

**State Environmental Quality Review
Notice of Completion of Final EIS**

Project Name: Raleigh and Heiden Properties

Dated: April 19, 2012

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 concerning this Type I SEQRA Action has been completed and accepted by the Town of Fallsburg Planning Board as lead agency for the proposed action on April 18, 2012. The action is described below.

Comments on the Final EIS are requested and will be accepted by the contact person named below until April 30, 2012.

Name of Action: Raleigh and Heiden Properties – Subdivision and Site Plan Approval

Description of Action: This “Action” is for Site Plan and Subdivision approval, cluster authorization and special permit for a multi-phase residential development on approximately 196.9 acres on the east side of Heiden Road (CR 161) in the REC-1 zoning district. Uses proposed include 236 primarily seasonal occupancy single family and duplex dwelling units and accessory recreation facilities, and retention of the existing Raleigh Hotel of 230 rooms with its accessory recreation facilities on a separate parcel of 35.6 acres. The residential units will be located in four clusters, each with community facilities including pools, tennis courts and a multi-purpose building. Three of the clusters will have access from Heiden Road. The fourth, located across the Sheldrake Stream, will have access from Park House Road. A small portion of the property is in the Town of Thompson. No new residential development is proposed there.

Location: The project is located along the east side of Heiden Road, in the vicinity of Kiamesha Lake Road and extending to Park House Road (also known as Fred Road), Town of Fallsburg, Sullivan County, NY. The project is identified on the Town of Fallsburg Tax Map as follows: SBL 60-1-56/50/62.1/62.4/63/64/65/66,15-1-28.

Potential Environmental Impacts: The project was studied for the following potential impacts:

- Soil erosion
- Increase in stormwater runoff and effect on Sheldrake Stream
- Impacts to water quality
- Increase in traffic levels and potential impact to surrounding road network

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Temporary impacts to noise, traffic and air quality from on-site construction equipment and truck traffic importing and exporting soil, rock and construction materials

- Impacts to school and community services
- Impacts to wetlands
- Impacts to recreation
- Visual impact to Sheldrake Stream corridor
- Impacts to public utilities including public sewer and water
- Impact of treated sewage effluent on Sheldrake Stream
- Impacts to Flood Inundation zone
- Fiscal Impact to School district and/or Town and County special districts
- Impact to flood elevations
- Impact to electric and gas utilities and/or distribution system

A copy of the Final EIS may be obtained from:

Contact Person: Town of Fallsburg Planning Board
c/o Mollie Messenger, Code Enforcement Officer
Address: 5250 Main Street, South Fallsburg, New York 12779
Telephone No.: 845-434-8811

On Line Copy: <http://www.timmyerassociates.com/publicreview>

A copy of this notice has been sent to:

Involved Agencies

Honorable Steven Vegliante, Supervisor, and Town Board of the Town of Fallsburg,

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Station Plaza, South Fallsburg, NY 12779

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

Sullivan County Dept. of Planning and Environmental Management, Sullivan County Government Center, 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

US Army Corps of Engineers, 26 Federal Plaza, Room 1937, New York, NY 10278-0090

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

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

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

Town of Fallsburg Architectural Review Board, c/o Code Enforcement Office, 5250 Main Street, South Fallsburg, NY 12779

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

Interested Agencies and Parties

Superintendent, Fallsburg Central School District, 115 Brickman Road, Fallsburg, NY 12733

Fallsburg Fishing and Boating Club, Inc., Attn. James Creighton, Esq., 334 Alpine Drive, Cortlandt Manor, NY 10567

NYS Dept. of Environmental Conservation, 625 Broadway, Albany, NY 12233 (CD)

Environmental Notice Bulletin – via E-Mail (ENB Form)