

**DOCKSIDE AT MARLBOROUGH
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**

Project Description: The applicant, DMK Development, LLC, proposes to construct a 137-townhouse development on 27.19 acres of property along Dock Road in the hamlet of Marlboro, NY. In order to implement this proposed action, the applicant has submitted a zone petition to the Marlborough Town Board to rezone 25.12 acres of land presently zoned Industrial ("I") and Residential ("R-1") to the Residential ("R") zoning district as follows:

<u>Tax Lot</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
109.1-3-13	19.99	I	R
109.1-3-14.2	5.13	R-1	R
108.4-3-29	2.07	R-1	R-1 (no change)

The project site is served by existing municipal water, and the sewer improvement area would be expanded to incorporate the entire project site or, alternatively, the area outside the sewer district would be approved as an outside user. As part of the SEQRA process, environmental review thresholds will be established for the future review of a site-specific plan during the detailed special use permit, site plan, and subdivision review process before the Marlborough Planning Board.

Location: Dock Road, Town of Marlborough, Ulster County, NY

Tax Parcels: 109.1-3-13, 109.1-3-14.2, 108.4-3-29

Lead Agency and Contact Person: Marlborough Town Board, c/o Marlborough Town Hall
1650 Route 9W
Milton, NY 12547
Attention: Christopher Cerone, Supervisor

Project Sponsor: DMK DEVELOPMENT, LLC
453 Sunburst Lane
Tempe, AZ 85284
Attention: Doug Smith

DEIS Preparer: TIM MILLER ASSOCIATES, INC.
10 North Street, Cold Spring, NY 10516
Attention: Tim Miller, AICP
(845) 265-4400

Lead Agency Acceptance Date: September 26, 2011

Date of Public Hearing: October 24, 2011, 6:30 PM at Town Hall

Deadline for Receipt of Public Comments: Ten days after close of hearing

September 20, 2011

Previously submitted July 29, 2011

LIST OF PRIMARY CONSULTANTS

Environmental/ Traffic:	TIM MILLER ASSOCIATES, INC. 10 North Street, Cold Spring, New York, 10516 (845) 265-4400 Contact: Tim Miller
Engineering:	ENGINEERING PROPERTIES, P.C. 99 Clinton Street Montgomery, NY 12549 (845) 457-7727 Contact: Ross Winglovitz, P.E.
Consultant:	THE LANWIN GROUP 9 Walnut Street, Suite 2 Hopewell, NJ 08525
Legal:	RUSK, WADLIN, HEPPNER & MARTUSCELLO, L.L.P. 1390 Route 9W Marlboro, NY 12542-0727 (845) 236-4411 Contact: Daniel J. Rusk, Esq.