

**TOWN OF MONTGOMERY PLANNING BOARD**

**NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (“DEIS”) FOR PROJECT SAILFISH PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)**

**NOTICE OF COMBINED PUBLIC HEARING ON DEIS AND SITE PLAN AND SPECIAL EXCEPTION USE PERMIT APPLICATIONS FOR PROJECT SAILFISH**

**NOTICE OF SPECIAL PLANNING BOARD MEETING**

**PLEASE TAKE NOTICE** that, pursuant to Article 8 of the New York State Environmental Conservation Law and the provisions of 6 NYCRR Part 617, the Town of Montgomery Planning Board (“Planning Board”), acting as SEQRA Lead Agency, determined on December 5, 2018 that the DEIS for the Project Sailfish, as described below, was complete and ready for public review and comment.

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to SEQRA, the New York State Town Law and the Town of Montgomery Zoning Law, the Planning Board will hold a special meeting to conduct a combined public hearing on January 7, 2019 at 7:00 p.m. at the Town of Montgomery Town Hall – 110 Bracken Road, Second Floor, Montgomery, New York 12549 to receive public comment on the DEIS and site plan and special exception use permit applications for Project Sailfish, as described below. At the public hearing, all persons will have an opportunity to be heard. Persons may appear at the hearing in person or by agent. Written comments will also be received by the Planning Board prior to or at the hearing. After the hearing, the Planning Board will also accept written comments on the DEIS through January 17, 2019. All written comments must be addressed to the contact person noted below.

**SEQRA Lead Agency:** Town of Montgomery Planning Board

**DEIS Completion Date:** December 5, 2018

**Lead Agency Address:** Town of Montgomery Planning Board, Town Hall – 110 Bracken Road, Montgomery, New York 12549

**Name of Action:** Project Sailfish – described below

**Project Location:** NYS Routes 17K and 747, Town of Montgomery, County of Orange, New York

**Tax Map Parcels:** Section 31, Block 1, Lots 64, 65.22, 70.2, and 89 (to be combined)

**SEQRA Status:** Type I Action, Coordinated Review

**Project Sponsor:** Bluewater Industrial Partners, LLC (“BWI”)

**Contact Person:** Suzanne Hadden, Secretary, Town of Montgomery Planning Board,  
Town Hall – 110 Bracken Road, Montgomery, New York 12549  
Phone: (845) 457-2643  
Email: *shadden@townofmontgomery.com*

**Description of Project Sailfish:** The project consists of the development of a warehouse distribution center and wastewater treatment plant (WWTP) located on 187.7 acres of vacant land bordering on Interstate Route 84 and NYS Routes 17K and 747 in the Town of Montgomery, New York. The warehouse distribution center would consist of a single building containing 1,010,880 square foot of space, 1,060 car parking spaces, 225 truck trailer parking spaces, wastewater treatment plant for sanitary wastewater, water treatment facility and water tank, stormwater management basins and related improvements, accessory driveways to and from the site, lighting, landscaping, signage, and other related improvements (the “Project”). The project also includes a requested zoning map amendment from the Town Board of the Town of Montgomery to rezone approximately 77 acres of the project site from the IB Interchange Business Zoning District to the I-2 Industrial Park – Major Access Zoning District. The project requires a special exception use permit and site plan approval from the Planning Board and an area variance for parking space sizes from the Town of Montgomery Zoning Board of Appeals.

**Documents Available:** The DEIS and all applications and maps are on file and available for public review at 1) the Office of the Town Clerk of the Town of Montgomery Town Hall located at 110 Bracken Road, Montgomery, New York 12549; and 2) the Village of Montgomery Public Library, 133 Clinton St., Montgomery, New York, 12549.

The DEIS is also available online at the Town of Montgomery website at <http://townofmontgomery.com>.

Dated: December 5, 2018

THE PLANNING BOARD OF THE TOWN OF MONTGOMERY  
FRED REICHLE, CHAIRMAN