

**State Environmental Quality Review
Notice of Completion of
Draft Environmental Impact Statement
and
Notice of SEQR and Zone Change Petition Public Hearings**

Lead Agency: Town of Southeast Town Board

Project Number: N/A

Address: 1360 Route 22
Brewster, NY 10509

Date: August 22, 2013

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 Draft Environmental Impact Statement (DEIS) has been completed and accepted for the proposed action described below. A public hearing on the DEIS has been set for October 24, 2013, at 7:00 PM at Town of Southeast Town Hall, 1360 Route 22, Brewster, NY 10509. The purpose of the public hearing is to receive public comment on the DEIS and Zone Change Petition. Written comments are requested and will be accepted by the Lead Agency until November 8, 2013, or until a date 10 days following the close of the public hearing, whichever date is later.

Name of Action: Crossroads 312

SEQR Classification: Type I

Description of Action:

The Crossroads 312 Project is a Zone Change, Site Plan, Special Permit proposal made to the Town Board of the Town of Southeast. The applicant, Crossroads 312, LLC seeks a zone change from RC to HC-1, Site Plan and Special Permit approvals to construct a mixed-use commercial project on a 51.88± acre site sitting adjacent to interchange 19 at the I- 84/NYS Route 312 intersection. The proposed project includes the development of 186,000± of large retail, office, restaurant, personal and professional service uses. The project would be subject to "large retail establishment" special permit requirements of 138-63.4 of the Code of the Town of Southeast. Traffic mitigation measures are proposed for the intersection of I- 84 and NYS Route 312 including lane widening and signal installation or upgrades. Improvements are also proposed at North Brewster Road and Route 312 where a traffic signal is suggested to improve existing conditions. The Applebee's and Home Depot driveway intersection on Independent Way is considered for a new traffic signal to improve existing conditions. The Route 312 and Route 6 intersection is also suggested for improvement.

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 DEIS analyzes 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 DEIS 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