

## STATE ENVIRONMENTAL QUALITY REVIEW

### Notice of Completion and Filing of the Final EIS

**Lead Agency:** Town of Forestburgh Town Board

**Date:** April 7, 2011

**Address:** Town Hall, 332 King Road, P. O. Box 114, Forestburgh, New York 12777

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

A Final Environmental Impact Statement (FEIS) has been completed, accepted and filed by the Town of Forestburgh Town Board, as lead agency, for the proposed action described below.

**Name of Action:** Lost Lake Resort

**SEQR Status:** Type I

**Description of  
Action:**

The Lost Lake Resort is a proposed master planned golf course resort and residential community located in the Town of Forestburgh. The applicant proposes a residential subdivision consisting of 2,557 single-family residential lots, a cluster of 30 single-family cottages, and 40 multi-family townhouse-style condominium dwellings, for a total of 2,627 residences, and associated infrastructure including a private road system, an onsite water supply system, and a wastewater treatment plant. Amenities proposed include an 18-hole championship golf course, a lodge and restaurant, a spa and a variety of recreational uses including open space, parklands, and walking trails, most of which will be open to the general public. The applicant proposes to preserve at least 1040 acres of land defined as open space in the PDD regulation to conserve natural areas and native wildlife habitats. The application seeks to re-designate the zoning district for the project site from RR-1 to Planned Development District. Approvals from various Federal, State and regional agencies will also be required.

**Location:** The project site consists of ten tax parcels consisting of 2079.51 acres all owned by Double Diamond, Inc., and located entirely in the Town of Forestburgh in the RR-1 zoning district. St. Joseph's Road (County Route 108) transverses the project site in a west-east orientation and Cold Spring Road (CR 102) passes the northeast corner of the site. The project site is made up of the following tax map parcels: 3-1-1.1, 3-1-2.1, 3-1-3, 4-1-7, 4-1-10.2, 7-1-1, 8-1-1.2, 8-1-2, 20A-1-1, and 20B-1-1.

## SEQR Notice of Completion and Filing of the Final EIS

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### Address for

**Written Comment:** Joanne K. Nagoda, Town Clerk  
Town Hall  
332 King Road  
P. O. Box 114  
Forestburgh, New York 12777

**Web Address:** A copy of the FEIS may also be viewed online at the following address:  
[www.timmillerassociates.com/publicreview/lostlake](http://www.timmillerassociates.com/publicreview/lostlake)

### Copies of this Notice Sent to:

Town Board & Town Supervisor  
Town Attorney - Bavoso, Plotsky & Onofry  
Town Clerk  
Town Engineer - Gottlieb Engineering  
Planning Consultant - CT Male  
Town Planning Board  
Town Conservation Advisory Board  
NYS Department of Health, Monticello District Office  
NYS Dept. of Environmental Conservation (Region 3)  
NYS Dept. of Environmental Conservation (Albany)  
NYS Department of Transportation (Region 9)  
NYS Office of Parks, Recreation & Historic Preservation  
NYSDEC Environmental Notice Bulletin  
Sullivan County Division of Public Works  
Sullivan County Department of Planning & Environmental Management  
Sullivan County Soil & Water Conservation District  
Delaware River Basin Commission  
US Army Corps of Engineers  
US Fish & Wildlife Service  
Sullivan County Sheriff's Department  
NY State Police  
Town of Thompson Town Clerk  
Forestburgh Fire District #1  
Monticello School District  
The Merriewold Club, Inc.  
Lake Joseph Homeowners Association, Inc.  
The Hartwood Club  
Project Sponsor