

## **INTRODUCTION**

The Raleigh and Heiden Properties development is a proposal to develop these two adjoining properties into a seasonal residential development which retains the Raleigh Hotel (the Heiden Hotel was destroyed by fire on May 18, 2008). These properties are located on the east side of Heiden Road (CR 161) in the vicinity of Kiamesha Lake Road (CR 109). This project is in the unincorporated portion of the Town of Fallsburg, Sullivan County, New York. The project will be developed by RALHAL Corporation, owner of the Raleigh Hotel and the lead entity for the application, and Concord Estates Condominiums LLC, the owner of the Heiden Hotel property.

This application proposes the Raleigh Hotel remaining on a 35.6 acre property. The residential component of the project is proposed to be 236 single family and duplex units on 161.3 acres. The total project acreage is 196.9 acres.

No changes to the Raleigh Hotel buildings are planned as part of this application. The Raleigh Hotel access points off Heiden Road would remain as they are currently configured with the main access at the south gate where a gatekeeper controls entry. There will be some reconfiguration of parking.

The residential development has two sections separated by the Sheldrake Stream. On the east side of the stream is a 68 unit development accessed from Park House Road (also variously known as Fred Road and Wildwood Drive). There would be one full service entrance and a second emergency entrance. The majority of development, including, 168 units, are on the west side of the stream. These units are arranged around the rear and north side of the hotel. They would be accessed from Heiden Road via a main full service driveway sharing the hotel entrance, a restricted access driveway just north of the hotel pool, and a full service driveway further north at the approximate location of the original Heiden Hotel driveway access.

The Town of Fallsburg Planning Board, as lead agency under the NYS Environmental Quality review Act (SEQR), held a public Scoping Session for the Environmental Impact Statement on November 13, 2008, and subsequently approved the Scope on January 8, 2009. Due to a lapse of time between the approved Scope and the initiation of the Draft Environmental Statement (DEIS), a revised Scope was considered by the Planning Board and approved on March 10, 2011.

The DEIS Scope identified areas of environmental concern to be studied. Accordingly a DEIS was developed, reviewed by the Planning Board and its consultants, revised and accepted by the Planning Board on October 13, 2011. A public hearing was subsequently held on November 10, 2011, and closed on December 8, 2011. The written comment period was closed December 19, 2011. This Final Environmental Impact Statement (FEIS) responds to the comments received during the DEIS public hearing and written comment period.

The FEIS is organized into topical sections following the outline of the DEIS. The comments and responses are located in the sections relevant to the topical areas they address. All the comments, including those culled from the public hearing transcript and the individual written letters and emails, are also contained in Appendix 1, marked up to indicate the section into which they have been placed.

This document references the DEIS in its entirety (Volumes 1 and 2) for inclusion in the FEIS record.

### **Reviews, Permits and Approvals**

The following reviews, permits and approvals would be necessary to implement the action:

#### New York State

##### New York State Department of Environmental Conservation

- SWPPP, Stormwater and Sewer SPEDES Permits, Water Taking Permit

##### New York State Department of Health

- Public Water Supply and Distribution Permits
- Realty Subdivision
- Pools

##### New York State Office of Parks, Recreation and Historic Preservation

- Review and Approval of Archaeology Study

#### Sullivan County

##### Sullivan County Planning Department

- 239-m GML Review

##### Sullivan County Department of Public Works

- Curb Cut Permit
- Water Main Connection Permit

#### Municipal

##### Town of Fallsburg Town Board

- Water District Extension
- Transportation Corporation (for creation of legal entity to maintain public water supply and sewer service facilities)
- Creation of Public Sewer District
- Creation of Public Water Supply District

##### Town of Fallsburg Planning Board

- Site Plan Approval
- Subdivision Approval
- Cluster Authorization
- Special Permit

##### Town of Fallsburg Highway Department

- Town Highway Permit

Town of Fallsburg Architectural Review Board

- Architectural Review

**Involved and Interested Agencies**

Involved Agencies

Honorable Steve Vegliante, Supervisor, Town of Fallsburg, Station Plaza, South Fallsburg, NY 12779

Honorable Anthony Cellini, Supervisor, Town of Thompson, Route 42, Monticello, NY 12701

Town of Fallsburg Planning Board, Code Enforcement Office, 5250 Main Street, South Fallsburg, NY 12279

Sullivan County Department of Planning and Environmental Management, Sullivan County Government Center, 100 North Street, Monticello, NY 12701

Sullivan County Department of Public Works, 100 North Street Monticello, NY 12701

NYS Dept. of Environmental Conservation, Division of Regulatory Affairs, Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

NYS Department of Health, Monticello District Office, 50 North Street, Suite 2, Monticello, NY 12701

NYS Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188

NYS Environmental Notice Bulletin – via E-Mail  
US Army Corps of Engineers, 26 Federal Plaza, Room 1937, New York, NY 10278-0090

Delaware River Basin Commission, P.O. Box 7360, 25 State Police Drive, West Trenton, NY 08628

The project will require review and approval of project plans and operations; and compliance with the applicable requirements and regulations related to the reviews and permits above.