

State Environmental Quality Review

**NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT
AND
NOTICE OF SEQRA PUBLIC HEARING**

Project Title/Number: New Paltz Apartments, PB21-AX

Date: October 10, 2023

Lead Agency: Village of New Paltz Planning Board
25 Plattekill Avenue
New Paltz, NY 12561

Contact: Hon. Zach Bialecki, Chair
Village of New Paltz Planning Board
25 Plattekill Avenue, New Paltz, NY 12561
(845) 255-0130 x123
planningzoning@villageofnewpaltz.org

SEQR Classification: Type I

Project Location: Route 32 South and Cross Creek Road
Town of New Paltz, Ulster County
Tax Map Parcels # 86.4-2-3.119 & 86.4-2-4.340

Brief Project Description: The applicant, Commercial Street Partners (the “Project Sponsor”), is proposing to construct a 250+/- unit student housing campus consisting of townhouse and cottage style homes (approx. 724 beds) with a clubhouse and fitness center, pool and patio area, associated parking, active recreation area, and nature trail on two parcels containing 129.3+/- acres located along Route 32 South and Cross Creek Road currently within the Town of New Paltz in Ulster County, New York and known as Section 86.4, Block 2, Lots 3.119 and 4.340 on the Town tax maps. The Proposed Action includes an annexation of the parcels into the Village of New Paltz, rezoning of the parcels (currently zoned R-1 under the Town of New Paltz zoning law) to R-3 under the Village of New Paltz zoning law, and a subdivision/lot merger that will result in 4 separate lots. The proposed development will be located on a single 60-acre lot and the remaining three lots will remain vacant or as currently developed with existing single-family homes.

This combined notice is issued pursuant to the State Environmental Quality Review Act (“SEQRA,” Article 8 of the New York Environmental Conservation Law) and its implementing regulations (Part 617 of Title 6 of the New York Codes, Rules and Regulations).

NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT

PLEASE TAKE NOTICE, that a Draft Environmental Impact Statement (DEIS) for New Paltz Apartments has been completed and accepted by the Village of New Paltz Planning Board, as Lead

Agency, on October 3, 2023.

Pursuant to SEQRA, a coordinated environmental review of the project is being conducted. Involved agencies associated with discretionary permitting for the project include the Town of New Paltz Town Board, Town of New Paltz Planning Board, US Army Corps of Engineers, New York State Department of Transportation, Ulster County Health Department, Village of New Paltz Board of Trustees, Village of New Paltz Planning Board, Village of New Paltz Zoning Board of Appeals, and New York State Department of Environmental Conservation.

The initial application was made by the Project Sponsor on January 19, 2021 and a SEQRA Notice of Intent to Serve as Lead Agency was adopted by the Village of New Paltz Planning Board on March 16, 2021. On May 28, 2021, the Planning Board adopted a Positive Declaration and issued a Notice of Intent to Prepare a Draft Environmental Impact Statement and Lead Agency Determination of Significance. A Public Scoping Session was held on July 20, 2021, and a Final DEIS Scoping Document was accepted by the Lead Agency on September 7, 2021.

On August 11, 2022, the Applicant submitted a Draft Environmental Impact Statement (DEIS). On October 4, 2022, the Planning Board voted to declare that the DEIS was not yet adequate for public review and provided comments on additional material needed. On May 31, 2023, the Applicant submitted a revised DEIS. At the August 1, 2023 Planning Board meeting, the Board discussed the document and determined several additional changes were needed. On August 31, 2023, the Applicant submitted a revised DEIS.

The Village of New Paltz Planning Board, as Lead Agency, has determined that the revised DEIS dated August 31, 2023, is complete pursuant to the Final Scoping Document issued September 7, 2021 and the subsequent Planning Board reviews of the Project Sponsor's submissions. In an October 3, 2023 resolution, the Lead Agency authorized the circulation of the completed DEIS for public review and comment as set forth in SEQRA.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the Village of New Paltz Planning Board, as Lead Agency, has scheduled a SEQRA Public Hearing on Thursday, November 9, 2023 at 7:00 PM, or soon thereafter, at the Village Hall, 25 Plattekill Avenue, New Paltz, New York. The purpose of the hearing is to hear comments from the public regarding the DEIS, including but not limited to potential environmental impacts of the project and mitigation measures.

The Planning Board will accept written comments regarding the DEIS from the date of this Notice until 4:00 PM on November 24, 2023. If the public hearing is extended, written comments will be accepted until 10 days after the close of the hearing.

All persons wishing to be heard concerning the action and proposed project shall be heard at the Public Hearing. Comments may also be emailed to planningzoning@villageofnewpaltz.org.

The online version of the DEIS is available at the following publicly accessible web site:
www.villageofnewpaltz.org/new-paltz-apartments/

A hard copy of the DEIS is available for public review at the following locations:

- Village of New Paltz Village Clerk, 1 Veterans Drive, New Paltz, New York, 12561

- New Paltz Public Library, 93 Main Street, New Paltz, New York, 12561

Copies may also be obtained from the Project Sponsor provided the appropriate reproduction fee is paid.

A copy of this notice shall be printed in Hudson Valley One and the Environmental Notice Bulletin, with copies of this notice sent to:

- Town of New Paltz Supervisor
- Village of New Paltz Mayor
- Town of New Paltz Town Board
- Town of New Paltz Planning Board
- US Army Corps of Engineers (USACE)
- New York State Department of Transportation (NYSDOT)
- Ulster County Health Department
- Village of New Paltz Board of Trustees
- Village of New Paltz Planning Board
- Village of New Paltz Zoning Board of Appeals
- New York State Department of Environmental Conservation
- Town of New Paltz Building Inspector
- Town of New Paltz Assessor
- Town of New Paltz Fire Department
- Town of New Paltz Police Department
- Town of New Paltz Environmental Conservation Board
- Town of New Paltz Rescue Squad
- Town of New Paltz Highway Department
- Town of New Paltz Central School District
- New York City Department of Environmental Protection
- New York State Office of Parks, Recreation, and Historic Preservation
- New York State Department of Health
- New York State Department of State, Code Division
- Village of New Paltz Department of Public Works
- Village of New Paltz Building Inspector
- Village of New Paltz Environmental Policy Board
- Village of New Paltz Village Clerk
- Ulster County Planning Board
- Ulster County Executive
- Ulster County Department of Public Works
- Ulster County Department of Public Transportation
- Ulster County Farmland Protection Board
- US Department of Environmental Protection Fish and Wildlife Service
- US Department of Interior
- SUNY New Paltz Council
- SUNY New Paltz Facilities Department
- SUNY New Paltz Foundation
- SUNY New Paltz Student Government Association
- SUNY New Paltz Trustees
- Goshawk, LLC

- Shawangunk Mountain Scenic Byway
- Beautiful Monster LLC
- Andrew's Wave LLC
- Commercial Street Partners
- Brad Scott
- Autumn Covenant, LLC
- SUNY New Paltz Environmental Alliance
- SUNY New Paltz Environmental Task Force

Copies of the DEIS are to be distributed according to 6 NYCRR 617.12(b).

Dated: October 10, 2023

BY ORDER OF
Zach Bialecki, Chairman
Village of New Paltz Planning Board