VILLAGE OF NEW PALTZ PLANNING BOARD

NOTICE OF SEQRA PUBLIC SCOPING SESSION
NEW PALTZ APARTMENTS

July 20, 2021 at 7:00 PM

PLEASE TAKE NOTICE that the Village of New Paltz Planning Board, as Lead Agency, will be holding a public scoping session remotely via Zoom to provide an opportunity for public input on the draft Scoping Document for the New Paltz Apartment project on **Tuesday, July 20, 2021, at 7:00 p.m**. or as soon thereafter as the matter can be heard. This document and a complete copy of the application is available on the Village of New Paltz website at https://www.villageofnewpaltz.org/new-paltz-apartments/. The applicant (Commercial Street Partners) is proposing to construct a 250+/- student housing campus consisting of townhouse and cottage style homes (approx. 724 beds) with a clubhouse and fitness center, pool and patio area, associated parking, active recreation area, and nature trail on two parcels containing 129.3+/- acres located along Route 32 South and Cross Creek Road currently within the Town of New Paltz in Ulster County, New York and known as Section 86.4, Block 2, Lots 3.119 and 4.340 on the Town tax maps. The Proposed Action includes an annexation of the parcels into the Village of New Paltz, rezoning of the parcels (currently zoned R-1 under the Town of New Paltz zoning law) to R-3 under the Village of New Paltz zoning law, and a subdivision/lot merger that will result in 4 separate lots. The proposed development will be located on a single 60-acre lot and the remaining three lots will remain vacant or as currently developed with existing single-family homes. The Planning Board has declared this to be a Type I action under the State Environmental Quality Review Act ("SEQRA"), and has required that the applicant prepare an Environmental Impact Statement ("EIS") to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in providing input on the scoping document. This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (SEQRA) of the Environmental Conservation Law.

The Planning Board will hold the public scoping session via videoconferencing unless the Governor's Executive Order 202.1 allowing public meetings to be held remotely by conference call or similar service expires, in which case the Planning Board will hold the public scoping session at Village Hall, 25 Plattekill Avenue, New Paltz, New York. The Zoom meeting can be accessed via videoconference and/or teleconference as follows

Videoconference:
Meeting Link: https://zoom.us/j/96737969170?pwd=MmF5dnVZcmFLK1pBMW05S1QySW5GQT09
Meeting ID: 967 3796 9170
Passcode: 585638

Teleconference:
Dial in: +1 646 558 8656
Meeting ID: 967 3796 9170
Passcode: 585638

The public shall have an opportunity to see and hear the meeting live and provide comments and a recording of the meeting will subsequently be made available on the Village's website. The meeting will also be live streamed on YouTube at https://youtu.be/_YIm0SlQx0U

for those who wish to view only.

Written comments on the draft Scoping Document may also be submitted to the Planning Board Secretary prior to the scoping session at 25 Plattekill Avenue, New Paltz, New York 12561 or by email to planningzoning@villageofnewpaltz.org. All written comments must be submitted no later than 12 p.m. on July 20, 2021.

To the extent the public scoping session will be held at Village Hall, please refer to the Village of New Paltz website (https://www.villageofnewpaltz.org) for information on attending the in-person meeting.

Dated: June 17, 2021
New Paltz, New York

BY ORDER OF THE PLANNING BOARD
OF THE VILLAGE OF NEW PALTZ, NEW YORK