

617.9

**State Environmental Quality Review (SEQR)
Notice of Completion of Supplemental Draft Environmental Impact Statement (SDEIS)
and
Notice of Public Hearing on SDEIS**

Lead Agency: Village of New Paltz Planning Board

Address: Village Hall
PO Box 877
New Paltz, NY 12561

Date of Acceptance: December 16, 2008

Date of Filing SDEIS: January 5, 2009

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

A Supplemental Draft Environmental Impact Statement (SDEIS) has been completed and accepted for the proposed action described below by the Village of New Paltz Planning Board, the SEQR Lead Agency for the action. Copies of the SDEIS are available for review at Village Hall, at Elting Memorial Library and in electronic form on the Village of New Paltz's website as described below. Comments on the SDEIS are requested by the Planning Board and will be accepted by the contact person identified below until the close of business at 4:00 PM on March 27, 2009. A public hearing on the SDEIS will be held at 7:00 PM on March 5, 2009 at Deyo Hall at 6 Broadhead Avenue, New Paltz, New York. All Involved Agencies, Interested Agencies and interested persons are requested to attend the public hearing or to submit written comments on the SDEIS during the public comment period.

Name of Action: Stoneleigh Woods @ New Paltz

Description of Action: The applicant, Blue and Gold Development, has requested Site Plan, Subdivision and Special Use Permit approvals from the Village of New Paltz Planning Board for development of a scaled down version of its original Project plan now proposed to include a total of 116 single family dwelling units in two housing styles, both detached and semi-attached; as well as a 24 unit senior apartment building on a ±63.3 acre property. The Revised Action will consist of 60 single family units, 56 semi-attached townhouse duplex units and 24 age-restricted apartments reserved for those aged 55 and older. The Revised Action would continue to utilize both municipal water and sewer services, and the project sponsor proposes to provide the necessary improvements to connect to the Village's existing water and sewer infrastructure. As proposed, approximately 21 acres would be affected or physically disturbed by the construction of the Revised Action. The Revised Action continues to provide access from the same 3 access points; Hummel Road, Sunset Ridge Road and Bonticou View Drive. The proposed development has been clustered in the southwestern portion of the project site, with the 28 acres of the wetland to the east to remain undisturbed, as well as an additional seven (7) acres of hilltop woodlands to the north to also be preserved. The 116 single family homes will be accessed by individual driveways, therefore reducing the overall amount of impervious surface and parking lot pavement needed for the Revised Action. The Revised Action no longer provides a community center building, but will allow for future access to the Millbrook Greenway.

Location: East of Sunset Ridge Road and South of Hummel Road in the Residence (R-1 and R-2)
Zoning Districts, Village of New Paltz, Ulster County, New York.
Tax Map Section 86.06, Block 1, Lot 6.1

Potential Environmental Impacts:

1. The proposed action will result in the disturbance for regrading of approximately 17.4 acres of land on the site.
2. The proposed action will remove vegetation on the site consisting predominantly of old field, red cedar woodland and shrubland.
3. The proposed action will result in the direct loss of ± 864 square feet of freshwater wetland for the proposed access road on the site.
4. The proposed action will result in a reduction in groundwater recharge and increased surface water runoff as a result of the introduction of impervious surfaces.
5. The proposed action will result in increased noise in the Village and surrounding areas due to construction activities.
6. The proposed action will result in potential water quality degradation to surface waters as a result of pollutants released during rain and snow falling on paved surfaces and buildings (largely petroleum-based chemicals and metals). Soil erosion and subsequent sedimentation of surface waters can also be expected during the construction phase of the project.
7. Wildlife habitat on the site will be removed or altered but no protected wildlife species were identified or observed.
8. Approximately 77 arriving trips and 42 departing trips (for a total of 119 new trips) are expected in the PM Peak Hour to and from the surrounding road network.
9. Community services, such as police, fire, sewer capacity and water supply will be affected by increased demands from the residents of the dwellings.
10. The proposed project will result in additional solid waste generation.
11. The proposed development will change the visual character of the site from a vacant and vegetated site to a partially developed site.
12. The project has been proposed as a cluster development resulting in approximately 63 percent of the site remaining as undeveloped open space.

The SDEIS is herewith circulated to all Involved and Interested Agencies and interested parties. Copies of the SDEIS or portions thereof are available through the contact person named below. The SDEIS is also available for examination at the New Paltz Village Hall and Elting Memorial Library or for on-line viewing on the Village's Website at <http://www.villageofnewpaltz.org/portal/>.

Contact Person: Alison Shestakofsky, Secretary
Address: Village of New Paltz Planning Board
25 Plattekill Avenue
P.O. Box 877
New Paltz, NY 12561
Telephone: 845.255.3055

A Copy of this Notice and SDEIS Filed With:

- Village of New Paltz Planning Board
- Robert Havasy, Blue & Gold Development (applicant)

- Notice only to Environmental Notice Bulletin (enb@gw.dec.state.ny.us)
- NYS Department of Environmental Conservation, Albany, NY

New Paltz Village Agencies

- Terry Dungan, Mayor
- Village of New Paltz Board of Trustees
- Village of New Paltz Department of Public Works
- Village of New Paltz Zoning Board of Appeals

Involved Agencies

- Town of New Paltz Highway Department
- Ulster County Department of Health

Interested Agencies

- Ulster County Department of Planning
- New Paltz District School Board
- New Paltz District School Superintendent
- Town of New Paltz Supervisor & Town Board
- Town of New Paltz Planning Board
- Town of New Paltz Environmental Commission
- Village of New Paltz Environmental Commission
- NYS Department of Environmental Conservation, Region 3
- Ulster County Department of Highways & Bridges
- N.Y. State Office of Parks, Recreation and Historic Preservation
- U.S. Department of the Interior, Fish and Wildlife Service
- U.S. Army Corps of Engineers
- N.Y. State Department of Transportation
- New Paltz Fire Department
- Elting Memorial Library
- New Paltz Historian

Interested Parties

- AFFIRM
- Save the Woods and Wetlands Alliance
- Sunset Ridge Community Association; c/o Maggie Ramirez
- Roger Roloff
- Jacob Lawrence

Village Planning Board Consultants

- Drayton Grant, Esq. - Grant & Lyons
- J. Theodore Fink, AICP - GREENPLAN
- Richard Ruth, P.E. - Brinnier & Larios
- David Clouser, P.E. – David Clouser & Associates
- Al Wegener - Landscape Consultant
- Robert Chamberlin - RSG, Inc.

Applicant Consultants

- Stacey Gibson, HDR/LMS (2 copies)
- Michael Sterthous, Esq,
- Michael O'Rourke, Adler Consulting

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