



TOWN OF SAUGERTIES

4 High Street
Saugerties, New York 12477

TEL: (845) 246-2800 FAX: (845) 247-0355



Fred Costello Jr.
Supervisor
Leeanne Thornton
Deputy Supervisor

Members of Town Board
Zach Horton
Michael Ivino
Mary M. (Peg) Nau

MEMO

Date: July 21, 2022

To: Involved and Interested Agencies (See Attached List)

From: Fred Costello Jr., Supervisor

Re: Application of Saugerties Farms LLC –
Winston Farm Planned Development District
Town of Saugerties, Ulster County, New York
**Coordinated SEQR Review – Positive Declaration – Notice of Intent to
Prepare a Draft Generic Environmental Impact Statement – Determination
of Significance**

On behalf of the Town Board of the Town of Saugerties, the Lead Agency for the above-referenced project, enclosed for your information and for filing with your agency, please find the Positive Declaration/Determination of Significance for the above referenced project, which was adopted by vote of the Town Board on July 13, 2022.

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement
Determination of Significance

This notice is issued pursuant to Part 617 of the State regulations for Article 8 (the State Environmental Quality Review Act - SEQR) of the Environmental Conservation Law.

The Town of Saugerties Town Board, Ulster County, New York, as SEQR Lead Agency, has determined that the proposed action described below may have a significant adverse impact on the environment and that a Draft Generic Environmental Impact Statement shall be prepared after scoping.

Title of Action: Winston Farm Planned Development District

Location: Town of Saugerties, Ulster County, New York
Near the northwest corner of New York State (NYS) Route 32 and
NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87.

Description of Action:

The proposal is to rezone and redevelop the project site, known locally as Winston Farm, consisting of eleven contiguous predominantly vacant land parcels totaling 840 +/- acres as a Planned Development District (PDD). The project site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR) and within the Gateway Overlay (GO), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The project sponsor proposes a range of potential uses as 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 as well as a mix of related uses.

The property is currently comprised of 500 acres heavily wooded acres in the west and 300 acres of open fields and agriculture in the east. The project site ranges in elevation from approximately 150 feet to 450 feet above mean sea level (amsl) and drains to the Beaver Kill, and its unnamed tributaries.

Structures on the site include a caretaker's residence, a seasonal residence, an abandoned mansion, the remains of a former barn, and a small family cemetery.

SEQR Status: Type I

Scoping:

Upon receipt of a draft scope by the project sponsor, the Town Board shall forward the same to all involved and/or interested agencies, and to any individual that has expressed an interest in

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
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Determination of Significance

writing to the lead agency, along with the time period within which written comments on the draft scope will be accepted and along with the date, time and location of a public scoping meeting to be held for the purpose of collecting oral comment on the draft scope. The timeframes for comment and issuance of a final scope will be in accordance with 6 NYCRR § 617.8.

Reasons Supporting this Determination:

The Town of Saugerties Town Board, having reviewed and analyzed part 1 of the Full Environmental Assessment Form (EAF), having completed Part 2 of the Full EAF, has identified the following potential significant impacts on the environment.

- (1) **Impact on Land.** The redevelopment of 815 acres may result in a substantial impact to land. The project may remove large quantities of excavated materials, and has the potential to cause erosion, water quality issues, and dust during construction. The construction activities will continue for more than one year or in multiple phases, and requires a construction phasing plan, including a schedule of construction milestones, construction practices, truck access routes, and a description and quantity of import/export of natural material.
- (2) **Impacts on Flooding, Surface and Ground Water.** The Project anticipates the creation of new stormwater retention facilities, the introduction of significant new impervious surfaces, the need for new or expanded wastewater treatment facilities, and the Project site contains freshwater wetlands.
- (3) **Impacts on Plants and Animals.** The Project has the potential to remove or destroy endangered, rare or threatened plant and animal habitats, and migratory fish and wildlife species.
- (4) **Impact on Agricultural Resources.** The Project is located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304, and consists of highly productive soils in Group 1-4.
- (5) **Impact on Aesthetic, Historic and Archeological Resources.** The Project has the potential to cause impairment to the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.
- (6) **Impact on Open Space and Recreation.** The Project site was the site of Woodstock '94, an American music festival of nation-wide significance held in 1994 to

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement
Determination of Significance

commemorate the 25th anniversary of the original Woodstock festival held in 1969. The site may be used informally for passive recreation.

- (7) **Impact on Transportation.** There is the potential for a substantial increase in traffic, including truck traffic, that may exceed the capacity of the existing road network and significantly increase congestion.
- (8) **Impact on Energy.** The Project has the potential for an increased demand for, or a major change in the quantity or type of energy currently available to serve the Project (water, sewer, gas, electric, etc.).
- (9) **Impact on Human Health**
- (10) **Impact on Noise, Odor, Air, Light.** Significant adverse impacts may occur related to noise, odor, and light, both during construction and with full operation of the Project, particularly affecting the nearby residential areas.
- (11) **Impacts on Solid Waste.** The Project has the potential to generate large amounts of solid waste, such as recyclable materials and municipal solid waste.
- (12) **Consistency with Community Character and Community Plans.** The Project may cause a change in density and/or population that may not be supported by existing infrastructure, may not be consistent with the community plans, or which may have an increased demand on community and emergency services, such as, but not limited to schools, emergency response, the Comprehensive Plan, farmland protection plans, aquifer and watershed plans, or other plans of town, county and regional significance.

In accordance with 6 NYCRR 617.10 a Generic Environmental Impact Statement will be prepared given the conceptual nature of the Action and given that pursuant to 6 NYCRR 617.10(a) the Action constitutes or could constitute:

- (1) a number of separate actions in a given geographic area which, if considered singly, may have minor impacts, but if considered together may have significant impacts;
- (2) a sequence of actions, contemplated by a single agency or individual; and

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
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Determination of Significance

- (4) an entire program or plan having wide application or restricting the range of future alternative policies or projects, including new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans.

Lead Agency Address: Town of Saugerties Town Board
4 High Street
Saugerties, NY 12477

Lead Agency Contact: Fred Costello, Supervisor
C/O Terri Wood, Supervisor's Secretary
4 High Street
Saugerties, NY 12477
(845) 246-2800

In accordance with 6 NYCRR 617.12, this notice will be distributed 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
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

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement
Determination of Significance

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
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

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement
Determination of Significance

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

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement
Determination of Significance

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 Mary O'Donnell, Chair
Town Hall
4 High Street
Saugerties, New York 12477

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement
Determination of Significance

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

In accordance with 6 NYCRR 617.12 this notice will be published in the Environmental Notice Bulletin.