

APPENDIX V

Resolution accepting DEIS as complete by
Town of Philipstown Planning Board,
dated May 16, 2019

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RESOLUTION ACCEPTING DEIS AS COMPLETE

WHEREAS, an application was made to the Planning Board of the Town of Philipstown for approval of a conservation subdivision and related approvals for a project described as the "Hudson Highland Reserve" on certain real property located on the east side of Route 9 between Horton Road and East Mountain Road North, in the Town of Philipstown, New York; and

WHEREAS, the Planning Board, as Lead Agency in review under the New York State Environmental Quality Review Act ("SEQRA") has adopted a Positive Declaration on the project; and

WHEREAS, following scoping of the Project, the Project Sponsor has submitted a Draft Environmental Impact Statement which the Planning Board and its consultants have reviewed for completeness;

NOW, THEREFORE, be it resolved as follows:

1. That the Planning Board does hereby accept the Draft Environmental Impact Statement (DEIS) dated April 2019 as adequate for commencing public review and comment ; and

2. Upon publishing and posting of notice thereof, a public hearing regarding the DEIS will be held on June 20, 2019 at 7:30 p.m. at the Old VFW Hall, 34 Kemble Ave, Cold Spring, New York 10516; and

3. That the attached Notice Of Completion Of Draft Environmental Impact Statement ("DEIS") And Notice Of Public DEIS Hearing be posted on the Town's website, provided to all involved agencies, filed with the New York State Department of Environmental Conservation and posted with the DEC's Environmental Notice Bulletin

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Kim Conner presented the foregoing resolution which was
seconded by Neal Tomann.

The vote on the foregoing resolution was as follows:

Peter Lewis, Board Member	<u>Aye</u>
Neal Zuckerman, Board Member	<u>Aye</u>
Dennis Gagnon, Board Member	<u>Absent</u>
Dave Hardy, Board Member	<u>Aye</u>
Neal Tomann, Board Member	<u>Aye</u>
Kim Conner Board, Member	<u>Aye</u>
Anthony Merante, Chairman	<u>Aye</u>

**NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT
("DEIS") AND NOTICE OF PUBLIC DEIS HEARING**

This Notice is issued pursuant to State Environmental Quality Review Act ("SEQRA") and its implementing regulations, 6 NYCRR Part 617.

The Town of Philipstown Planning Board, as SEQRA Lead Agency, has accepted the Draft Environmental Impact Statement (DEIS) dated April 2019 as adequate for commencing public review and comment regarding issues addressed in the adopted Final Scope for the Proposed Action described below.

Name of Action:	Hudson Highlands Reserve Conservation Subdivision
Lead Agency:	Town of Philipstown Planning Board
SEQRA Status:	Type 1
Description of Action:	Horton Road, LLC is seeking approval of a Conservation Subdivision pursuant to Section 175-20 of the Town of Philipstown Code to facilitate the creation of 25 single family residential lots (each approximately one acre in size) and a large common area on approximately 210 acres in the Town of Philipstown, Putnam County, New York. A portion of the proposed common area would contain an approximately 30-foot tall, approximately 60,000-square-foot equestrian center accommodating approximately 40 horses, the approval of which is part of the action; with the remainder proposed as open space to be protected by a conservation easement. The Project Site is generally located on the east side of Route 9 between Horton Road on the south and East Mountain Road North on the north, and comprises six tax parcels designated on the Town of Philipstown's Tax Map as parcels 17.-1- 76.112 (86.876 ac), 17.-1-77.2 (27.706 ac), 17.-1-39 (20.192 ac), 17.-1-76.21 (20.824 ac), 17.-1-76.111 (50.003 ac), and 17.-1-48 (4.5 ac). In order to accommodate the proposed common entry road from Route 9 into the Proposed Project, a lot line adjustment / rezoning is proposed for the 4.5 acre commercial lot fronting Route 9 (17.-1-48). This parcel will otherwise remain commercial. The following zoning districts are mapped on the Project Site: RR-Rural Residential, M-Industrial/Manufacturing, HC-Highway Commercial, OSO-Open Space Conservation, CCA-Clove Creek Aquifer Overlay, Regional Aquifer, SPO Scenic Protection Overlay (partial). As part of the application, a petition has been submitted to the Town Board to change the zoning of an approximately 11-acre portion of the subject property from "Industrial/Manufacturing" (M) to "Rural Residential" (RR).

Location: Easterly side of Route 9 between Horton Road and East Mountain Road North, Town of Philipstown, NY.

The Applicant prepared a DEIS dated April 2019 and the Town of Philipstown Planning Board adopted a Final Scope for the DEIS on July 19, 2018 pursuant to 6 NYCRR §617(8)(a) and (b) of the SEQRA Regulations.

PLEASE TAKE NOTICE that a public hearing regarding the DEIS will be held on June 20, 2019 at 7:30 p.m. at the Old VFW Hall, 34 Kemble Ave, Cold Spring, NY 10516.

Dated: May 16, 2019; Philipstown, New York

Contact Person: Anthony Merante, Chairman
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