

STATE ENVIRONMENTAL QUALITY REVIEW

Notice of Completion and Filing of an Addendum to the Final EIS

Lead Agency: Town of Forestburgh Town Board

Date: April 20, 2011

Address: Town Hall, 332 King Road, P. O. Box 114, Forestburgh, New York 12777

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.

An Addendum to the Final Environmental Impact Statement (FEIS) has been completed, accepted and filed by the Town of Forestburgh Town Board, as lead agency, for the proposed action described below.

Name of Action: Lost Lake Resort

SEQR Status: Type I

Description of Action:

The Lost Lake Resort is a proposed master planned golf course resort and residential community located in the Town of Forestburgh. The applicant proposes a residential subdivision consisting of 2,557 single-family residential lots, a cluster of 30 single-family cottages, and 40 multi-family townhouse-style condominium dwellings, for a total of 2,627 residences, and associated infrastructure including a private road system, an onsite water supply system, and a wastewater treatment plant. Amenities proposed include an 18-hole championship golf course, a lodge and restaurant, a spa and a variety of recreational uses including open space, parklands, and walking trails, most of which will be open to the general public. The applicant proposes to preserve at least 1040 acres of land defined as open space in the PDD regulation to conserve natural areas and native wildlife habitats. The application seeks to re-designate the zoning district for the project site from RR-1 to Planned Development District. Approvals from various Federal, State and regional agencies will also be required.

Location: The project site consists of ten tax parcels consisting of 2079.51 acres all owned by Double Diamond, Inc., and located entirely in the Town of Forestburgh in the RR-1 zoning district. St. Joseph's Road (County Route 108) transverses the project site in a west-east orientation and Cold Spring Road (CR 102) passes the northeast corner of the site. The project site is made up of the following tax map parcels: 3-1-1.1, 3-1-2.1, 3-1-3, 4-1-7, 4-1-10.2, 7-1-1, 8-1-1.2, 8-1-2, 20A-1-1, and 20B-1-1.

Address for

Written Comment: Joanne K. Nagoda, Town Clerk
Town Hall
332 King Road
P. O. Box 114
Forestburgh, New York 12777

Web Address: The FEIS and Addendum to the FEIS may be viewed online at:
www.timmillerassociates.com/publicreview/lostlake

Copies of this Notice Sent to:

Town Board & Town Supervisor
Town Attorney - Bavoso, Plotsky & Onofry
Town Clerk
Town Engineer - Gottlieb Engineering
Planning Consultant - CT Male
Town Planning Board
Town Conservation Advisory Board
NYS Department of Health, Monticello District Office
NYS Dept. of Environmental Conservation (Region 3)
NYS Dept. of Environmental Conservation (Albany)
NYS Department of Transportation (Region 9)
NYS Office of Parks, Recreation & Historic Preservation
NYSDEC Environmental Notice Bulletin
Sullivan County Division of Public Works
Sullivan County Department of Planning & Environmental Management
Sullivan County Soil & Water Conservation District
Delaware River Basin Commission
US Army Corps of Engineers
US Fish & Wildlife Service
Sullivan County Sheriff's Department
NY State Police
Town of Thompson Town Clerk
Forestburgh Fire District #1
Monticello School District
The Merriewold Club, Inc.
Lake Joseph Homeowners Association, Inc.
The Hartwood Club
Project Sponsor

LOST LAKE RESORT
ADDENDUM
to the
FINAL ENVIRONMENTAL IMPACT STATEMENT

St. Joseph's Road
TOWN OF FORESTBURGH
SULLIVAN COUNTY, NEW YORK

Tax Parcels: 3-1-1.1, 3-1-2.1, 3-1-3, 4-1-7, 4-1-10.2,
7-1-1, 8-1-1.2, 8-1-2, 20A-1-1, 20B-1-1

Lead Agency: TOWN OF FORESTBURGH TOWN BOARD
Forestburgh Town Hall
332 King Road, PO Box 114
Forestburgh, New York 12777
Contact: James P. Galligan, Supervisor
(845) 794-2095

Project Sponsor: DOUBLE DIAMOND, INC.
10100 N. Central Expwy, Suite 600
Dallas, Texas 75231
Contact: Randy Gracy, Senior Vice President of Construction
(214) 706-9870

FEIS Prepared By: TIM MILLER ASSOCIATES, INC.
10 North Street
Cold Spring, New York 10516
Contact: Frederick Wells, Sr. Planner
(845) 265-4400

Lead Agency Acceptance Date: April 20, 2011

April 13, 2011

Responses to DEIS Review Comments of NYSDOT, June 2010

Subsequent to the Town Board acceptance and circulation of the FEIS, the Town became aware of a letter dated June 25, 2010, from New York State Department of Transportation providing its comments on the DEIS. This Addendum to the FEIS consists of this page, which provides responses to the comments raised by NYSDOT, and the June 25, 2010 NYSDOT letter.

1) In Section 1.1.3 "Interested Parties", please include the New York State Department of Transportation as an interested party.

Response: *NYSDOT was inadvertently omitted from the list of interested agencies in the DEIS, however, that agency was included in all distributions of the SEQR documents.*

2) In Section 1.2.8 "Transportation" and Section 3.8.9 "Traffic Mitigation", it is stated that the Applicant will coordinate with the County to evaluate the traffic conditions [at the project main access] before the start of Phase IV construction. We request that the Applicant include our agency in the coordination with the County.

Response: *Before Phase IV construction, the Applicant will coordinate with the County and NYSDOT to evaluate the then-existing traffic conditions at the project main access as requested.*

3) In Section 3.8.3 "Future Traffic With the Project", reference is made to the current STIP. Please be advised that a draft STIP for the period October 1st, 2010, to September 30th, 2014, is currently under development. Several of the projects listed in the current STIP have been deferred and moved out of the draft capital program and draft STIP (PINs 901330, 906710, and 906696). The reconstruction of NYS Route 42 from Broadway to Pleasant Street (PIN 901326) is in progress.

Response: *Comment noted. This information does not alter the conclusions of the project traffic impact study.*



State of New York
Department of Transportation
Region Nine
44 Hawley Street
Binghamton, New York 13901-3200
www.nysdot.gov

John R. Williams, P.E.
Regional Director

Stanley Gee
Acting Commissioner

June 25, 2010

Ms. Joanne Nagoda, Town Clerk
Forestburgh Town Hall
PO Box 114, 332 King Road
Forestburgh, New York 12777

Dear Ms. Nagoda:

**RE: COMMENTS ON DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR LOST LAKE RESORT PLANNED DEVELOPMENT
ST. JOSEPH'S ROAD AND COLD SPRING ROAD
TOWN OF FORESTBURGH, SULLIVAN COUNTY
NYS DOT CASE #10-096**

We have reviewed the Draft Environmental Impact Statement (DEIS) for the above-referenced location and offer the following comments:

- In Section 1.1.3 "Interested Parties", please include the New York State Department of Transportation as an interested party.
- In Section 1.2.8 "Transportation" and Section 3.8.9 "Traffic Mitigation", it is stated that the Applicant will coordinate with the County to evaluate the traffic conditions before the start of Phase IV construction. We request that the Applicant include our agency in the coordination with the County.
- In Section 3.8.3 "Future Traffic With the Project", reference is made to the current STIP. Please be advised that a draft STIP for the period October 1st, 2010, to September 30th, 2014, is currently under development. Several of the projects listed in the current STIP have been deferred and moved out of the draft capital program and draft STIP (PINs 901330, 906710, and 906696). The reconstruction of NYS Route 42 from Broadway to Pleasant Street (PIN 901326) is in progress.

If you have any questions, or need further assistance, please contact Christine Klein, AICP, of our Regional Planning and Program Management Office at (607) 721-8259.

Sincerely,

Pamela M. Eshbaugh, P.E.
Regional Planning & Program Manager

PME/CEK/jab

- ec: Site Plan Committee (K. Boothroyd; J. Fitzgerald; C. England; L. Arrow; J. Conn; D. Pencek; J. Pollock)
S. Zaman, Sullivan County Resident Engineer
D. Smith, Sullivan County Assistant Resident Engineer
H. Jacksy, Sullivan County Planning Department
- c: File (Site Plan Review 10-096)
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