

New York State Environmental Quality Review Act (SEQRA)

NOTICE OF COMPLETION OF FINAL ENVIRONMENTAL IMPACT STATEMENT

WATCHTOWER IMPROVEMENTS FEIS

Date of Adoption: April 7, 2009

Date of Filing: April 10, 2009

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 has been completed and accepted by the **Town of Shawangunk Planning Board**, as lead agency, for the proposed action described below.

Comments on the Final EIS will be accepted by the contact person until April 27, 2009.

Name of Action: WATCHTOWER FARMS IMPROVEMENTS

SEQRA

Classification: Type I

Description of Action:

The Applicant, Watchtower Bible and Tract Society of New York Inc., seeks Special Use Permit and Site Plan Approval for 300 multiple family dwellings to be constructed in a three (3) story residential building attached to an existing residential building. The Applicant also proposes to construct and expand various ancillary uses including but not limited to a two (2) story parking garage with 400 spaces, three (3) story accessory building with basement, recreation building, technical equipment building, with proposed additions to existing dining room and laundry and dry cleaning buildings.

The proposed development is situated on a portion of the Applicant's 1,141 +/-acre landholding. The application involves land already developed within the Watchtower Farms residential campus complex, except some disturbance of lands in agricultural or vacant use can be anticipated at the periphery of the proposed development area. As per the Town of Shawangunk zoning law, the property is zoned Residential Agricultural (Rag-4).

Location: The Watchtower Farms residential campus complex maintains frontage on Red Mills Road. It is located north east of the Bruyn Turnpike. The property is identified on the Town of Shawangunk tax maps as Section 99.004, Block 1, Lot 11 (900 Red Mills Road).

Date of Draft EIS

Notice of Completion: October 16, 2008

SEQR Hearing on

Draft EIS: November 5, 2008 and December 2, 2008.

A copy of the Final EIS may be reviewed at the following locations:

Shawangunk Town Hall
14 Central Avenue
Walkkill, NY 12589

Walkkill Public Library
7 Bona Ventura Avenue (Route 208)
Walkkill, NY 12589

The following website: www.shawangunk.org

Lead Agency

Contact Information: Planning Board, Town of Shawangunk
c/o Kris Pedersen, Chairwoman
Shawangunk Town Hall
PO Box 247, 14 Central Avenue
Walkkill, NY 12589
845-895-3356

A copy of this Notice and/or the Final EIS Sent to the Following Agencies:

Involved Agencies

- Town of Shawangunk Planning Board
P.O. Box 247
Central Avenue
Walkkill, New York 12589
- NYS Department of Environmental Conservation
Division of Environmental Permits
625 Broadway
Albany, NY 12233-1750
- NYS Dept of Environmental Conservation, Region III
Division of Regulatory Affairs
21 South Putt Corners Road
New Paltz, New York 12561-1696
- NYS Office of Parks, Recreation and Historic Preservation
Peebles Island Resource Center
P.O. Box 189
Waterford, New York 12188-0189

- NYS Department of State
Division of Code Enforcement and Administration
One Commerce Plaza
99 Washington Avenue
Albany, New York 12237
- Ulster County Health Department
P.O. Box 1800
300 Flatbush Ave.
Kingston, New York 12401-2740
- Ulster County Department of Highways and Bridges
317 Shamrock Lane
Kingston, New York 12401
- Town of Shawangunk Town Board
14 Central Avenue
Walkkill, NY 12589
- Town of Shawangunk Zoning Board of Appeals
P.O. Box 247
14 Central Avenue
Walkkill, New York 12589
- Shawangunk Highway Department
16 Kings Lane
Walkkill, New York 12589

A copy of the Notice is Being Sent to the Following Agencies:

Interested Agencies

- Ulster County Planning Board
- Ulster County Soil Conservation Service
- Shawangunk Police Dept.
- Shawangunk Town Historian
- Shawangunk Building Department
- Shawangunk Tax Assessor
- Shawangunk Valley Fire District
- Pine Bush School District
- Historical Society of Shawangunk & Gardiner
- U.S. Army Corps of Engineers
- CH Energy Group, Inc.
- Environmental Management Council
- Town of Crawford
- New York State Department of Health

This Notice shall be published in the Environmental Notice Bulletin.