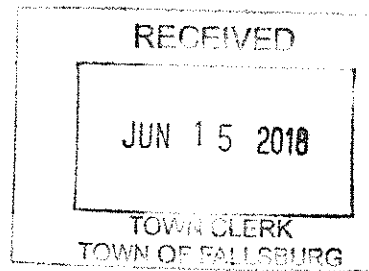


**State Environmental Quality Review  
NEGATIVE DECLARATION  
For Site Plan Approval  
Notice of Determination of Non-Significance**



**Project Number:** 1383.07407.31

**Date:** May 9, 2018

*Adopted June 14, 2018*

**Tax Map:** Section Block Lot Number: 44-1-15.1.

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

The Town of Fallsburg Planning Board as the lead agency has determined that the proposed action described below will not have a significant environmental impact, and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Sapphire Development, LLC – Subdivision and Site Plan Approval

**SEQRA Status:** Unlisted Action

**Description of Action:** This "Proposed Action" is for Subdivision and Site Plan Approval for the construction of seventy (70) single family homes including a men's and women's swimming pool, shul, full size basketball court, caretaker's unit, and possible softball field. The Developer proposes a private internal road. The project will be serviced by municipal water and sanitary sewer. Stormwater is to be handled with a combination of infiltration, detention, and overland flow.

**Location:** East side of Post Hill Road, immediately south of the Town of Fallsburg, Mountindale Park.

**Reasons Supporting this Determination:**

1. The Planning Board has determined that this proposed action is an Unlisted action, for a coordinated review.
2. The Planning Board has reviewed a Full Environmental Assessment Form (EAF), Parts I, II, and III and a Plan Layout Set of 21 sheets entitled Sapphire Development LLC with the latest revision date of March 26, 2018, prepared by Randel D. Wasson, P.E. Consulting Engineer P.C.
3. A Soil Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP) was prepared by Randel D. Wasson, P.E. Elements of the Stormwater Plan have been reviewed and found acceptable in concept by the Town's Consulting Engineer, Keystone Associates Architects, Engineers and Surveyors, LLC, with additional information to be provided by the applicant. It has been determined that there are wetlands under the jurisdiction of the United States Army Corps of Engineers (USACOE), which are not proposed to be disturbed.
4. The Planning Board has carefully reviewed potential environmental impacts, and has determined the following:
  - a. The proposed development is consistent with the permitted uses in the zoning code in effect at the time of the application.
  - b. The proposed project will utilize municipal water and sanitary sewer systems with adequate capacity, and the internal roads will be private. Post Hill Road, a Town Road, will provide access to the site.

- c. The proposed action will not have any impact on rare, threatened, endangered species or species of statewide concern according to the project sponsor and communication from the NYS Department of Environmental Conservation.
  - d. The proposed project would be consistent visually with adjacent land uses located within a 1/4 mile of the proposed site. The project would be an extension/expansion of the developed primarily seasonal residential areas of the South Fallsburg area. The location of the dwelling units, and amenities are far enough from Post Hill Road to be minimally visible.
  - e. The project is not anticipated to have a significant adverse impact on the local road conditions. Post Hill Road is a lightly used road, with most summer traffic associated with the use of Mountaindale Park.
6. The Town of Fallsburg Planning Board has reviewed all supporting documentation, including but not limited to the following: (1) Site Plan Set of 21 sheets. (2) The Planning Board has carefully reviewed Parts I, II and III of the Short EAF, and has determined that the proposed action will not result in any significant adverse environmental impacts.

**For Further Information:**

Contact Person: Arthur Rosenshein- Chairman Town of Fallsburg Planning Board  
Address: Fallsburg Town Hall, 5250 Main Street, South Fallsburg, New York 12779  
Telephone number: (845) 434-8811

**A Copy of This Notice is sent to:**

Chief Executive Officer, Town Supervisor, Town of Fallsburg  
Other involved Agencies: New York State, Department of Transportation, Sullivan County Department of Planning and Environmental Management.