

State Environmental Quality Review Act

**POSITIVE DECLARATION**

Notice of Intent to Prepare a Draft Environmental Impact Statement  
and Lead Agency Determination of Significance

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. The Planning Board of the Town of Goshen has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared. The Planning Board hereby adopts a Positive Declaration in order to investigate and evaluate the potential environmental impacts of this Proposed Action. Scoping will be conducted.

**Name of Action:** Goshen Hospitality, LLC

**Lead Agency:** Planning Board of the Town of Goshen, Orange County  
Town of Goshen Town Hall  
41 Webster Avenue  
Goshen, New York 10924

**Date:** October 5, 2017

**SEQRA Status:** Type 1

**Location:** The project site is located with frontage along Cheechunk Road and 6½ Station Road, within the Town of Goshen.

**Description of Action:** The Applicant, Goshen Hospitality, LLC, is proposing to construct a hotel, restaurant and office complex on a parcel located with frontage along Cheechunk Road and 6½ Station Road within the Town of Goshen. The property contains 63.3+/- acres, and is known on the Town tax maps as Section 10, Block 1, Lots 56.2 and 56.4. The property is located within the Commercial/Office Mixed-Use (CO) district, and within the AQ-6, Scenic Road Corridor (SR), Stream Corridor and Reservoir Watershed (SC), and Floodplain and Ponding Area Overlay Districts.

**Reasons Supporting this Determination:** Potential environmental impacts associated with the proposed action are identified in the Full Environmental Assessment Form. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3). The Planning Board finds that the Proposed Action may result in one or more significant impacts on the environment, and an Environmental Impact Statement (“EIS”) will be prepared to address, at a minimum, the following elements of the Proposed Action, which may result in potential impacts:

1. The Proposed Action may involve construction on land where depth to water table is less than 3 feet.
2. The Proposed Action may involve construction on slopes of 15% or greater.
3. The Proposed Action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.
4. The Proposed Action may involve construction that continues for more than one year or in multiple phases.
5. The Proposed Action may result in increased erosion, whether from physical disturbance or vegetation removal at the project site (including from treatment by herbicides).
6. The Proposed Action may create a new water body.
7. The Proposed Action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.
8. The Proposed Action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.
9. The Proposed Action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).
10. The Proposed Action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.
11. The Proposed Action may affect the water quality of any water bodies within or downstream of the site of the Proposed Action.
12. The Proposed Action may involve the application of pesticides or herbicides in or around any water body.
13. The Proposed Action may require the construction of new, or expansion of existing, wastewater treatment facilities.
14. The Proposed Action may require new water supply wells, or create additional demand on supplies from existing water supply wells.
15. The Proposed Action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.
16. The Proposed Action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.
17. The Proposed Action may result in, or require, modification of existing drainage patterns.
18. The Proposed Action may change flood water flows that contribute to flooding.

19. The Proposed Action may substantially interfere with nesting/breeding, foraging, or overwintering habitat for the predominant species that occupy or use the project site.
20. The Proposed Action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.
21. The Proposed Action involves the use of herbicides or pesticides.
22. The Proposed Action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.
23. The Proposed Action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.
24. The Proposed Action may be visible from publicly accessible vantage points seasonally and year round, during routine travel by residents, including travel to and from work, and during recreational or tourism based activities.
25. The Proposed Action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.
26. The Proposed Action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.
27. The Proposed Action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.
28. Projected traffic increase may exceed capacity of existing road network.
29. The Proposed Action may result in the construction of paved parking area for 500 or more vehicles.
30. The Proposed Action will degrade existing transit access.
31. The Proposed Action will degrade existing pedestrian or bicycle accommodations.
32. The Proposed Action may alter the present pattern of movement of people or goods.
33. The Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.
34. The Proposed Action may utilize more than 2,500 MWhrs per year of electricity.
35. The Proposed Action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

36. The Proposed Action may produce sound above noise levels established by local regulation.
37. The Proposed Action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.
38. The Proposed Action may result in lighting creating sky-glow brighter than existing area conditions.
39. The Proposed Action is located within 1,500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.
40. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.
41. The Proposed Action may result in the unearthing of solid or hazardous waste.
42. The Proposed Action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).
43. The Proposed Action may induce secondary development impacts.
44. The Proposed Action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.
45. The Proposed Action may create a demand for additional community services.
46. The Proposed Action is inconsistent with the predominant architectural scale and character.
47. The Proposed Action is inconsistent with the character of the existing natural landscape.

For Further Information:

Contact Person: Lee Bergus, Chairman  
Town of Goshen Planning Board  
41 Webster Avenue  
Goshen, New York 10924  
(845) 294-6250

**A copy of this Notice is being sent to the following Involved and Interested Agencies:**

**Agency Circulation:** This notice is being sent to the following involved agencies:

NYS Department of Environmental Conservation  
Region 3  
21 South Putt Corners Road  
New Paltz, New York 12561-1696

Town of Goshen Zoning Board of Appeals  
41 Webster Avenue  
Goshen, New York 10924

U.S. Army Corps of Engineers  
Jacob Javits Federal Building  
26 Federal Plaza  
New York, New York 10278

Village of Goshen Board of Trustees  
276 Main Street  
Goshen, New York 10924

New York State Office of Parks, Recreation and Historic Preservation (via CRIS system)  
Post Office Box 189, Peebles Island  
Waterford, New York 12188

Orange County Department of Health  
124 Main Street  
Goshen, New York 10924

**Interested Agency Circulation:** This notice is being sent to the following interested agencies:

Orange County Department of Planning  
1887 County Building  
124 Main Street  
Goshen, New York 10924

Orange County Department of Public Works  
2455-2459 Route 17M  
P.O. Box 509  
Goshen, New York 10924

New York State Department of Transportation  
4 Burnett Boulevard  
Poughkeepsie, New York 12601

Town of Goshen Town Board  
41 Webster Avenue  
Goshen, New York 10924

Town of Goshen Environmental Review Board  
41 Webster Avenue  
Goshen, New York 10924

Neal Halloran, Building Inspector  
Town of Goshen  
41 Webster Avenue  
Goshen, New York 10924

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