

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: June, 2019

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.

The Town of New Paltz Town Board, as lead agency, has determined that the proposed action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Lead Agency: Town of New Paltz Town Board
Town Hall
52 Clearwater Road
New Paltz, New York 12561
Phone: 845-255-0604
Contact: Neil Bettez, Supervisor

Name of Action: Purchase and Development of 59 North Putt Corners Road

SEQR Status: Unlisted

Conditioned
Negative Declaration: No

Description of the
Action: This action involves the purchase and development of 59 North Putt Corners Road, utilizing the existing warehouse structure for the Town's Police Department and Justice Court.

Location: Town of New Paltz, Ulster County, New York.

Reasons Supporting
this Determination:

The Town of New Paltz Town Board is proposing to purchase and develop the property located at 59 North Putt Corners Road, utilizing the existing warehouse structure for the Town's Police Department and Justice Court. The parcel contains 14.3+/- acres, known as Section 86.8, Block 6, Lot 21 on the Town tax maps, located with frontage along North Putt Corners Road within the Town of New Paltz in Ulster County, New York.

Impact on Land: The proposed action may involve construction of additional parking areas on land where depth to water table is less than 3 feet, and bedrock is exposed, or generally within 5 feet of existing ground surface. There are no excavations proposed as part of this project, and disturbance will remain close to the surface. The building has already been constructed, and disturbance will be limited to increasing the parking lot area and installation of water and sewer connections. Additionally, should bedrock be encountered, it will be excavated. Blasting will not be utilized. As a result, no significant adverse impacts to the land are anticipated.

Impacts on Surface Water: The proposed action may involve construction adjoining a freshwater or tidal wetland, or the bed or banks of any other water body. The proposed action will not disturb any wetland areas or adjacent buffer areas or any bed or banks of any other water body. Per the Department of Environmental Conservation SPDES General Permit for construction activities, the Town will need to prepare a Stormwater Pollution Prevention Plan (SWPPP) and will need a Notice of Intent for coverage under the permit, as the proposed area of disturbance will likely exceed the one (1) acre threshold for coverage. As a result, and assuming compliance with the SPDES General Permit and the SWPPP, no significant adverse impacts to surface water are anticipated.

Impact on Groundwater: The proposed action will create additional demand on supplies from existing water supply wells. After an expansion of Water District #1 and an extension of the water lines from the firehouse property down North Putt Corners Road, the proposed action will be connected to the public water supply. There is sufficient capacity to serve the project, which is anticipated to use 3,000 gpd. As a result, no significant adverse impacts to groundwater are anticipated.

Impact on Transportation: The proposed action may alter the present pattern of movement of people or goods. However, efficient operating conditions for commuters and local traffic will be maintained during peak traffic hours. The Police Department is relocating from approximately 1.25 miles away. The traffic movements impacted by the Police Department move will be at the intersection of North and South Putt Corners Roads, which will simply be reversed from the current condition of the Police Department traffic operations. The relocation of the Town Justice Court, 1.4 miles from the proposed action, will not result in any significant increase of traffic generation. Sufficient parking will be provided onsite to accommodate this facility, which will reduce current parking congestion in the downtown area. The existing roads and transit systems have the capacity to handle the re-routing of traffic. Therefore, no significant adverse environmental impacts to traffic are anticipated.

Impact on Energy: The proposed action may cause an increase in the use of energy. This increase in energy is due to the construction of the additional parking area onsite. It is anticipated that there will be no increase in overall use of energy from moving two departments from their current locations to the proposed new location, as it will result in a corresponding decrease of energy. Therefore, no significant adverse environmental impacts to energy are anticipated.

Impact on Noise, Odor, and Light: The proposed action may produce sound above noise levels established by local regulation during the construction of the parking area. The hours of construction are limited by the Town Code, and the high levels will be temporary in nature until the proposed action has been completed. There are no impacts from odor or noise impacts after construction. The proposed action may result in light shining onto adjoining properties, and in lighting creating sky-glow brighter than existing area conditions, although such additional light will not be significant in nature. To mitigate the additional light impacts, the Town Board has determined that it will limit light levels to 0.1 foot candles at the property line, so no offsite glare will result, and that all exterior light fixtures shall meet IDA, LEED or Green Globes criteria for Nighttime Friendly or Dark Sky lighting. Therefore, no significant adverse environmental impacts to these resources are anticipated.

The Town of New Paltz Town Board finds that the proposed action will not result in any significant adverse environmental impacts by its approval, and therefore no further environmental review is necessary.

A copy of this Notice has been sent to:

Town of New Paltz Town Board
Town Hall
52 Clearwater Road
New Paltz, New York 12561
Contact: Neil Bettez, Supervisor

A copy of this Notice has been filed with:

U.S. Army Corps of Engineers
26 Federal Plaza
Jacob Javits Building
New York, New York 10278

New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-0001

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