

**NOTICE OF COMPLETION OF DEIS  
AND  
NOTICE OF PUBLIC HEARING**

**for**

**Lost Lake Resort Planned Development District**

May 24, 2010

This Notice is prepared and issued pursuant to 6 NYCRR Part 617, the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act or "SEQR") of the Environmental Conservation Law.

A Draft Environmental Impact Statement ("DEIS") has been completed and accepted on May 19, 2010 by the Town of Forestburgh Town Board (Forestburgh Town Board), as the Lead Agency, for the proposed action.

A public hearing to receive public comments on the DEIS and the PDD application will be held on Wednesday, June 16, 2010, at 7:00 PM, at the Forestburgh Firehouse, 2539 NYS Route 42, Forestburgh NY. Comments on the DEIS are requested and written comments will be accepted by the Lead Agency until July 2, 2010 or for a minimum of ten days after the close of the public hearing, whichever is later.

The Forestburgh Town Board, as Lead Agency, has determined that the proposed action is a Type I Action subject to SEQR, and made a positive determination of significance to require a full Environmental Impact Statement, which included public scoping of the EIS.

Project Sponsor: Double Diamond, Inc.

Name of Action: Lost Lake Resort Planned Development District (PDD)

SEQRA Type: Type I Action

Project Location: The project site consists of ten tax parcels totaling 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.

Description of Action: 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, walking trails, and equestrian trails, most of which will be open to the general public. The applicant

proposes to preserve at least 1,040 acres of land defined as open space in the PDD regulation to conserve natural areas and native wildlife habitats and corridors. The application seeks to re-designate the zoning district for the project site from RR-1 to PDD. Approvals from various Federal, State and regional agencies will also be required.

A copy of the DEIS is available for viewing at the Town Clerk's office listed below. The DEIS is also available for review at the following web site: [www.timmillerassociates.com/publicreview/lostlake](http://www.timmillerassociates.com/publicreview/lostlake).

**Contact Person:** Joanne K. Nagoda, Town Clerk  
Forestburgh Town Hall  
P.O. Box 114 – 332 King Road  
Forestburgh, New York 12777  
845-794-0611 x12

A copy of this Notice and the DEIS have been sent to the recipients listed below:

Town Board & Town Supervisor  
Town Attorney - Bavoso, Plotsky & Onofry  
Town Clerk  
Town Engineer - Gottlieb Engineering  
Planning Consultant - CT Male  
Town Planning Board  
Sullivan County Division of Public Works  
NYS Department of Health, Monticello District Office  
NYS Dept. of Environmental Conservation (Region 3)  
Town Conservation Advisory Board  
NYS Dept. of Environmental Conservation (Albany)  
NYS Department of Transportation (Region 9)  
NYS Office of Parks, Recreation & Historic Preservation  
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 Company #1  
Monticello School District  
The Merriewold Club, Inc.  
Lake Joseph Homeowners Association, Inc.  
The Hartwood Club  
Project Sponsor

*Notice only:*

NYSDEC Environmental Notice Bulletin via email: [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)