

## Notice of Completion/Notice of Public Hearing/ENB Publication Form

**Deadline: Notices must be received by 6 p.m. Wednesday** to appear in the following Wednesday's ENB.

<input type="checkbox"/> Negative Declaration - Type I	<input type="checkbox"/> Draft EIS
<input type="checkbox"/> Conditioned Negative Declaration	<input type="checkbox"/> with Public Hearing
<input type="checkbox"/> Draft Negative Declaration	<input type="checkbox"/> Generic
<input type="checkbox"/> Positive Declaration	<input type="checkbox"/> Supplemental
<input type="checkbox"/> with Public Scoping Session	<input checked="" type="checkbox"/> Final EIS
	<input type="checkbox"/> Generic
	<input type="checkbox"/> Supplemental

**DEC Region #3 County: Putnam Lead Agency: Putnam Valley Planning Board**

**Project Title:** Emerald Ridge Subdivision

### **Brief Project Description:**

A Final Environmental Impact Statement (FEIS), including responses to the comments of involved and interested agencies and the public, in accordance with SEQRA and the implementing regulations set forth in 6 NYCRR Part 617 and 40 CFR Parts 1500-1508, has been completed and accepted by the Town of Putnam Valley Planning Board in connection with a residential subdivision application from VS Construction Corp (the "Applicant"). The project site is located to the rear and along the easterly side of Marsh Hill Road, in close proximity to the intersection of Marsh Hill Road and Peekskill Hollow Road, in the Town of Putnam Valley, Putnam County, New York. The Applicant has reduced the density of the project from the DEIS proposal of 25 lots and now proposes a 14-lot single-family detached residential subdivision with a 31.0-acre Conservation Parcel to be located on approximately 87.7 acres of land. An existing home that is located on the project site is proposed to remain, with 13 new homes to be constructed along a curvilinear roadway system ending in a cul-de-sac. The proposed dwellings will be served by individual water wells and sanitary sewage treatment systems and the Applicant is proposing two underground water storage tanks to assist in fire suppression.

Marsh Hill Road is approximately 2,025 feet in length and does not meet Town road specifications (length, width, and slope). The Applicant is proposing to make improvements to existing portions of Marsh Hill Road and its intersection with Peekskill Hollow Road, and proposes to add an additional 1,875 linear feet of roadway to facilitate the proposed subdivision. Although the Applicant is proposing improvements to Marsh Hill Road, existing portions of this roadway will not meet certain Town specifications (post-construction).

In addition to the proposed subdivision, the project requires a lot line realignment to transfer approximately 35.49 (+/-) acres of land (known as Lot B) from an adjacent owner, Brookfalls Cottages, Inc., to the Applicant's original 49.94 (+/-) acres (known as Lot A). The Applicant owns an additional 2.29 (+/-) acres of land (known as Lot C) at the intersection of Marsh Hill

Road and Peekskill Hollow Road. The Applicant proposes a second lot line realignment to transfer approximately 2.99 (+/-) acres from Lot A to Lot C.

**Potential Environmental Impacts:** The Final Scoping Document of the DEIS was prepared by the Planning Board after a formal public scoping session and discussion between the Planning Board, its consultants, the Applicant, and comments submitted by Involved and Interested Agencies. The Planning Board determined that there are several potential adverse impacts associated with the DEIS proposed action that include: length of a dead-end roadway; fiscal impacts associated with the potential shortfall in municipal and school tax revenues; loss and/or modification of vegetative communities due to clearing, grading, and construction; loss and/or modification of wildlife habitat as a result of construction and development; impacts on nearby watercourses, such as the Peekskill Hollow Brook due to stormwater runoff; short and long term impacts to on-site wetlands and their associated buffer areas due to the development of the site and its greater intensity of land use; increase demand on aquifers; impacts to cultural and historic resources; impact on transportation routes and to the level of service at area intersections; increase demand on the Putnam Valley School District; increase demand on community services; visual impacts and impacts to the rural character of the Town; impacts to future land use decisions and consistency and compliance with the zoning ordinance, subdivision regulations, 1990 Master Plan, and other regional plans.

The submitted biodiversity study and wetland delineation have been addressed and completed during the FEIS process. The wetland delineation has been completed in compliance with methodology indicated in Chapter 144 of the Town of Putnam Valley Town Code and has been confirmed and accepted by the Town. The biodiversity study has also been completed to the satisfaction of the Planning Board and in accordance with the Planning Board's adopted biodiversity guidelines and protocols.

The revised layout greatly reduces environmental impacts and reduces the amount of proposed new roadway by 1,700 linear feet. Areas of site disturbance are reduced in comparison to the DEIS layout from 26.6 acres to 14.2 acres. The amount of trees that will need to be removed has been similarly reduced. A minor amount of wetland buffer disturbance is required for installation of a drainage line, similar to the DEIS plan. Only one previously identified area of anticipated blasting is still required for project construction. The stormwater infiltration basin previously proposed on Lot C has been eliminated from the plan, with a total of three basins now planned. Improvements proposed for the intersection of Marsh Hill Road and Peekskill Hollow Road are still proposed although a lesser amount of roadway widening is proposed for Marsh Hill Road in comparison to the DEIS proposed action, thereby eliminating the need for a stone retaining wall.

**Project Location:** Marsh Hill Road, Putnam Valley, Putnam County, New York, 10579

**Public Hearing Location, Date, Time, and Comment Period:**

The public hearing will be held on March 12, 2007 at 6PM at the Town of Putnam Valley Town Hall, 265 Oscawana Lake Road, Putnam Valley New York and written comments will be accepted by the Planning Board for 10 calendar days following the close of the public hearing.

**Contact Person:**

Laura Lussier, Planning Board Clerk  
Putnam Valley Planning Board  
265 Oscawana Lake Road  
Putnam Valley, New York 10579  
Phone: (845) 526-3740  
Fax: (845) 526-3307  
E-mail: [planning@putnamvalley.com](mailto:planning@putnamvalley.com)

**A COPY OF THE FEIS MAY BE OBTAINED FROM:**

Laura Lussier, Planning Board Clerk  
Putnam Valley Planning Board  
265 Oscawana Lake Road  
Putnam Valley, New York 10579  
Phone: (845) 526-3740

The FEIS will be available electronically at [www.putnamvalley.com](http://www.putnamvalley.com) and at [www.tinmillcrassociates.com/publicreview/default.html](http://www.tinmillcrassociates.com/publicreview/default.html). The FEIS is also available at the Town Library, 30 Oscawana Lake Road, Putnam Valley, New York, 10579.

COPIES OF THE FEIS HAVE BEEN DISTRIBUTED IN ACCORDANCE WITH 6NYCRR 617.12(B). COPIES OF THE FEIS AND THIS NOTICE HAS BEEN SENT TO:

Town of Putnam Valley Planning Board, as Lead Agency  
Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, New York 10579

Putnam County Department of Health  
4 Geneva Road  
Brewster, NY 10509

Town of Putnam Valley Zoning Board  
Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, New York 10579

New York State Department of Environmental Conservation  
21 South Putt Corners Road  
New Paltz, NY 12561

Town of Putnam Valley Town Board  
Town of Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

Town of Putnam Valley Building Department  
Town of Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

Putnam County Department of Highways & Facilities  
842 Fair Street  
Carmel, NY 10512

New York State Department of Environmental Conservation  
Region 3 Headquarters  
21 South Putt Corners Road  
New Paltz, NY 12561

Putnam County Department of Planning and Development  
841 Fair Street  
Carmel, NY 10512

Supervisor  
Town of Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

City of Peekskill Department of Planning, Development and Code Assistance  
City Hall  
840 Main Street  
Peekskill, NY 10566

City of Peekskill  
Water Department  
City Hall  
840 Main Street  
Peekskill, NY 10566

Putnam Valley Highway Department  
256 Oscawana Lake Road  
Putnam Valley, NY 10579

Putnam Valley Environmental Commission  
Town of Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

Putnam Valley Advisory Board on Architectural and Community Appearance  
Town of Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

Putnam Valley Fire Department  
P.O. Box 21  
Putnam Valley, New York 10579

Putnam Valley Volunteer Ambulance Corps  
P.O. Box 141 #  
Putnam Valley, New York 10579

Putnam Valley Library  
30 Oscawana Lake Road  
Putnam Valley, New York 10579

Putnam Valley Central School District  
146 Peckskill Hollow Road  
Putnam Valley, NY 10579

New York State Department of Environmental Conservation  
Division of Environmental Permits  
625 Broadway  
Albany, NY 12233-1750

Office of Parks, Recreation and Historic Preservation  
Peebles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

VS Construction Corp.  
37 Croton Dam Road  
Ossining, NY 10562