

# **The Trouble with Terramor**

Terramor Resorts, the luxury “glamping” division of KOA, has proposed shoehorning a massive **LUXURY RESORT** into the midst of a largely residential area by the Saugerties Animal Hospital on Route 212. The proposed structures include seventy-five (75) luxury tents, each designed to accommodate families of 3-5 people, each with its own private bathroom, private shower and wood-burning firepit. Also proposed is a 4,000 square foot restaurant and weddings/event center, a 28-person staff dormitory, an Olympic size swimming pool, a community firepit, wellness center, maintenance building and, to top it off, a dog park.

This oversized project could also profoundly impact both Saugerties and Woodstock in the following ways:

**Air Pollution:** According to Dr. John Wargo, a Yale University scientist, “the ability of very fine particles to enter indoor environments from outdoor burning is well documented. Small particles can have a strongly negative effect on human health, causing and exacerbating lung diseases, triggering cardiovascular events, cancers and premature deaths. Experts claim the smoke from just ONE fire pit is equivalent to the second-hand smoke from 800 cigarettes. Terramor proposes 76!

**Noise Pollution:** Weddings and events, radios and Bluetooth devices, ambient personal and cell phone conversations from 300 “glampers” will become a constant threat to a peaceful way of life.

**Loss of Wetlands:** The Terramor parcel has been identified by Hudsonia as an area of climate interest and unique conservation value. The 10 acres of vital wetlands on the property not only provide an important wildlife habitat, they also serve as “nature’s kidneys” by improving our water quality through the natural filtration of pollutants. Terramor callously proposes an “offset” for these lost wetlands through a program of “credits” that would allow them to “relocate” them elsewhere.

**Pesticides:** Mosquitos will likely be a significant issue in this damp area and will require the use of pesticides. Chemscor has rated the mosquito and insect pesticides (Ecolab) being proposed by Terramor as **D+**.

**Well Water Loss:** Just this past summer, many local residents’ wells ran dry. The substantial water usage from 300 daily showers and toilet usage could greatly impact our aquifer and wells.

**Habitat Loss:** Terramor’s proposal include 90 structures throughout the parcel, greatly impacting what the Hudson Valley Resource Mapper indicates is a known important area for rare terrestrial animals.

**Water Runoff and Sewage:** Historic flooding problems on Osnas Lane were partially mitigated with recent drainage improvements, but the high water table in this area cannot handle more surface runoff. Sewage runoff into local streams is of great concern.

**Decreased Property Values:** Terramore Resorts proposal could result in a SIGNIFICANT reduction in our property values and hundreds of thousands of dollars in Woodstock/Saugerties tax revenues.

**PLEASE CONTRIBUTE \$10, \$25, \$50 OR MORE TO HELP DEFEND OUR COMMUNITY  
FROM THIS OUTRAGEOUS PROPOSAL.**

PLEASE VOLUNTEER. Contact us at “Volunteer@CitizensAgainstTerramor.org”