

TOWN OF SAUGERTIES PLANNING BOARD
SEQRA NOTICE OF INTENT TO BECOME LEAD AGENCY

DATE: October 6, 2021

TO: Involved / Interested agencies (see attached list)

RE: Saugerties Farms LLC

This notice is issued pursuant to Part 617.6(b) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Saugerties Town Board Board, as an involved agency, proposes to establish Lead Agency status for the proposed action for purposes of conducting an environmental review pursuant to Article 8 (State Environmental Quality Review Act, or SEQRA) of the Environmental Conservation Law. The Town of Saugerties Town Board is circulating herewith the annexed Application, together with Part 1 of the SEQRA Full Environmental Assessment Form, Application and related exhibits.

PROPOSED ACTION: Application of Saugerties Farms LLC for a zoning petition to rezone approximately 815 acres of predominately vacant land in the General Business (GB) and Moderate Density Residential (MDR) district to a Planned Development District (PDD) including but not limited to consumer service; office space; high-tech and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities.

LOCATION: The proposed project is to be situated on nine contiguous land parcels on 815+/- acres of land north of Route 212 and West of I-87 in the Town of Saugerties, Ulster County, New York.

The parcels are identified on the Town of Saugerties tax maps as the following tax parcels: [S/B/L 17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.16-1-1-110 and 17.16-1-36 (see location map attached to EAF).

SEQRA STATUS: Type I Action pursuant to 6 NYCRR Part 617.4(b)(2). In accordance with 6 NYCRR Part 617.6(b)(2)(i), the Town Board intends to conduct coordinated review for this action.

DESCRIPTION OF ACTION: The project is a proposed zoning amendment to change the zoning classification of nine properties, approximately 815 acres of predominately vacant land known as Winston Farm, from General Business (GB) and Moderate Density Residential (MDR) to a Planned Development District (PDD). The development concept plan and PDD regulations will foster a diverse mix of residential and nonresidential development and redevelopment opportunities. The uses include, but are not limited to, consumer service; office space; high-tech uses and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment, recreational and preservation opportunities. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.

PLEASE TAKE NOTICE that pursuant to 6 NYCRR Part 617.6(b)(3)(i) a Lead Agency is to be determined within thirty (30) calendar days of the date that the annexed materials are transmitted. Please state your agency's interest regarding selection of Lead Agency and any potential environmental effects of the proposed Action.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date of mailing provided at the top of this notice unless affirmative consent from all involved agencies are received prior to that date. Failure to respond within such 30 days period shall be deemed to be the consent of such agency or entity.

Please Check a box below and return by mail to the address stated below or email to twood@saugerties.ny.gov:

- [] The _____ agrees and consents that the Town of Saugerties Town Board should act as Lead Agency for purposes of SEQRA review of the above mentioned project.
- [] The _____ does not consent that the Town of Saugerties Town Board serve as Lead Agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(e).

Signature: _____ Date: _____

Please return within 30 days of the mailing of this correspondence to:

Fred Costello, Town of Saugerties Supervisor
Town of Saugerties Town Board
4 High Street
Saugerties, NY 12477
845-246-2800 ext. 358
twood@saugerties.ny.us

As an involved or interested agency, please send any comments or questions you may have to the address noted above, for consideration by the Town Board.

This Notice is being sent to the following involved/interested agencies:

Town of Saugerties Planning Board
Becky Bertorelli, Planning Board Secretary
Town Hall
4 High Street
Saugerties, New York 12477

Town of Saugerties Zoning Board of Appeals
Mr. Kevin Freeman, Secretary
Town Hall
4 High Street
Saugerties, New York 12477

Town of Saugerties Building Inspector
Mr. Alvah Weeks, Jr.
Town Hall
4 High Street
Saugerties, New York 12477

New York State Department of Environmental
Conservation
Mr. Martin Brand, Region 3 Director
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of Transportation
David Corrigan, PE
11 Quarry Street
Kingston, New York 12401

New York State Department of Health
Corning Tower
Empire State Plaza,
Albany, NY 12237

Ulster County Health Department
Carol M. Smith, MD, MPH, Commissioner
Golden Hill Office Building
239 Golden Hill Lane

Town of Saugerties Highway Department
Doug Myer, Superintendent
25 Churchland Road
Saugerties, New York 12477

United States Army Corps of Engineers
New York District
Western Permits Section
Mr. Brian Orzel
26 Federal Plaza
New York, New York 10278-0090

Ulster County Planning Board
Mr. Dennis Doyle, Director
County Office Building
PO Box 1800
Kingston, New York 12402

New York State Office of Parks, Recreation,
and Historic Preservation
Ms. Ruth Pierpont
625 Broadway
Albany, New York 12207

United States Fish and Wildlife Service
Ms. Robyn Niver
3817 Luker Road
Cortland, New York 13045

Centerville Fire Company
c/o Fire Chief
859 Saugerties-Woodstock Road
Saugerties, New York, 12477

New York State Police Department
1220 Washington Avenue
Building 22
Albany, New York 12226-2252

Town of Saugerties Police Department
Joseph A. Sinagra, Chief of Police
4 High Street
Saugerties, New York 12477

Town of Saugerties Water/Sewer Department
Mark Resso, Superintendent
PO Box 177
234 Lower Hudson Street
Glasco, New York 12432

Village of Saugerties Water Department
Mr. Mike Hopf
Village Hall
43 Partition Street
Saugerties, New York 12477

Village of Saugerties Wastewater Department
Mr. Alphonse Marino, Superintendent
Village Hall
43 Partition Street
Saugerties, New York 12477

Diaz Memorial Ambulance Service
1 Main Street
Saugerties, New York, 12477

Saugerties Central School District
Kirk Reinhardt, Superintendent
310 Washington Avenue Ext.
Saugerties, New York 12477

NYS Thruway Authority
Albany Division
200 Southern Blvd.
P.O. Box 189
Albany, NY 12201

Town of Saugerties Historic Preservation
Commission
c/o Audrey Klinkenberg
Town Hall
4 High Street
Saugerties, New York 12477

Town of Saugerties Conservation Advisory
Comission
Town Hall
4 High Street
Saugerties, New York 12477

Central Hudson Corporation
284 South Avenue
Poughkeepsie, New York 12602