

PLANNING BOARD OF THE TOWN OF MONTGOMERY
NOTICE OF PUBLIC SCOPING SESSION

PLEASE TAKE NOTICE that the Town of Montgomery Planning Board, as the Lead Agency, has scheduled a public scoping session pursuant to the State Environmental Quality Review Act and its regulations, 6 NYCRR Part 617 (collectively “SEQRA”) for the project described below. The scoping session will be held in the Town Government Center, 110 Bracken Road, Second Floor, Montgomery, New York on Monday the 28th day of November 2022 at 7:35 p.m., or as soon thereafter as the matter may be heard. The purpose of the scoping session is to consider public and agency comments on the Draft Scope for the environmental review of the proposed SHEFFIELD GARDENS mixed use development south of NYS Rt. 17K and west of Scotts Corners. The project is sponsored by MILR LLC, P.O. Box 366, Walden, NY 12586.

The project is a proposed 261-unit apartment complex, a 3375 SF bank, 24,000 SF of retail space and a sewage treatment plant on five (5) existing tax parcels consisting of approximately 53 acres. The parcels are known as SBL # 29-1-5.1, 5.2, 5.3, 5.4 and 5.5.

On November 14, 2022, the Planning Board acting as SEQRA Lead Agency issued a Positive Declaration for this Type 1 Action finding that the project may have potentially significant adverse environmental impacts and that a Draft Environmental Impact Statement (DEIS) must be prepared.

At this scoping session the Planning Board will consider all verbal and/or written statements from all persons and agencies interested. The purpose of this scoping session is to discuss the potential significant adverse environmental impacts which must be evaluated in the DEIS. A Final Scope as approved by the Planning Board will become the outline of the DEIS.

Persons may appear in person or by agent. Upon the acceptance by the Planning Board of a complete DEIS, a formal public hearing will be held by the Planning Board at a later date pursuant to separate notice. Copies of the Draft Scope and concept plan for the project may be inspected at the Town Government Center during normal business hours and these documents also may be inspected at www.townofmontgomery.com.

Written comments on the Draft Scope can be submitted to the Planning Board until noon on December 2, 2022 and may be submitted via mail, email or by hand delivery to the contact person listed below. The Lead Agency contact person is Sue Hadden, Planning Board Clerk, 110 Bracken Road, Montgomery, NY 12549, 845-457-2643 or at shadden@townofmontgomery.com.

Dated: November 14, 2022

THE PLANNING BOARD OF THE
TOWN OF MONTGOMERY
FRED REICHLE, CHAIRMAN



ENB Region 3 Notices 11/23/2022

Negative Declaration

Sullivan County - The Town of Tusten, as lead agency, has determined that the proposed Narrowsburg Water System Improvements Project will not have a significant adverse environmental impact. The action involves a district-wide upgrade of the Narrowsburg public water system. Many existing water system components are aging and in various states of inoperability. The proposed upgrades include replacement of the existing water storage tank, installation of a new booster pump station to improve system pressure, improvements to existing well houses, including new emergency backup power generators, installation of several new permanent auto-flushing stations, replacement of existing water mains, fire hydrants, and line valves, installation of new fire hydrants and water valves, and installation of new water mains to eliminate dead-end lines. As a part of the project, the existing water storage tank and appurtenances will be demolished. The new water storage tank will be constructed on the same property as the existing tank. The project is located in the Hamlet of Narrowsburg, Town of Tusten, New York.

Contact: Bernard Johnson, Town of Tusten, 210 Bridge Street, P.O. Box 195, Narrowsburg, NY 12764, Phone: (845) 252-7146, Phone: (845) 252-7146, E-mail: supervisor@tusten.org.

Positive Declaration, Availability of Draft Scope and Public Scoping Session

Orange County - The Town of Montgomery Planning Board, as lead agency, has determined that the proposed Sheffield Gardens Residential and Commercial Development may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. The Draft Scope is available from Town of Montgomery Town Hall, Planning Office, 110 Bracken Road, Montgomery NY 12549 and on line at: <https://townofmontgomery.com/API/Evotiva-UserFiles/FileActionsServices/DownloadFile?ItemId=15174&ModuleId=1819&TabId=519>. A public scoping session on the Draft Scope will be held on **November 28, 2022 at 7:30 p.m. at the Town of Montgomery Town Hall, 110 Bracken Road, Montgomery NY 12549**. Written comments on the Drafty Scope will be accepted until December 2, 2022.

The action involves the construction of a mix of residential and commercial uses on property with frontage on and south of NYS Route 17K and Montgomery Heights Road, just west of the intersection of Route 17K/NYS Route 208. The subject property is located in the B-2, RM-1, and the RA-1 zoning districts as well as the Floodplain and Planned Development overlay zones. In total, the subject property is approximately 52.96 gross acres in size. A 261 unit multifamily residential apartment complex will be constructed on one of the lots. Other uses include a 3,375 square foot bank and 24,000 square foot of retail uses. The site would be developed with 528 vehicle parking spaces. Utilities do not serve the property and the applicant proposes the construction of a wastewater treatment plant on Lot 2. New water supply wells would be drilled to serve the site, and a 100 foot tall water storage tank would be installed at the southerly end of the property. The easterly side of the project site is within the 100-year floodplain. The site also contains both New York State and United States Army Corps of Engineer (US ACOE) regulated wetlands, including an approximately 90 acre New York State Department of Environmental Conservation wetland. The site is currently vacant and consists mostly of forested and wetland areas. The project is located at 1127 NYS Route 17K in the Town of Montgomery, New York.

Contact: Suzanne Hadden, Town of Montgomery, 110 Bracken Road, Montgomery, NY 12549, Phone: (845) 457-2643, E-mail: shadden@townofmontgomery.com.