

State Environmental Quality Review

**NOTICE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT
PUBLIC SCOPING MEETING**

DEC Project Number: 3-5146-00063

Date: September 17, 2008

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act; "SEQR") of the Environmental Conservation Law

The NYS Department of Environmental Conservation (DEC), as lead agency, issued a Positive Declaration on August 4, 2008 for the proposed action described below and determined that a Draft Environmental Impact Statement (DEIS) will be prepared. In addition, DEC has determined that a public meeting will be held on Wednesday, October 29 at 7:00 p.m. to accept unsworn, oral comments on the draft scoping document for the DEIS. The scoping document, when finalized, will determine the content and analyses to be included in the DEIS, including the range of project alternatives to be considered. Written comments on the draft scoping document for the DEIS will be also be accepted by the Department until November 7, 2008.

Name of Action: Hudson River Valley Resort

SEQR Status: Type 1

Description of Action: The applicant, Hudson River Valley Resorts, LLC, proposes to develop a resort community to be located on land totaling approximately 779 acres in the Town of Rosendale, Ulster County, New York. It has frontage on County Route 7 (Binnewater Road), County Route 26, and Hickory Bush Road. The development plan proposes construction of up to 160 for sale residential units, including a mix of single family residences and townhouses, lodging facilities, and spa facility with related amenities. The proposed lodging facilities include a 94-room lodge, 22 lakefront suites, and 14 villas for stand alone cabins. A new wastewater treatment plant and water supply system will also be constructed to serve the site. The development will affect approximately 50 acres contained within an area of approximately 300-325 acres located in the southern portion of the site. The northern portion of the property, which is approximately 400 acres, is located within a conservation easement and will remain undeveloped.

Location: The project site is located off Binnewater Road (County Route 7) generally west of the New York State Thruway and north of County Route 26 (Breezy Hill Road) and is part of the former Rosendale Cement Company site and the location of the former Williams Lake Hotel resort.

Document Availability: Copies of the Draft Scoping Document for the Draft Environmental Impact Statement are available for public review at the following locations during normal business hours, and on the internet at the following website:

Town of Rosendale Public Library
264 Main Street
Rosendale, New York 12472
(845) 658-9013

NYS DEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3040

Town of Rosendale Town Hall
424 Main Street
Rosendale, New York 12472
(845) 658-3159

On-line for viewing and downloading at:
<http://www.dec.ny.gov/permits/6061.html>

Public Meeting: A public meeting will be held on Wednesday, October 29, 2008 at 7:00 p.m. to hear unsworn, oral comments on the Draft Scoping Document for the Draft EIS. The meeting will be held at the Town of Rosendale Community Center located at 1055 Route 32, Rosendale, New York 12472.

It is not necessary to file in advance to speak at the scoping meeting. Lengthy statements should be in writing and summarized for oral presentation. Reasonable time limits may be set for each speaker to afford everyone an opportunity to be heard. Equal weight will be given to both oral and written statements. The meeting location is reasonably accessible to persons with a mobility impairment. Pursuant to the State Administrative Procedure Act ("SAPA"), interpreter services shall be made available to hearing impaired persons, at no charge, upon written request to the Department's contact person at the address below.

Public Comments: Written public comments on the Draft Scoping Document for the Draft EIS will be accepted by the lead agency until November 7, 2008 (Contact Person Below).

For Further Information:

Contact Person: Rebecca S. Crist, Environmental Analyst
Address: NYS DEC Region 3
21 South Putt Corners Rd.
New Paltz NY 12561-1620
Telephone Number: (845) 256-3040

Distribution:

Involved Agencies

Town of Rosendale Planning Board
Town of Rosendale Town Board
Ulster County Public Health Department
Ulster County Planning Department
Ulster County Dept. of Highways & Bridges
NYS Dept. of Environmental Conservation

Interested Agencies

NYS Office of Parks, Recreation and Historic Preservation
U.S. Army Corps of Engineers
U.S. Fish & Wildlife Service
Town of Rosendale Highway Department
Town of Rosendale Environmental Commission
Ulster County Area Transit

Interested Individuals, Applicant, and Applicant Representatives