

**TOWN OF WALLKILL PLANNING BOARD
RESOLUTION AND NOTICE OF COMPLETION OF FINAL EIS
GOLDEN TRIANGLE**

WHEREAS, the Planning Board of the Town of Wallkill (the “Planning Board”) has received the application (the “Application”) of Golden Triangle Developer’s, LLC (the “Applicant”), for Subdivision approval to develop a mixed use development on approximately 92.78 acres of undeveloped land, in accordance with existing zoning, and Special Use Permit and Site Plan approval for residential development on approximately 19 acres of the property to be known as “Golden Triangle” (the “Project”), located northwest of the intersection of NYS Route 17 (future interstate 86) and NYS Route 211 and south of Silver Lake-Scotchtown Road in the Town of Wallkill, Orange County, New York and designated on the Town of Wallkill Tax Map as SBL #s 40-1-16, 40-1-35, 41-1-45 and 50-1-62; and

WHEREAS, said application for Special Use Permit and Site Plan approval is for development of 90 townhouse-style residential units on approximately 19 acres of the property as Phase I; full build-out of the site in future phases was assessed only generically in the DEIS and FEIS because critical details are not yet known, but would include a variety of commercial uses consisting of retail, office, hotel, restaurant and other related uses on the remaining 74 acres of land; and

WHEREAS, this application constitutes a Type I Action under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Planning Board is the lead agency for this Action pursuant to 6 N.Y.C.R.R. § 617.6; and

WHEREAS, the Planning Board received and evaluated the Application and Environmental Assessment Form regarding possible environmental impacts of the proposed action in accordance with the criteria set forth in 6 NYCRR § 617.7; and

WHEREAS, the Planning Board, as lead agency, determined that the proposed action may have a significant effect on the environment and that a Draft Environmental Impact Statement (“DEIS”) must be prepared; and

WHEREAS, the Applicant submitted a DEIS which the Planning Board accepted as complete on June 30, 2004 with respect to its scope, content and adequacy for the purposes of commencing public review; and

WHEREAS, the Planning Board conducted a public hearing on the DEIS on September 15, 2004 and continued on October 20, 2004, on which date it was closed; and

WHEREAS, the Planning Board continued to receive written comments on the DEIS through October 30, 2005; and

WHEREAS, the Applicant submitted a Final Environmental Impact Statement (“FEIS”) on December 20, 2004; and

WHEREAS, the Planning Board has extensively reviewed and caused revisions to the FEIS, including requiring responses to all Planning Board comments and the additional comments of the Town of Wallkill Commission for Conservation of the Environment dated May 2, 2005; and

WHEREAS, the FEIS last updated February 7, 2006, has been revised to the satisfaction of the Planning Board and its consultants.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board, in accordance with 6 NYCRR Part 617, has determined that the FEIS submitted for the Golden Triangle development project is accepted as complete and is satisfactory with respect to its scope, content and adequacy; and

BE IT FURTHER RESOLVED, that this notice of FEIS completion is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the New York State Environmental Conservation Law and declares as follows:

A Final Environmental Impact Statement has been completed and accepted by the Town of Wallkill Planning Board, as lead agency, for the proposed action described below.

- Name of Action:** Golden Triangle – Subdivision, Special Use Permit and Site Plan Approval
- Description of Action:** Subdivision approval to develop a mixed use development on approximately 92.78 acres of undeveloped land, in accordance with existing zoning. Special Use Permit and Site Plan approval to develop 90 townhouse-style residential units on approximately 19 acres of the property as Phase I. Full build-out of the site in future phases was assessed only generically in the DEIS and FEIS because critical details are not yet known, but would include a variety of commercial uses consisting of retail, office, hotel, restaurant and other related uses on the remaining 74 acres of land.
- Location:** The proposed development is located northwest of the intersection of NYS Route 17 (future Interstate 86) and NYS Route 211 and south of Silver Lake-Scotchtown Road in the Town of Wallkill, Orange County, NY (40-1-16 and 35, 41-1-45 and 50-1-62)

Potential

Environmental Impacts: Environmental Impacts addressed in the DEIS and FEIS include:

- Geology, Soils and Topography
- Water Resources
- Air Resources/Noise Impacts
- Terrestrial and Aquatic Ecology
- Cultural Resources
- Traffic and Transportation
- Land Use and Zoning
- Community Services and Socioeconomics

A copy of the FEIS will be on file for review at the Planning Board Office at the Town of Wallkill Town Hall, 600 Route 211 East, Middletown, NY 10940. The FEIS will also be available for review at the Town of Wallkill website at: <http://www.townofwallkill.com/>.

For information on how copies of the Final EIS may be obtained or additional information, please contact: Ms. MaryLynn Hunt, Planning Board Secretary, Town of Wallkill Planning Board, P.O. Box 398, 600 Route 211 East, Middletown, NY 10940, (845) 692-7814.

A copy of this Notice will be sent to:

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| Commissioner New York State Department of Environmental Conservation 50 Wolf Road Albany, New York 12233-0001 | Regional Director New York State Department of Environmental Conservation - Region 3 21 South Putt Corners Road New Paltz, New York 12561 |
| New York State Department of Transportation, Region 8 4 Burnett Boulevard Poughkeepsie, New York 12603 | Department of Army New York District Corps of Engineers Western Permits Section 26 Federal Plaza New York, New York 10278-0090 |
| Orange County Department of Health 124 Main Street Goshen, New York 10924 | Orange County Planning Department 124 Main Street Goshen, New York 10924 |
| Town of Wallkill Town Supervisor and Town Board 600 Route 211 East - P. O. Box 398 Middletown, New York 10940 | (Via E-Mail: enb@gw.dec.state.ny.us) Environmental Notice Bulletin NYS Department of Environmental Conservation 625 Broadway - 4 th Floor Albany, New York 12233-1750 |

*On a Motion by _____, seconded by
_____, the foregoing Resolution was adopted on a vote of
_____ ayes, _____ nays.*

Dated: _____, 2006

*GARY LAKE,
Town of Wallkill Planning Board Chairman*