

**STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")  
NOTICE OF COMPLETION AND PUBLIC HEARING FOR  
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT ("DGEIS")**

**WINSTON FARM PLANNED DEVELOPMENT DISTRICT  
TOWN OF SAUGERTIES  
ULSTER COUNTY, NEW YORK**

**Date:** May 21, 2025

**Lead Agency:** Town Board of the Town of Saugerties

**Address:** 4 High Street  
Saugerties, NY 12477

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefore at 6 NYCRR Part 617.

A Draft Generic Environmental Impact Statement ("DGEIS"), last revised April 30, 2025, has been completed and accepted for the proposed action described below.

**Notice of Public Hearing:** A public hearing on the DGEIS will be held at the Frank D. Greco Memorial Senior Center, 207 Market Street, Saugerties, NY, 12477 at 6:00 PM on June 18 and July 16, 2025, during which public comments will be accepted. Written comments on the DGEIS will be accepted until July 28, 2025 at 3:00pm.

**Name of Action:** Winston Farm Planned Development District

**Location:** 119 Augusta Savage Road, NYS Route 212,  
Mower Hill Road and NYS Route 32  
Town of Saugerties  
Ulster County, New York

**SEQR Classification:** Type 1

**Description of Action:** The proposal is to rezone the project site, known locally as Winston Farm, consisting of eleven contiguous, predominantly vacant parcels totaling 840 +/- acres as a Planned Development District (PDD). The goal of the PDD is to establish a flexible, well-informed planning and regulatory tool that guides future development, protects the public health, safety, and welfare of the existing community, and welcomes new residents, visitors, and businesses in a way that is respectful of available resources and the carrying capacity of the land.

The PDD offers an alternative to conventional zoning and subdivision controls, allowing for more efficient and context-sensitive land use. It also takes advantage of the site's strategic location near Exit 20 of the New York State Thruway (I-87), which provides convenient access to major employment centers, community services, and regional destinations. A wide range of permitted uses will allow Winston Farm the flexibility to adapt to evolving market conditions and community needs, ensuring long-term economic and social viability.

The guiding principles of the Winston Farm PDD are as follows:

- To establish a vibrant, mixed-use economic hub with regional appeal, offering a wide range of development opportunities across residential and non-residential sectors.
- To create a walkable, well-connected district with multimodal access and a strong emphasis on visual and physical connectivity for all users.
- To preserve and enhance natural resources, promoting environmental sustainability and contributing to the overall quality of life for residents and visitors.

Winston Farm is located west of the Village of Saugerties near the intersection of New York State (NYS) Route 32 and NYS Route 212 (Saugerties-Woodstock Road) at Exit 20 of NYS Thruway Interstate 87 (I-87). The project site comprises eleven largely undeveloped parcels totaling ± 840 acres located at 119 Augusta Savage Road, NYS Route 212, Mower Hill Road, and NYS Route 32. The site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR), and is also subject to the Gateway Overlay (GO), Aquifer Protection Overlay (APO), and Sensitive Area Overlay (SAO) districts.

The Winston Farm parcels straddle the Beaver Kill, a stream that flows north into the Kaaterskill Creek and ultimately into the Hudson River in Catskill, NY. The terrain is generally flat between the Beaver Kill and Route 32, with elevations increasing westward through a series of ridges. Most of the site drains toward the Beaver Kill, while portions of the higher elevations to the west drain toward unnamed tributaries of the Beaver Kill.

**Availability of Document:** Copies of the DEIS are available for public review at:

- Town of Saugerties Clerks Office - 4 High Street, Saugerties, NY 12477
- Saugerties Public Library – 91 Washington Ave, Saugerties, NY 12477
- Online at the Town of Saugerties website:  
<https://saugerties.ny.us/other/winston-farm>

**Contact Person:** Lisa Stanley, Saugerties Town Clerk

**Address:** 4 High Street  
Saugerties, NY 12477  
(845) 246-2800

**Email:** [winstonfarmcomments@saugertiesny.gov](mailto:winstonfarmcomments@saugertiesny.gov)

**DEIS Distribution:** A copy of this notice has been provided to the following involved and interested agencies:

Saugerties Town Board- Lead Agency  
C/O Terri Wood, Supervisor's Secretary  
4 High Street  
Saugerties, NY 12477

Saugerties Farms LLC  
c/o Jess Sudol, P.E.-for the Applicant  
242 W. Main Street, Suite 100  
Rochester, NY 14614

Town of Saugerties Planning Board  
c/o 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 Department  
Mr. Alvah Weeks, Jr.  
Town Hall  
4 High Street  
Saugerties, New York 12477

New York State Department of Environmental  
Conservation  
Ms. Kelly Turturro, 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  
Kingston, NY 12402

Town of Saugerties Highway Department  
Raymond Mayone, Superintendent  
4 High Street  
Saugerties, New York 12477

United States Army Corps of Engineers  
New York District  
Attn: Regulatory Branch, Room 1937  
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  
Mr. Daniel Mackay  
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  
PO Box 84  
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  
4 High Street  
Saugerties, New York 12477

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

Village of Saugerties Wastewater Department  
Mr. Joe Myers, 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  
Call Box A  
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 Stefan Yarabek, Chair  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Conservation Advisory  
Commission  
c/o Skip Marcus Arthur, Chair  
Town Hall  
4 High Street  
Saugerties, New York 12477

Central Hudson Corporation  
284 South Avenue  
Poughkeepsie, New York 12602

Woodstock Land Conservancy  
Andy Mossey, Executive Director  
P.O. Box 864  
Woodstock, New York 12498

Catskill Mountainkeeper  
Ramsay Adams, Executive Director  
P.O. Box 268  
Hurleyville, New York 12747

**This Notice has also been forwarded for publication in the Environmental Notice Bulletin.**