

NOTICE OF INTENT TO DECLARE LEAD AGENCY
RACHVES II Residential Development
Dated April 21, 2016

Notice to Involved Agencies that Lead Agency must be designated within
Thirty (30) days of April 22, 2016

Proposed Action:

This notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate lead agency.

The proposed action is an application for site plan approval for a proposed 99 unit residential development situated on 51 acres of land lying within the R-1 Zoning District in the Town of Fallsburg. The project is designed in accordance with the Town of Fallsburg Duplex Law. The entire parcel lies within the Town of Fallsburg sewer and water districts and will therefore be served by municipal water and sewer. The project fronts on NYS Route 42 to the east and the Neversink River to the west. Portions of the parcel lie within the Neversink River 100 year flood plain.

Access to the site will be from one main entrance onto NYS Route 42, with a secondary, gated emergency only access also onto Route 42. Improvements include one single family residence, 49 duplex structures, a community center, two swimming pools, recreational facilities and conversion of an existing barn to a caretaker's residence. The area on which the aforementioned improvements are to be situated comprise approximately 18 acres. The balance of the parcel will remain undeveloped.

It is the Town of Fallsburg Planning Board's intention to classify this action as an unlisted action as it is an action that is not likely to create an adverse environmental impact.

LEAD AGENCY DESIGNATION

Under the applicable standards of SEQRA 6 NYCRR Part 617.6(b), the Town of Fallsburg Planning Board concludes that it should be designated as the Lead Agency in the uncoordinated environmental review of the proposed action. This notification is being sent to involved agencies with the request that you consent to our agency serving as lead agency. If, however, you do not agree, you may follow the procedures outlined in 6NYCRR 617.6(b)(5).

This notice is being mailed on April 22, 2016. We ask that each involved agency fill out the annexed form either consenting or not consenting that our agency serve as Lead Agency and return it on or before May 23, 2016 at 4:00pm. Responses should be sent to the named contact person by fax to the number indicated on the form, who may also be reached for further information at the telephone number provided.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE TOWN OF FALLSBURG PLANNING BOARD SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS AS PROVIDED BY LAW.

ATTCHMENTS TO THIS NOTICE:

- [x] Environmental Assessment Form (EAF), Part 1
- [x] Application
- [x] Tax Parcel Identification
- [x] Location Map

A copy of this Notice is being sent to the following INVOLVED AGENCIES:

New York State Department of Transportation
Region 9
Attn: Scott Vergason, PE
44 Hawley Street
Binghamton, NY 13901

New York State Department of Environmental Conservation
Region 3
Attn: Daniel Whitehead
21 South Putt Corners Road
New Paltz, NY 12561-1696

If you have any questions or comments, please contact:

Mollie Messenger
Town of Fallsburg Code Enforcement Officer
5250 Main Street
South Fallsburg, NY 12779
(845) 434-8811
(845) 434-5883 fax

STATE OF NEW YORK
PLANNING BOARD
TOWN OF FALLSBURG
COUNTY OF SULLIVAN

Proposed Lead Agency: **TOWN OF FALLSBURG PLANNING BOARD**

Name of Action/Project: **RACHVES II**

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY REGARDING THE ABOVE ACTION

PLEASE RETURN TO:

Mollie Messenger
Town of Fallsburg Code Enforcement Officer
5250 Main Street
South Fallsburg, NY 12779
(845) 434-8811 phone
(845) 434-5883 fax

On behalf of the **NYS Department of Environmental Conservation,**

I, _____ acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby:

[PLEASE CHECK ONE]

CONSENTS that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearing in this matter.

DOES NOT CONSENT to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow procedures outlined in 6 NYCRR 617.6(b)(5).

TAKES NO POSITION on Lead Agency Designation.

DATED _____, _____ County, New York

Signed _____ Print Name _____ Agency Name _____

STATE OF NEW YORK
PLANNING BOARD
TOWN OF FALLSBURG
COUNTY OF SULLIVAN

Proposed Lead Agency: **TOWN OF FALLSBURG PLANNING BOARD**

Name of Action/Project: **RACHVES II**

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD
AGENCY REGARDING THE ABOVE ACTION

PLEASE RETURN TO:

Mollie Messenger
Town of Fallsburg Code Enforcement Officer
5250 Main Street
South Fallsburg, NY 12779
(845) 434-8811 phone
(845) 434-5883 fax

On behalf of the **NYS Department of Transportation,**

I, _____ acknowledge receipt of the Lead
Agency Notice in this matter.

The above named involved agency hereby:

[PLEASE CHECK ONE]

CONSENTS that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearing in this matter.

DOES NOT CONSENT to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow procedures outlined in 6 NYCRR 617.6(b)(5).

TAKES NO POSITION on Lead Agency Designation.

DATED _____, _____ County, New York

Signed _____ Print Name _____ Agency Name _____