

**TOWN OF GOSHEN PLANNING BOARD
NOTICE OF DETERMINATION THAT THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT IS ADEQUATE FOR PUBLIC
AND AGENCY REVIEW, AND NOTICE OF PUBLIC HEARING**

Determination: A Draft Environmental Impact Statement (DEIS) has been submitted by the project applicant, 2602 Rt 17 Developers, LLC. This document was prepared in accordance with Article 8 of the Environmental Conservation law and upon review by the Town of Goshen Planning Board, as Lead Agency, in accordance with provisions of Title 6 of the New York State Code of Rules and Regulations, Part 617, the Planning Board has determined that the DEIS is adequate for public review.

The applicant will provide for the placement of the DEIS on www.townofgoshen.org and full copies of the DEIS will be made available at the Town Building Department located in Town Hall (41 Webster Avenue, Goshen) during normal business hours as well as the Goshen Public Library (366 Main Street, Goshen).

A public hearing on the DEIS, as well as the proposed subdivision, site plan and special permit application will be held on **June 29, 2022 at 7:30 pm** or shortly thereafter at Town of Goshen Town Hall, 41 Webster Avenue, Goshen, New York. Any change in the location of the public hearing will be noted on the Town of Goshen website (www.townofgoshen.org). The purpose of the public hearing is to provide an opportunity for public input on the DEIS, as well as the proposed subdivision, site plan and special permit application.

Comments may be made in person at the public hearing. Written comments will be received at any time during the comment period in the Town Building Department. The comment period will extend for a minimum for 10 days following the closing of the public hearing.

Name of Project: 2602 Rt. 17M (a/k/a RDM Route 17M) Warehouse Facility
Location: 2589-2602 State Route 17M,
Goshen, New York
Date of Action: June 2, 2022
SEQR Status: Type 1
Lead Agency: Town of Goshen Planning Board
Contact Person/Address: Lee Bergus, Chairman
Town of Goshen Planning Board
41 Webster Avenue
Goshen, New York 10924
(845) 294-6250

Project Description: The Applicant, 2602 Rt 17 Developers, LLC (a/k/a RDM Route 17M), is proposing a 300,000 square foot warehouse facility, 151 parking stalls, 72 truck loading docks and 31 trailer storage spaces (the “Project” or “Proposed Action”) on a parcel located at 2598-2602 State Route 17M in the Town of Goshen, identified as Tax ID 12-1-116 (the “Project Site”). The Project Site contains 61.59+/- acres and is known on the Town tax maps as Section 12, Block 1, Lot 116. The property is located within the Commercial/Office Mixed-Use (CO) district, and

within the Flood Plain and Ponding Area and AQ-6 Overlay Districts. The Project requires site plan, special use permit and subdivision approval from the Town of Goshen Planning Board (“Planning Board”). The Project Site includes an existing single-family residential structure, which will remain untouched on a separate parcel as a result of the subdivision. The subdivision is designed to divide the Project Site into an approximately 55.48 acres lot for the proposed warehouse and an approximately 5.32-acre lot for the existing single-family structure.

This Notice has been circulated to the following Agencies.

Involved Agencies:

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

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

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

Orange County Health Department, Division of Environmental Permits
1887 County Building
124 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

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

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

Town of Goshen Police Department
44 Police Drive, P.O. Box 217
Goshen, New York 10924

Goshen Volunteer Ambulance Corp.

P.O. Box 695
Goshen, New York 10924

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

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

Goshen Fire Department
P.O. Box 278
Goshen, New York 10924

New York State Police
1220 Washington Avenue
Building 22
Albany, New York 12226-2252

Orange County Sheriff's Office
110 Wells Farm Road
Goshen, New York 10924

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

Environmental Notice Bulletin – via email
625 Broadway
Albany, New York 12233-0001
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