

TOWN OF GARDINER PLANNING BOARD
2340 Route 44/55
Post Office Box 1
Gardiner, New York 12525

Ulster County Health Department
Carol Smith, MD, MPH, Health Commissioner
239 Golden Hill Lane
Kingston, New York 12401-2740

Town of Gardiner Building Inspector
Mr. Andy Lewis
2340 Route 44/55
P.O. Box 1
Gardiner, New York 12525

New York State Department of
Environmental Conservation
Mr. Martin Brand, Region 3 Director
21 South Putt Corners Road
New Paltz, New York 12561

New York State Office of Parks, Recreation &
Historic Preservation
Ms. Rose Harvey, Commissioner
625 Broadway
Albany, New York 12207

New York State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, New York 12188-0189

RE: In The Matter of The Application of Lazy River Resort, LLC
for Lot Line Revision Approval and Minor Site Plan Review

SEQRA NOTICE OF INTENT TO SERVE AS LEAD AGENCY

Sir/Madam:

Pursuant to 6 NYCRR Part 617.6(b)(3)(i) of the New York State Environmental Quality Review Act [SEQRA] Regulations, the Town of Gardiner Planning Board is circulating herewith the following annexed Application documents:

- 1) Proposed Lot Line Revision Map dated September 12, 2018;
- 2) Lazy River Site Plan last revised September 12, 2018;
- 3) Application for Lot Line Revision;
- 4) Application for Site Plan Review;
- 5) Letter from Applicant (undated);and

6) Part 1 of the SEQRA Full Environmental Assessment Form.

for the above referenced project situate within the AR-80 Zoning District on lands owned by Lazy River Resort, LLC, as located at 50 Bevier Road, in the Town of Gardiner, Ulster County, New York [S/B/L Numbers 93.4-1-21, 93.4-1-23 and 93.4-1-24].

The project consists of a Lot Line Revision and Site Plan Review to accommodate a required 250 foot setback for a new accessory use pool feature for the Lazy River Campground. The project is classified as a Type I Action pursuant to 6 NYCRR Part 617.4(b)(8), owing to its proximity to the historically designated Bevier House. In this regard, there are several involved agencies for permit related approvals, including the Ulster County Health Department, the New York State Department of Environmental Conservation and the Town of Gardiner Planning Board. Therefore, in accordance with 6 NYCRR Part 617.6(b)(3)(i), a coordinated review is being undertaken.

The Town of Gardiner Planning Board wishes to establish itself as Lead Agency for the environmental review of this Application. Pursuant to 6 NYCRR Part 617.6(b)(3)(i) a Lead Agency is to be determined within thirty (30) calendar days of the date that the annexed materials were transmitted. Please state your agency's interest regarding selection of Lead Agency and any potential environmental effects of the proposed action.

If your agency does not submit a written objection to the Planning Board within 30 days of the mailing date of this notification, the Planning Board will act in its capacity as Lead Agency for this project review.

Should you have any questions with regard to the review process related to this Application, please contact the Town of Gardiner Planning Board at (845)255-9675.

Dated: October 17, 2018

Sincerely,



DAVID C. BRENNAN, ESQ. for
PAUL COLUCCI, Chairman
Town of Gardiner Planning Board
2340 Route 44/55
Post Office Box 1
Gardiner, New York 12525

Enclosures