State Environmental Quality Review

Notice of Completion of Draft GEIS

Date: July 26, 2021

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.

A Draft Generic Environmental Impact Statement (DGEIS) has been completed and accepted by the City of Port Jervis, as lead agency, for the proposed action described below.

Comments on the Draft GEIS are requested and will be accepted by the contact person until August 30, 2021.

Name of Action: Port Jervis – Deerpark Annexation and Development Project

Description of Action:

The proposed action is the annexation from the Town of Deerpark into the City of Port Jervis of the "Quarry" Site and the "Interchange" Site and development associated at each.

The Quarry Site is approximately 116.8 acres and the development scenario consists of ten (10) parcels; six (6) of the parcels are being annexed, two (2) parcel are already in the City, and two (2) parcels are part of the development scenario as an access road but they are not being annexed. Development of the Quarry Site may include industrial or light industrial operations, manufacturing, recycling, distribution, data management, warehousing, or other uses corresponding with the applicable City of Port Jervis Zoning Code.

The Interchange Site is approximately 24.5 acres and the development scenario consists of two (2) parcels; the southern parcel is part of the annexation while the northern parcel is not being annexed as it is already in Port Jervis. Both parcels are included in the development scenario. Development of the Interchange Site will be consistent with the Neighborhood Mixed Use District it abuts. Proposed development at the Interchange Site includes a hotel, restaurants, and a gas station with the potential for grocery store, bank, dry cleaner, or medical offices.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

There are two separate and distant locations that are proposed for annexation into the City. One location, along the eastern border of the City, is a former Quarry bordering Ryan Street and NYS Route 209 (the “Quarry” Site), and the other location is at the southern part of the City between County Route 16 (Maple Ave) and County Route 15, north of Iinterstate-84 (I-84) (the “Interchange” Site).

Potential Environmental Impacts:

Annexation and Development of the Quarry Site and Interchange Site has the potential to cause the following impacts. The document evaluates acceptable thresholds for impacts related to geology, topography, water supply / wastewater disposal, site drainage, general ecology and wildlife resources, wetlands and other waters of the United States, power utilities, transportation systems, community character and land use, visual resources, parks and recreation, socioeconomics, historical and archaeological resources, noise, climate and air resources, and emergency services. These thresholds are detailed in Section 3 while potential impacts and mitigation measures are detailed in Section 4.

While impact to geology, especially at the Interchange Site, will be irretrievable, it will not be significant and will not require mitigation. Topography is likely to be more impacted at the Interchange Site, with some grading required to access the site from County Route 15, than the Quarry Site but no mitigation will be necessary. Impacts to water supply / wastewater disposal, site drainage, power utilities, community character and land use, socioeconomics, climate and air resources, and emergency services are expected to be limited and minor - if any - mitigation actions are recommended.

Adverse impacts to general ecology and wildlife resources at both sites are unlikely, but potential impacts will be mitigated by tree clearing limitations - particularly at the Interchange Site - and monitoring of any timber rattlesnake observations at the Quarry Site.

Impacts to transportation resources are expected to be significant at full build-out at both locations and mitigation measures including traffic signals and turning lanes will reduce but not alleviate all impacts. Impacts to wetlands and waters of the United States, historical and cultural resources, and noise are avoided and mitigated by proposed development staying within its limits of disturbance usually toward the center of the sites.

A copy of the Draft GEIS may be obtained from:

Contact Person:

Address:

Telephone Number:

Web Address:

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town of Deerpark

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the Draft GEIS must be distributed according to 6NYCRR 617.12(b).

City of Port Jervis

Town of Deerpark

Pennsylvania

New Jersey

84

## Legend

- Quarry Annexation
- Interchange Annexation
- Parcels in Development Scenario
- City of Port Jervis
- Town of Deerpark
- Municipal Boundary
- Parcels

Barton & Loguidice

0 1,000 2,000 Feet

1 inch = 500 feet

City of Port Jervis

**Proposed Annexations**

Orange County 05/26/2021 New York

Figure -

Project No. 1274.003

Path: L:\GIS_Ab\Projects\1900\1965.002\Project\Annexations.mxd