



## ENB - Region 3 Notices 8/5/2015

### Public Notice

#### Minnewaska State Park Preserve Master Plan Amendment

New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) and the Palisades Interstate Park Commission (PIPC) plan to amend the conceptual design of the Lake Minnewaska Area within the Minnewaska State Park Preserve 2010 Master Plan. The project shifts the proposed visitor center location from a former residential structure on the edge of Lake Minnewaska to construction of a new sustainably designed structure located approximately 200 feet from the edge of the lake using a previously disturbed site. The former residential structure would be removed from the park restoring the natural aesthetics of the area.

Testing for a septic system for the Lake Minnewaska Area, per the master plan, has indicated unsuitable conditions. A new location was required to provide wastewater treatment for the area and will result in substantially less impact to the area. The new location reduces the length of wastewater line needed by 1,200 feet. The new visitor center location also provides convenient access to parking, using previously disturbed areas. The proposed parking area limits disturbance by minimizing the quantity of cut and fill required, improving vegetative screening of cars and improving stormwater conveyance and treatment required for stormwater permitting.

The areas that have been evaluated with respect to impacts include: transportation/access, land disturbance, recreation, water resources, biological resources/ecology, scenic/aesthetic resources, park operations and public health.

Minnewaska State Park Preserve is located in the Towns of Warwarsing, Gardiner, Rochester, and Shawangunk in Ulster County, New York.

A public information meeting is being held to invite public comment on the proposed draft amendment to the 2010 Master Plan. This meeting is to review possible changes in the Lake Minnewaska Area involving parking, visitor center location and other infrastructure changes to the original conceptual master plan layout. **The meeting will be held Wednesday August 12, 2015 from 6:00 p.m. to 8:00 p.m. on the SUNY New Paltz campus in the Lecture Center, Room 102.** The meeting will begin with a presentation describing the proposed changes and will be followed by an opportunity for the public to provide comments.

A public information packet for this public information meeting as well as the original plan are posted on the NYS OPRHP public ally accessible website at: <http://www.nysparks.com/inside-our-agency/master-plans.aspx>. Those unable to attend in person may submit written comments until Wednesday August 26, 2015. Please email comments to [Minnewaska.info@parks.ny.gov](mailto:Minnewaska.info@parks.ny.gov).

**Contact:** Jim Hall, Palisades Interstate Park Commission, Administration Headquarters, Bear Mountain, NY 10911, Phone: (845) 786-2701, E-mail: [Minnewaska.info@parks.ny.gov](mailto:Minnewaska.info@parks.ny.gov).

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## Shandaken SPDES Semi-Annual Meeting

The New York City Department of Environmental Protection (NYC DEP) is pleased to announce that the next semi-annual public meeting, held per the Shandaken SPDES permit, will be held from 10:00 a.m. to 12:00 p.m. on Wednesday, August 26th, at the Schoharie Watershed Office, 6049 Main Street, Tannersville NY. NYC DEP will discuss the progress of activities conducted pursuant to the SPDES permit.

The meeting is open to the public and public input is welcome.

**Contact:** Kimberlee Kane, NYC DEP, 465 Columbus Avenue, Valhalla, NY 10595, Phone: (914) 773-4473, E-mail: [kkane@dep.nyc.gov](mailto:kkane@dep.nyc.gov).

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## Negative Declaration

**Dutchess County** - The Poughkeepsie Town Board, as lead agency, has determined that the proposed Arlington Wastewater Treatment Plant Rehabilitation and Associated Improvements will not have a significant adverse environmental impact. The action involves the expansion of the existing Arlington Wastewater Treatment Facility from a permitted discharge of 4 MGD to 4.99 MGD and the creation of the Arlington Sewer Improvement No. 1. The project is located on Sand Dock Road in the Town of Poughkeepsie, New York .

**Contact:** Todd Tancredi, , Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY 12603, Phone: (845) 485-3600.

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**Sullivan County** - The Town Board of the Town of Thompson, as lead agency, has determined that the proposed Minor Site Plan Amendment to the Approved Montreign Resort Casino Site Plan at Adelaar (EPT Concord Resort) will not have a significant adverse environmental impact. The previously approved Final Site Plan includes a casino, hotel, harness horse racetrack and supporting facilities and infrastructure. The Proposed Amendment would include expanded gaming and dining options, increased conference space, upgraded hotel amenities and a change in the size (larger) and number of hotel rooms (fewer) to create individual suites. In order to accommodate those program changes, several minor changes to the building's footprint are required. The hotel tower would also be elongated by approximately 50 feet and a new basement level would be added under the front of the main building, below the casino. While the overall height of the building remains the same, the previously designated mezzanine has been reconfigured as a floor of the hotel, thus increasing the number of stories within the hotel tower to 18 stories from the previously approved 17 stories. The overall square footage of the footprint of the building would not increase. Minor modifications to the porte-cochere and loading areas would also be required. Many of the interior spaces would be reconfigured. As a result, the Proposed Amendment includes upgraded hotel rooms and amenities that would reduce the number of hotel rooms from the approved 395 to 333 - a decrease of 62 rooms. The size of the on-site restaurants and gaming floor would increase. On-site parking would decrease by approximately 53 spaces to 3,389. The height of the building would remain the same as approved. The central utility plant will increase in size by 1,000 square foot (from 4,700 square foot to 5,700 square foot) to service the new types of conditioned space in the building. Finally, the Applicant will remove the harness horse racetrack and its associated components from the site plan, including the paddock and grandstand. The minor modifications associated with the Proposed Amendment fall within the approved limit of disturbance. The project is located on Joyland and Thompsonville Roads in the Town of Thompson, New York.

**Contact:** William Rieber, Town of Thompson, 4052 State Route 42, Monticello, NY 12701, Phone: (845) 794-2500.

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**Sullivan County** - The Planning Board of the Town of Thompson, as lead agency, has determined that the proposed Golf at Adelaar will not have a significant adverse environmental impact. The action involves an application by Adelaar Developer, LLC; EPR Concord II, L.P.; and, The Concord Resorts Master Association, (collectively, the Applicant) for Site Plan Approval of the Golf at Adelaar Project (the Proposed Project). The Proposed Project is the re-construction of the Monster and International Golf Courses into a new 18 hole golf course and the construction of several structures to support the new golf course. In addition, the Proposed Project includes the construction of two new water storage tanks to support the new water distribution infrastructure at Adelaar and serve Adelaar's various project components, including the golf course. The new golf course would be located on approximately 237 acres entirely north of Thompsonville Road and entirely west of Chalet Road. The existing holes from the two courses would be re-graded to create a new world-class golf course. A new approximately 14,000 square foot clubhouse would be built at the location of the existing clubhouse in the northeast portion of the site. It would include locker rooms, a pro-shop, offices for a golf-pro and assistant, small restaurant and bar. A new approximately 12,800 square foot maintenance building would be located in the southwest portion of the site to service the new course, as would a bulk storage shed and a vehicle wash down building. Upon completion of the new maintenance facilities, the existing maintenance facilities, which are located outside of the Project Site, will be demolished. New golf cart paths, new restrooms on the course and related infrastructure, including an irrigation system, are included in the development program. Finally, two new water storage tanks would be installed near the intersection of Concord Road and Rock Ridge Drive. These tanks are required by the New York State Department of Health (NYS DOH) to support Adelaar's new water distribution system. The project is located on Chalet and Thompsonville Roads in the Town of Thompson, New York.

**Contact:** Kathleen Brawley, Town of Thompson, 4052 State Route 42, Monticello, NY 12701, Phone: (845) 794-2500, E-mail: [planning@townofthompson.com](mailto:planning@townofthompson.com).

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## **Conditioned Negative Declaration**

**Westchester County** - The Tuckahoe Village Planning Board, as lead agency, has determined that the proposed Marriott Springhill Suites will not have a significant adverse environmental impact provided specific conditions are met. **There will be a 30 day public comment period commencing with the date of this notice.**

The action involves the Site plan approval for a proposal to construct a five story, 163 room hotel and a one story 6,400 square foot restaurant at 109 Marbledale Road in the Village of Tuckahoe, New York, on-site parking spaces and loading areas will serve both buildings. The property is presently vacant land which was formerly part of the Marbledale Quarry.

After reviewing the criteria for determining significance (SEQR Regulations §617.7c) the Planning Board has determined that there is a potential impact to the environment that may result from this development. The site is a brownfield site and has been approved into the Brownfield Cleanup Program (BCP) with the New York State Department of Environmental Conservation (NYS DEC) on April 18, 2014. In order to achieve the tax credits as part of the program, the NYS DEC and the New York State Department of Health (NYS DOH) must sign off on the potential clean-up or capping of the site. If this is done to NYS DEC and NYS DOH standards, there should be a beneficial environmental impact. The site plan approval

may have an impact as a parking lot can provide a cap to the site. There are no other significant adverse impacts expected to result from the proposed action.

**The conditions are:**

The site is a brownfield site and has been approved into the Brownfield Cleanup Program (BCP) with the NYS DEC. As a condition for site plan approval, the Planning Board will verify that all NYS DEC and NYS DOH standards are met with regard to clean-up and/or capping of the brownfield site. There are no other significant adverse impacts expected to result from the proposed action.

**Contact:** Bill Williams, Village of Tuckahoe, Tuckahoe Village Hall, 65 Main Street, Tuckahoe, NY 10707, Phone: (914) 961-8148, E-mail: [bwilliams@tuckahoe-ny](mailto:bwilliams@tuckahoe-ny).

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## **Positive Declaration and Public Scoping**

**Dutchess County** - The Town Board of the Town of Poughkeepsie, as lead agency, has determined that the proposed Hudson Heritage may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. **A public scoping session will be held on August 19, 2015 at 7:00 p.m. at the Town of Poughkeepsie Town Hall, 1 Overocker Road, Poughkeepsie, NY 12603.** The Public Scoping document is available at: <http://www.townofpoughkeepsie.com>.

The action involves a proposal by the applicant, EFG/DRA Heritage, LLC, to develop a mixed use pedestrian-oriented residential and commercial development on an approximately 156 acre site located primarily in the Town of Poughkeepsie (0.04 acres at the northern edge of project site is located in the Town of Hyde Park, but no development is proposed on this portion of the site). The project site is located within the Historic Revitalization Development District (HRDD) of the Town. The project consists of up to 750 apartments, townhouses and a limited number of detached single-family dwellings and a 350,000 square foot commercial component consisting of an approximately 165,000 square foot building and a variety of smaller retail spaces, all arranged to be accessible and attractive to pedestrians. The project may also include adaptive re-use of up to 80,000 square foot of the main wing of the former Hudson River Psychiatric Center's (HRPC) Administration Building, potentially as a hotel, as well as potential re-use of the former HRPC Library, Amusement Hall and Chapel buildings. The Project will conserve the 18 acre "Great Lawn" and will include publicly accessible recreation opportunities, as well as public open spaces integrated into the commercial component. The project is located at 3532 North Road (U.S. Route 9) in the Town of Poughkeepsie, New York.

**Contact:** Neil Wilson, Town of Poughkeepsie, 1 Overocker Road, Poughkeepsie, NY 12603, Phone: (845) 485-3657, E-mail: [nwilson@townofpoughkeepsie-ny.gov](mailto:nwilson@townofpoughkeepsie-ny.gov).

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