

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NOTICE OF ACCEPTANCE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT  
AND  
NOTICE OF LEGISLATIVE PUBLIC SEQR HEARING**

**State Environmental Quality Review Act**

This notice is issued pursuant to 6NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act - "SEQR") of the Environmental Conservation Law. The project associated with this permit is classified as a Type I Action with the Department of Environmental Conservation (DEC) designated as lead agency. It has been determined that the project may have a significant effect on the environment. Accordingly, a Draft Environmental Impact Statement (DEIS) has been prepared and accepted as complete by DEC for the proposed action described below:

**Project Name:** Hudson River Valley Resorts

**Project Location/County:** Binnewater Road, T/Rosendale, Ulster County

**Sponsor & Address:**

Hudson River Valley Resorts, LLC  
171 Dwight Road, Suite 301  
Longmeadow, Ma. 01106

**Sponsor Contact Info:**

Tim Allred, Project Manager  
Hudson River Valley Resorts  
PO Box 385  
Rosendale, NY 12472

**DEC Project Number:** 3-5146-00063/00007

**Description**

The applicant, Hudson River Valley Resorts, LLC (HRVR), proposes to develop a resort community to be located on land totaling approximately 779 acres in the Town of Rosendale, Ulster County, New York. The property is the location of the former Williams Lake Hotel resort. All structures associated with the former resort are proposed for demolition; historic structures associated with the Rosendale Cement industry will be preserved. The development plan proposes construction of 71 single-family residences, 89 townhouses, and a 130-unit hotel complex. Additional structures include a bistro, historic interpretive center, teahouse, yoga studio, amphitheater, spa facility, wellness center, fitness center, ice rink, and trail network. A new wastewater treatment plant and water supply system will be constructed to serve the site. The excavation of approximately a 1-acre area lagoon adjacent to the existing resort is proposed, to be separated from the lake by a weir. The development will affect approximately 70 acres, approximately 32 acres of which were previously disturbed.

**Document Availability**

The draft EIS and other project information are available for public review at the Department's Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561-1620 during normal business hours between 8:30 am and 4:30 pm, Monday through Friday. Contact Brenda Griffin at (845) 256-3052 to schedule times for review. In addition, the draft EIS is available for review during normal business hours at:

Town of Rosendale Town Hall, 424 Main Street, Rosendale NY 12472, (845) 658-3159  
Rosendale Library, 264 Main Street, Rosendale NY 12472, (845) 658-9013

Please see the websites for the Town (<http://www.townofrosendale.com/>) and the Library

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(<http://www.rosendalelibrary.org/>) regarding their respective business hours.

The draft EIS is also available online at <http://www.hrvresorts.info/public.html>

### **Legislative Public Hearing and Public Comment Period**

In accordance with the provisions of 6NYCRR Part 617, a legislative public hearing will be held before an Administrative Law Judge (ALJ) to receive unsworn statements from the public on the draft EIS. The hearing will be held on Monday June 6, 2011 at the Ulster County Community College John Quimby Theater, 491 Cottekill Road, Stone Ridge, New York 12484.

The hearing location is fully accessible to persons with mobility impairment.

The hearing will commence at 4:00 PM with a break at 6:00 PM, reconvening at 7:00 PM. It is not necessary to attend both sessions. The order of speakers will be determined through a sign up process. Opening statements by the ALJ will be given at 4:00 PM and 7:00 PM.

All persons, organizations, corporations, or government agencies are invited to attend the hearing and to submit oral and/ or written comments. It is not necessary to file in advance to speak at the legislative hearing. 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. For those unable to attend this legislative public hearing and those persons wishing to provide additional comments following the hearing, written comments may be submitted no later than close of business Tuesday July 5, 2011 to:

Rebecca Crist  
NYS DEC Region 3  
Division of Environmental Permits  
21 South Putt Corners Road  
New Paltz, NY 12561  
Email: [r3dep@gw.dec.state.ny.us](mailto:r3dep@gw.dec.state.ny.us)

### **DEC Jurisdiction:**

The following permits are required from the NYSDEC pursuant to the Environmental Conservation Law:

Article 24, Freshwater Wetlands  
Article 15, Title 5, Use & Protection of Waters  
Article 15, Title 15, Water Supply  
Article 17, State Pollutant Discharge Elimination System (SPDES) – Wastewater discharge  
Article 17, State Pollutant Discharge Elimination System (SPDES) – Stormwater discharge  
Article 11, Title 5, Endangered and Threatened Species  
Section 401 Water Quality Certification

The issuance of these permits is governed by Article 70, Uniform Procedures, and 6NYCRR Part 621. Applications for these permits have been submitted. Upon determination of their completeness, a separate notice will be issued regarding the opportunity for public comment specific to these applications.

New Paltz, New York  
May 4, 2011

Alexander F. Ciesluk, Jr.  
Regional Permit Administrator