

**State Environmental Quality Review
Notice of Completion of
Final Environmental Impact Statement**

Lead Agency: Town of Southeast Town Board

Project Number: N/A

Address: 1360 Route 22
Brewster, NY 10509

Date: November 20, 2014

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.

A Final Environmental Impact Statement (FEIS) has been completed and accepted for the proposed action described below.

Name of Action: Crossroads 312

SEQR Classification: Type I

Description of Action:

The Crossroads 312 project is a Zone Change, Site Plan, Special Permit and Wetland proposal made to the Town Board of the Town of Southeast. The applicant, Crossroads 312, LLC and JPH Development Corp. seeks a zone change from RC to HC-1, Site Plan, Special Permit and Wetland Permit approvals to construct a mixed use commercial proposal on a 51.88± acre site adjacent to Interchange 19 at the I-84/NYS Route 312 intersection.

The proposed project is a mixed use retail complex consisting of 143,000+/- sf of retail and restaurant use and a 100 room hotel in a total of five (5) buildings. The hotel will include 4 stories of rooms, a lobby area and limited below building parking. The buildings have been designed to meet the Town of Southeast Architectural standards as defined in Section 138-63.4 of the Zoning regulations. A total of 721+/- parking spaces are proposed. Access to the property will be from two locations along NYS Route 312, the first entrance is at the existing signalized intersection of the I-84 Exit 19 eastbound ramp and Route 312 and the second entrance will be at the existing signalized intersection of International Boulevard and Route 312. Roadway improvements, including new and modified traffic signals, are proposed.

Location: Southeast corner of NYS Route 312 and Interstate 84.

Tax Lot	Address	Acres
45.2-52	295 Route 312, Brewster, NY	21.20 acres±
45.2-53	265 Route 312, Brewster, NY	1.00 acres±
45.2-54	257 Route 312, Brewster, NY	1.15 acres±
45.2-55	247 Route 312, Brewster, NY	20.15 acres±
45.2-56	237 Route 312, Brewster, NY	8.40 acres±

Potential Environmental Impacts:

As per the Scoping Document, adopted by the Town of Southeast Town Board on September 24, 2009, the FEIS analyzed the following areas of potential environmental impacts: Land Use, Zoning, Public Policy, and Community Character; Geology, Soils, and Topography; Vegetation and Wildlife; Wetlands and Water Resources; Socioeconomic Character, Fiscal Impacts, and Community Character; Community Facilities; Cultural and Aesthetic Resources; Traffic; Air Quality; Noise; Infrastructure and Utilities; and Construction.

A copy of the FEIS may be obtained from:

Contact Person: Michele Stancati, Town Clerk

Address: Town of Southeast
1360 Route 22
Brewster, NY 10509

Telephone Number: (845)279-4313

Additional copies for public review are available at:

Town of Southeast Town Clerk, 1360 Route 22, Brewster, NY 10509

Town of Southeast Planning Department, 1 Main Street, Brewster, NY 10509

Brewster Public Library, 79 Main Street, Brewster, NY 10509

Town of Southeast web-site: <http://www.southeast-ny.gov/>

Project web-site: <http://www.crossroads312.com/>

A copy of this notice has been sent to:

Lead Agency:

Town Board, Town of Southeast, 1360 Route 22, Brewster, NY 10509

Involved Agencies:

Town of Southeast Planning Board, 1 Main Street, Brewster, NY 10509

Town of Southeast ARB, 1 Main Street, Brewster, NY 10509

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

New York City Department of Environmental Protection, Bureau of Water Supply, 465 Columbus Avenue, Valhalla, New York 10595-1336

New York State Department of Transportation, Region 8, SEQR Unit, Traffic Engineering & Safety Division, 4 Burnett Boulevard, Poughkeepsie, NY 12603

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

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

Interested Agencies:

Town of Southeast Fire Inspector, 1 Main Street, Brewster, NY 10509

Town of Southeast Highway Superintendent, 1360 Route 22, Brewster, NY 10509

Town of Patterson, Town Hall, 1142 Route 311, Patterson, NY 12563

Putnam County Department of Highways & Facilities, 331 Fair Street, Carmel, NY 10512

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

New York State Office of Parks, Recreation and Historic Preservation, Field Services Bureau, P.O. Box 189, Pebbles Island, Waterford, NY 12188-0189

New York State Thruway Authority, Administrative Headquarters, 200 Southern Blvd., P.O. Box 189, Albany, NY 12201-0189

New York State Department of Health, Corning Tower, Empire State Plaza, Albany, NY 12237

Applicant:

Crossroads 312, LLC & JPH Development Corp.
Covington Management Co., Ltd.
322 Clock Tower Commons
Brewster, NY 10509

DEIS Preparer:

LADA, P.C. Land Planners
104 West Street
Simsbury, CT 06070
(860) 651-4971
Contact Person: Philip E. Doyle

Environmental Notice Bulletin:

NYS Department of Environmental Conservation, 625 Broadway, 4th Floor, Albany, NY 12233-1750