



# Town of New Paltz

**Neil Bettez, Town Supervisor**

PO Box 550, 52 Clearwater Rd, New Paltz, NY 12561

(845) 255-0604 / Fax: 255-4084

[www.townofnewpaltz.org](http://www.townofnewpaltz.org)

Dennis Doyle, Director  
Ulster County Planning Department  
244 Fair Street  
P.O. Box 1800  
Kingston, NY 12402

Re: Notice of Intent to Establish Lead Agency  
Route 299 Gateway Comprehensive Plan Update and Zoning Amendment  
Town of New Paltz, Ulster County

Dear Mr. Doyle:

Pursuant to the State Environmental Quality Review Act ("SEQRA") and 6 NYCRR 617.6(b)(3)(i), please be advised that the Town of New Paltz intends to establish itself as Lead Agency for the purposes of fulfilling the SEQRA requirements relative to the proposed Route 299 Gateway Comprehensive Plan Update and Zoning Amendment. The Project is located in the Town of New Paltz, Ulster County.

The 230-acre Route 299 Gateway Area includes the section of NYS Route 299 from North/South Putt Corners Road to North/South Ohioville Road, generally following the boundary of the B-2 Zoning District. In May 2017, the Town Board adopted a moratorium temporarily halting new development approvals in the 299 Gateway area so that the Gateway Committee could develop a vision plan and update for the related zoning. The resulting plan and proposed code will help to maintain New Paltz's unique small-town character and quality of life consistent with the Town's overall vision as expressed in its 1995 Comprehensive Plan. The revised codes establish well-defined zoning and a predictable development review process intended to make it easier for developers, members of the Planning Board and Zoning Board of Appeals (ZBA), and the public to understand what is desired and what is expected from new development in the gateway.

Enclosed for your review, as required pursuant to 6 NYCRR 617.6(b) (3) (i), is Part 1 of a completed Full Environmental Assessment Form which describes the proposed action. The form is complete with all information available at this time.

In accordance with 6 NYCRR 617.6(b) (3) (i), In accordance with 6 NYCRR 617.6(b) (3) (i), all involved agencies must agree upon Lead Agency designation within thirty (30) calendar days of this letter. If you are in agreement with the proposed SEQRA Lead Agency Designation, then no response is required. In

the event that you disagree with the proposed designation of the Town of New Paltz as Lead Agency for this proposed project, send written notice of said disagreement to the following address by May 10, 2018:

PO Box 550  
New Paltz, NY 12561

All questions concerning this notice should be addressed to the undersigned.

Sincerely,

Neil Bettez, Supervisor  
Town of New Paltz, Ulster County