

617.20
Appendix B
Short Environmental Assessment Form

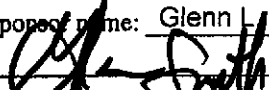
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Republic Lake Joseph, LLC 2-Lot Subdivision			
Project Location (describe, and attach a location map): St. Josephs Road (C.R. #108), (T) Forestburgh			
Brief Description of Proposed Action: Request subdivision approval for an existing 442.94 acre vacant parcel situated on southeasterly side of St. Joseph Lake to create two (2) parcels comprising approximately 310.8 acres and 132.1 acres, respectively, separated by St. Josephs Road (County Road #108).			
Name of Applicant or Sponsor: Republic Lake Joseph, LLC		Telephone: 516-532-7120 E-Mail: kdowling1@optonline.net	
Address: 630 First Avenue, Suite 1			
City/PO: New York		State: NY	Zip Code: 10016
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: a) Sullivan County Planning 239 Review			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		442.9 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		442.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Eagle Nest	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Sullivan County has applied for environmental remediation funding for Lake Joseph Development Co. - former school, convent and chapel parcel #6-2-36.43 on St. Joseph Road, to clean suspected contaminants</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Glenn L. Smith, P.E., Project Engineer</u>	Date: <u>January 9, 2017</u>	
Signature: 	Rev. 1 - January 12, 2017	
	Rev. 2 - January 20, 2017	

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Forestburgh Planning Board</u> Name of Lead Agency	_____ Date
<u>Richard Robbins</u> Print or Type Name of Responsible Officer in Lead Agency	<u>Chairman</u> Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Lake Joseph Development Company Property

Site Code: E353010

Program: Environmental Restoration Program

Classification: N *

EPA ID Number:

Location

DEC Region: 3

Address: Saint Josephs Road

City: Forestburgh Zip: 12777

County: Sullivan

Latitude: 41.59

Longitude: -74.71222222

Site Type:

Estimated Size: 6.23 Acres

Site Owner(s) and Operator(s)

Current Owner Name: LAKE JOSEPH DEVELOPMENT COMPANY (1982-PRESENT)

Current Owner(s) Address: 49 MAIN STREET
SPRING VALLEY, NY, 10977

Site Description

Sullivan County has submitted an ERP RI Application to obtain funding for an investigation and any necessary environmental remediation of the Lake Joseph Development Company Property (the Site), formerly known as Saint Josephs Mountain School, Convent and Chapel. The County is interested in completing a comprehensive site investigation of existing environmental conditions to assess the feasibility of future commercial development. The unoccupied 6.23-acre Site is located on Saint Josephs Road in the Hamlet of Saint Joseph, Town of Forestburgh, Sullivan County, New York. The Site property is identified on the Sullivan County Real Property Tax Map as Section 6, Block 2, Lot 36.43. Two large buildings associated with Saint Josephs (the school, and the convent/rectory) once stood on this parcel, but both were demolished in 1982. The only structure remaining on the property now is a two-car garage that is presently used for storage by the Lake Joseph Homeowners

Association. Known or suspected contaminants listed are petroleum, metals, PCBs and asbestos. These contaminants are impacting the soil, groundwater, surface water and soil gas. It is suspected that contamination is a result of building materials used in construction, Underground Storage Tanks that remain on-site, and from past refueling activities. The application could not be processed due to a lack of funding in the Environmental Restoration Program.

* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

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**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search Results

Record Count: 20 Rows: 1 to 20

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	Site Code	Site Name	Program	Site Class	County	City/town	Address
1	<input type="text" value="C353008"/>	Concord Hotel and Resort	BCP	C	Sullivan	Kiamesha Lake	Concord Road
2	<input type="text" value="C353012"/>	Concord Hotel and Resort Expansion Site	BCP	N	Sullivan	Kiamesha Lake	Concord Road
3	<input type="text" value="C353014"/>	Adelaar	BCP	A	Sullivan	Kiamesha Lake	Concord Road
4	<input type="text" value="B00123"/>	Kiamesha Concord Properties	ERP	N	Sullivan	Kiamesha Lake	Concord Road
5	<input type="text" value="B00139"/>	Bailey Property	ERP	N	Sullivan	Neversink	Route 55
6	<input type="text" value="B00195"/>	Historic Highland Landing	ERP	N	Sullivan	Highland	42 River Road
7	<input type="text" value="E353009"/>	Hills Holding Corp. C & D Debris Landfill	ERP	A	Sullivan	Fallsburg	NYS Route 42
✓ 8	<input type="text" value="E353010"/>	Lake Joseph Development Company Property	ERP	N	Sullivan	Forestburgh	Saint Josephs Road
9	<input type="text" value="E353011"/>	Boussidan Property	ERP	N	Sullivan	Fallsburg	State Route 52
10	<input type="text" value="353001"/>	Cortese Landfill	HW	02	Sullivan	Tusten	Narrowsburg
11	<input type="text" value="353002"/>	Monticello Village Landfill	HW	N	Sullivan	Thompson	Waverly Road
12	<input type="text" value="353003"/>	Mamakating Town Dump	HW	N	Sullivan	Mamakating	South Road
13	<input type="text" value="353004"/>	Cold Spring Road (T) Thompson	HW	N	Sullivan	Thompson	Cold Spring Road
14	<input type="text" value="353005"/>	Beaver Smelting	HW	04	Sullivan	Woodbourne	Beaver Lane
15	<input type="text" value="353006"/>	Roscoe Wood Prod. (Finch Acid Factory)	HW	N	Sullivan	Roscoe	Yorktown Road Spur
16	<input type="text" value="353007"/>	Dedeco International	HW	N	Sullivan	Long Eddy	Route 97
17	<input type="text" value="353008"/>	Route 52 Hill Holding Corp.	HW	N	Sullivan	Fallsburg	Routes 52 and 42
18	<input type="text" value="353013"/>	Wurtsboro Lead Mine	HW	A	Sullivan	Wurtsboro	Wurtsboro Ridge State Forest
19	<input type="text" value="V00216"/>	Wilson Omnibus	VCP	N	Sullivan	Hurleyville	Cunes Road
20	<input type="text" value="V00651"/>	Concord Hotel & Resort	VCP	N	Sullivan	Thompson	Concord Road / P.O. Box 263, Kiamesha Lake

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