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Town of Lloyd Planning Board
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P.O. Box 45
Modena, NY 12548

Town of Plattekill Planning Board
Mr. Ernest Vandemark, Chairperson
1915 Route 44/55
P.O. Box 45
Modena, NY 12548

RE: In The Matter of The Continuing Review and SEQRA Findings Statement Ratification for the Ohioville Acres for Subdivision Approval

SEQRA NOTICE OF INTENT TO SERVE AS LEAD AGENCY

Sir/Madam:

Pursuant to 6 NYCRR Part 617.6 (b)(3)(i) of the New York State Environmental Quality Review Act [SEQRA] Regulations, the Town of Gardiner Planning Board is circulating herewith Part 1 of the SEQRA Long Environmental Assessment Form, reduced PDF Subdivision Map and related exhibits, for the above referenced project situate within the Planned Development District [PDD] on 264 +/- acres of lands owned by Ohioville Acres Corp, [Applicant], as located along South Ohioville Road and New York State Route 32 South, in the Town of Gardiner, Ulster County, New York.

The Ohioville Acres Project consists of 135 Cluster Subdivision lots and 1 commercial parcel. 8 affordable housing and 48 workforce housing lots have been made part of the lengthy and comprehensive previously granted Approvals.

In connection therewith, the following Approvals were previously obtained by the Applicant:

1.) Completion of a Final Environmental Impact Statement [FEIS] on October 9, 2007.

2.) Cluster Site Plan Approval on November 8, 2007.

3.) Planned Development District Local Law Adoption on November 8, 2007.

4.) FEIS Findings Statement Issuance on November 8, 2007.

5.) Conditional Final Cluster Subdivision Plat Approval on May 19, 2009.

6.) Final Signed/Dated Subdivision Map Approval on September 20, 2017.

The September 2017 Subdivision Map was never filed within the Offices of the Ulster County Clerk and as a result, the associated Subdivision Approval Ratification lapsed.

On October 10, 2023 the Ohioville Acres Project was reconsidered by the Town of Gardiner Planning Board for continuing subdivision review procedures. In association therewith and owing to the completion of various permit issuances, coverages and site work, the Applicant has forwarded matters pursuant to a completed SEQRA review for the previously issued Environmental Impact Statement (6 NYCRR Parts 617.9 and 617.11].

In this regard, the Ohioville Acres Project has completed the following matters during the pendency of continuing administrative review:

a) All permit requirements of the United States Department of the Army Corps of Engineers for Federal Wetlands.

b) Stormwater Pollution Prevention Plan SPDES General Permit Coverage.

c) SPDES General Permit requirements for Wastewater via Community Sewage Disposal System.

d) Historic Resources No Adverse Effects Letter.

e) Water Withdrawal Permit for a Community Water System.

f) Transportation Corporation Formations for Community Water and Community Sewer Systems.

g) Stream Disturbance Permit.

h) Public Water Supply Approval.

i) Water Quality Certification.

j) Water Withdrawal Permit.

Notwithstanding the foregoing, the Applicant has recently submitted the following additional Reports to the Planning Board during the pendency of review:

i) Threatened and Endangered Species Habitat Assessment Report, dated September 11, 2024, as prepared by Ecological Solutions, LLC.

ii) Traffic Assessment as prepared by Creighton Manning Engineering, as dated February 11, 2025.

iii) Conservation Analysis, dated _____ 2026, as prepared by LaBella Associates.

iv) Legal Memorandums by Michael A. Moriello, Esq., as submitted during the pendency of continuing administrative review.

v) Additional Engineering Documentation, as prepared by Medenbach, Eggers and Carr, PC.

The Planning Board is taking this opportunity to revisit SEQRA on a limited basis and in association with the continuing review of the Subdivision Maps [now showing 132 residential lots and 1 commercial lot and with the identical affordable/workforce housing commitments, which affordable/workforce housing improvements are to be constructed first in association with utilities and infrastructure].

A public hearing on the Final Subdivision Maps will be held and the Planning Board, believes that it is prudent to make additional SEQRA Findings in accordance with provisions of 6 NYCRR Part 617.7. Accordingly, Type I Action classification and associated procedures are being followed [6 NYCRR Part 617.4].

The Town of Gardiner Planning Board wishes to re-establish itself as Lead Agency for the environmental review of this Application. Pursuant to 6 NYCRR Part 617.6(b)(3)(i) a Lead Agency is to be determined within thirty (30) calendar days of the date that the annexed materials were transmitted. Please state your agency's interest regarding selection of Lead Agency and any potential environmental effects of the proposed action.

The Planning Board wishes to expedite the designation of Lead Agency. If you agree to the Planning Board being designated as Lead Agency, please sign the enclosed copy of this letter and return it to the Planning Board at the above address as soon as possible. If your agency does not submit a written objection to the Planning Board within 30 days of the

mailing date of this notification, the Planning Board will act in its capacity as Lead Agency for this project review.

Should you have any questions with regard to the review process related to this Application, please contact the Town of Gardiner Planning Board, Mr. Michael Makely, Secretary, at (845)255-9675.

Dated: 27JULY2026

Sincerely,

Marc Moran, Vice Chairman
Town of Gardiner Planning Board
2340 Route 44/55
Post Office Box 1
Gardiner, New York 12525

MAM:cam
Enclosures