented and RV camping sites, a food truck hook up, an event pavilion, updated existing hotel buildings, and a tavern. The applicant will be installing new water and sanitary utilities, while salvaging for reuse many of the existing sanitary system appurtenances. This project will be a phased project, with 50 campsites coming online in 2026, and 50 additional campsites with 10 RV sites in 2027. All other buildings will be completed within the next two years. The proposed timeframe and design are subject to change based on any input from agencies during the review process. To implement the proposed project, the applicant has applied to the New York State Department of Environmental Conservation (NYSDEC) for the State Pollutant Discharge Elimination System (SPDES) Application for Private, Commercial & Institutional (P/C/I) Discharge of Treated Sanitary Sewage permit(s) to update the existing sanitary sewer dosing chamber, sand filters and other sewerage appurtenances.

Nature of Proposed Project/Action and Purpose

The project described above involves the demolition of modular buildings on the site. Existing hotels, 12 and 18 rooms respectively, will be updated to working condition. A phase 1 campsite, including 50 tented sites, and associated restroom facility will be constructed in 2026. A food trailer area will be placed on site for any events that occur. The second phase of this project will include an additional 50 tented campsites, along with 10 RV sites. This phase will also include a restroom. Two amenity areas will be included in phase two, which includes the event pavilion and tavern. All associated utilities will be installed within their respective phases.

The project is expected to provide a boost to the local economy. Arrowhead Ranch and Retreat provides a great source of tourism, which can have a positive effect on local businesses. The project also provides an experience for the local population to enjoy as well.

Potential Impacts

The Arrowhead Ranch and Retreat renovations will bring a great source of tourism and income to the surrounding businesses. Social gatherings will create advertising opportunities for local businesses to help boost the local economy. A constant number of visitors and maintenance workers are to be expected all year long. Four large events are held per year and are expected to have a maximum of 600 vehicles. Other minor events are projected to increase traffic with 200-300 vehicles. Additional noise could be produced during events with a minor increase in garbage during those times. During construction, noise will increase during normal construction hours. Dust and runoff will be controlled at the construction site.

III. CONTACT LIST

A contact list consisting of the names, addresses, phone numbers, or email addresses of neighbors within ½ mile of the proposed action is provided in Figure 2 below.



1. LINDA HARDENBURGH
2. THOMAS J MCKAY
3. THOMAS J MCKAY
4. ELINOR E. WELLS
5. ALAN DANIEL
6. ROSELLA WILLIAMS
7. ALAN DANIEL
8. ALAN DANIEL
9. ALAN DANIEL
10. ALAN DANIEL
11. ALAN DANIEL
12. ALAN DANIEL
13. GIUSEPPE MANNINO
14. ELMER EDWARDS
15. BONNIE RIKER
16. MARCOS MATEO GUTIEREZ
17. SANDRA J. ROTH
18. WESLEY TUTTLE
19. ROSE ANN BARNETT
20. JAMES ROWLETTE
21. NEKTARIA FRANCESCON
22. NEKTARIA FRANCESCON
23. NEKTARIA FRANCESCON
24. NEKTARIA FRANCESCON
25. BORKA ANDRIC
26. THOMAS J. MCKAY
27. SYLVESTER BELL JR.
28. ANTHONY CARUSO
29. CARL DESIMONE
30. JUDITH M. LOPEZ
31. SYED A. NAYEEM
32. SYED A. NAYEEM
33. RUTH CARGILL
34. CARMEN ARMINIO
35. DANIELLE BIVINS
36. DANIELLE BIVINS
37. MICHAEL ARMINIO
38. GARFIELD F. MUNGEER
39. GARFIELD MUNGEER
40. GARFIELD MUNGEER
41. JAY G. BURKE
42. JAY G. BURKE
43. PAUL RUSSO
44. DHARAM MANN
45. ANTONY FRANCESCON
46. TANIA KOVALENKO
47. TANIA KOVALENKO
48. TANIA KOVALENKO
49. JON SUTHERLAND
50. NELIDA REIS
51. ALAN BRIKER
52. EUGENE PRIMAVERA
53. EUGENE PRIMAVERA
54. EUGENE PRIMAVERA
55. JON SUTHERLAND
56. JON SUTHERLAND
57. JOANNA MROCZKOWSKI
58. LAWRENCE P. CORIO
59. LAWRENCE P. CORIO
60. JASON DELOUKER
61. JASON DELOUKER
62. JON SUTHERLAND
63. EVAN SCHNEYER
64. WILLIAM A. WEBER
65. VICTOR GONCALVES
66. HARISH J. KRANTI
67. JON SUTHERLAND
68. ALAN W. DANIEL
69. WHITEY'S ACRES LLC
70. APRIL LASKY
71. PAUL A. BOWMAN
72. NAOMI R. BATISTA
73. TEIK MULLEN
74. PAUL A. BOWMAN
75. PAUL A. BOWMAN
76. JEFFREY WEBER
77. JEFFREY MARK WEBER
78. WILLIAM G. SULLIVAN
79. SALVATORE BALSAMO
80. SALVATORE BALSAMO
81. WILLIAM CACERES
82. EUGENE P. CURRIER (TRST)
83. B & L NEW YORK PROPERTIES LLC
84. JESSICA MUSA
85. BRUCE ANSELM BEESE
86. DANIEL MARTY
87. RAYMOND L. HOUGHTALING SR.
88. RAYMOND L. HOUGHTALING SR.
89. BRUCE ANSELM BEESE
90. EUGENE P. CURRIER (TRST)
91. MARILYN DOLAND
92. PHILIP TENERELLI
93. SAMUEL PAPPY
94. SALVATORE TROVATO

Figure 2. Outreach Radius Map

IV. PROJECT LIAISON

A representative from the project team will be available during business hours at:

- Ms. Rose Barnett
- 845-707-2037
- rose@arrowheadranch.org
- 461 Cooley Road, Parksville, NY 12768

Impacted residents and interested stakeholders can contact the project liaison listed above to provide input to the project team, discuss any issues or concerns and/or to ask questions or request information. The project liaison shall respond in a timely manner and in the manner appropriate to question or information request received. The project liaison will be responsible for tracking and documenting public input, inquiries, questions, and information requests received, along with responses provided.

V. PUBLIC OUTREACH ACTIVITIES

Fact Sheet Preparation and Distribution

Factual information on the proposed project/action, including an overview, purpose statement, and potential impacts, is outlined in the reader-friendly fact sheet shown in Appendix A. In addition, the fact sheet outlines how interested stakeholders can: participate in the permit application review process; access the online document repository to review relevant application materials and contact the project team to obtain additional information.

Once the PPP has been approved by NYSDEC the fact sheet will be posted and available in the online document repository described in Section VI of this document. The applicant will distribute the fact sheet to provide stakeholders with relevant background on the proposed project/action and facilitate meaningful participation. The fact sheet will be distributed via email, mail and/or hand delivery (door-to-door).

The fact sheet will also be posted within the vicinity of the project site and visible to the public. For example, they may be posted on some streetlight lampposts or bulletin boards located in the lobby of residential complex buildings or public facilities such as libraries, schools, or community centers within the project site.

VI. DOCUMENT REPOSITORY

An online document repository has been established for the community and interested stakeholders to access and review information about the project. The online repository available at <https://www.arrowheadranch.org> will provide information and documents relating to the project and permit application.

The repository will be updated throughout the application process with project-related information and written materials (i.e., application forms and supporting materials, draft permit, fact sheet, statement of basis (where applicable), the Notice of Complete Application provided by the NYSDEC, etc.).

VII. SUBMISSIONS

Final Summary Report and Written Certification

Upon completion of the enhanced public participation plan, the applicant will submit written certification to NYSDEC to certify that it has fully executed and complied with the approved PPP. The certification shall be signed by the applicant, or the applicant's agent, and submitted to NYSDEC prior to a final decision on the application.

As part of the certification, the applicant shall submit a final summary report documenting the implementation of this PPP. The report will summarize the activities that occurred in accordance with the PPP and will identify any substantive concerns raised by stakeholders at any time throughout the permitting process and detail the applicant's response(s) to any such concerns or questions. In addition, the report will identify any changes or modifications to the proposed project that were made or considered by the applicant to address or reduce concerns surrounding the permit application.

The final summary report and written certification will become part of the application record and will be posted to the online document repository so that it is readily available to the public.

APPENDIX B

Fact Sheet

(English)

Arrowhead Ranch and Retreat Fact Sheet

- **Project:** Arrowhead Ranch and Retreat
- **Applicant:** Ms. Rose Barnett
- **Facility:** Arrowhead Ranch and Retreat, 461 Cooley Road, Parksville, NY 12768
- **NYSDEC Application Number:** 3-4836-00356/00001
- **A Public Participation Plan (PPP) has been developed in accordance with NYSDEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)**

What is the Proposed Project?

The Proposed Project is to update the property on Cooley Road in Parksville, NY with tented and RV camping sites, a food truck hook up, an event pavilion, updated existing hotel buildings, and a tavern. The applicant will be installing new water and sanitary utilities, while salvaging for reuse many of the existing sanitary system appurtenances. To implement the proposed project, Arrowhead Ranch and Retreat has submitted an application for a SPDES permit to the New York State Department of Environmental Conservation (NYSDEC) to install and or renovate the sanitary sewer infrastructure. The purpose of this fact sheet is to inform the public about this proposed project and to involve the community during the NYSDEC permit application review process.

Why does Arrowhead Ranch and Retreat need to Apply for a SPDES Permit?

Arrowhead Ranch and Retreat is applying for a SPDES Permit to be able to update their existing sanitary and septic infrastructure to handle additional uses on site.

How might the project affect the surrounding community?

This renovation will create a great source of tourism and a boost to the local economy, with great advertising opportunities for local businesses. A minor increase in traffic on the roads may happen on days where events are planned. Noise levels could also increase on these days.

How can I participate in the permit review process?

- Ask questions, express concerns, provide input or submit by comments in writing, by phone or email to the project contact person identified below.

Where can I get more information about the proposed project?

- Visit the online document repository at: <https://www.arrowheadranch.org> to obtain application materials, relevant documents, and information about the project.
- Contact Ms. Rose Barnett by phone at: 845-707-2037, by email at: rose@arrowheadranch.org or in writing at: 461 Cooley Road, Parksville, NY 12768 for information on the project, instructions on how to attend the upcoming virtual public meeting, or to find out about the status of the permit application and public comment period.

Who is responsible for reviewing the Permit Application?

- NYSDEC Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561-1696, is responsible for reviewing and issuing the required permits. Tel: (845) 256-3018; email: DEP.R3@dec.ny.gov