

**State Environmental Quality Review
Notice of Completion of Draft Environmental Impact Statement
and
Notice of Public Hearing**

LEAD AGENCY: Village of New Paltz Planning Board
ADDRESS: P.O. Box 877; New Paltz, NY 12561

PROJECT # PB03-07
DATE: May 5, 2006

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

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until July 21, 2006. A public hearing on the Draft EIS will be held on Tuesday, July 11, 2006 at 7:00pm at Deyo Hall, Huguenot Historical Society, 18 Broadhead Avenue, New Paltz, NY.

NAME OF ACTION: Stoneleigh Woods @ New Paltz, a residential development.

DESCRIPTION OF ACTION

The Applicant, Blue & Gold Development Corporation, has submitted Applications for Site Plan Approval and a Special Use Permit to the Village of New Paltz Planning Board, The Lead Agency herein.

The applicant proposes a multi-family development totaling 300 dwelling units. It would consist of 17 age-restricted apartment buildings containing 204 dwelling units which would be reserved for those ages 55 and older. An additional 12 townhouse buildings for unrestricted occupancy would include a total of 96 dwelling units. As proposed, approximately 26 acres would be affected or physically disturbed by the construction of this project. The applicant proposes to provide a community center for recreation and social use by residents of the development. The project would utilize both municipal water and sewer services.

LOCATION

The proposed project would be built on a site approximately 63.3 acres in an area generally east of Sunset Ridge Road and the Elementary Duzine School. The site consists of one tax parcel identified on the Village of New Paltz Tax Map as Section 86.02, Block 1, Lot 6.1.

The site is currently designated Residence District (R-1) and Residence District (R-2) on the Village of New Paltz Zoning Map. The proposed project is designated as a Specially Permitted use in the R-1 and R-2 zoning districts.

POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS

The Planning Board has determined that there are potential adverse environmental impacts associated with this project which include: loss and /or modification of vegetative communities due to clearing, grading and construction; loss and/or modification of wildlife habitat as a result of construction and development; adverse effects on nearby water courses due to land clearing and grading activities which accelerate soil erosion; mobilization of and possible exposure to persistent pesticides previously used in connection with horticulture; short and long term contamination of surface waters including wetlands and adverse affects on aquatic habitats due to construction and greater intensity of land use; additional discharge of treated wastewater to the Walkkill River from the Village owned wastewater facility; potential loss of habitat or displacement of rare threatened, or endangered plant or animal species; vehicular traffic impacts on local, county, and state highways and adjacent neighborhoods; increased demands on community services and infrastructure; and the potential for cumulative impacts when coupled with several nearby significant development proposals currently under active consideration.

The scope of the DEIS has been decided by the Planning Board after a formal public scoping session and discussion between the applicant, consultants to the Planning Board, and comments submitted by involved or interested agencies at the time of Lead Agency designation.

PUBLIC REVIEW

A copy of the Draft Environmental Impact Statement, plans, and related materials may be reviewed in the Village of New Paltz Building Department, New Paltz Village Hall, 25 Plattekill Avenue, New Paltz, New York on normal business days between 9:00 am and 4:00 pm. Anyone wishing to review any of these materials is encouraged to schedule an appointment in advance by telephoning 255-3055. A copy of the Draft Environmental Impact Statement is also available at the Elting Memorial Library, temporarily located at 21 New Paltz Plaza. Please call 255-5030 for the Library's hours of operation.

A copy of the Draft Environmental Impact may be obtained from the Contact Person designated below. Appendices have been distributed in CD-ROM format. Agencies or individuals on the distribution list may request a paper copy of one or more appendices from the Contact Person.

POINT OF CONTACT

Alison Shestakofsky, Secretary
25 Plattekill Avenue
New Paltz, NY 12561
Telephone: 845-255-3055

DISTRIBUTION

New Paltz Village Mayor and Trustees
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