

**TOWN OF MONTGOMERY PLANNING BOARD
NOTICE OF ADOPTION OF FINAL SCOPING DOCUMENT
FOR
BHT MONTGOMERY DEIS**

Please take notice that the Town of Montgomery Planning Board, as SEQR Lead Agency for the action described below, has adopted a final scoping outline for the preparation of a Draft Environmental Impact Statement following a public scoping meeting and the receipt of comments pursuant to the State Environmental Quality Review Act and its regulations, 6 NYCRR Part 617 (collectively "SEQRA") for the project described below.

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

Name of Project: BHT Montgomery

Location: Colonel Foster Drive, NYS Rt 17K, Browns Road, Lotocke Drive,
Town of Montgomery, County of Orange

Tax Map Parcels: Section 26, Block 1, Lots 59.42 and 60.22

SEQRA Status: Type I, Coordinated Review

Project Description:

The BHT-Montgomery project involves a proposed vehicle sales lot with a 9,900 SF structure and 4115 parking spaces on a 117.6 acre vacant parcel. BHT-Montgomery proposes to receive, store and sell from the site inoperable motor vehicles. The application also includes a lot merger and a two (2) lot minor subdivision to separate an existing house from the proposed sales lot. The property is located on the north side of NYS Rt. 17K and east of Lotocke Drive and is located in the IB and I-3 zoning districts. The parcels also are known as Town of Montgomery: Section 26, Block 1, Lots 59.42 and 60.22.

The Planning Board notes that a significant concern has been raised by the public as to the accurate classification of the proposed use, with the assertion being that the use constitutes a junkyard according to state, federal and town regulations and as such would not be allowed as a permitted or specially permitted use in the I-3 district. In the event that it is determined that the use is not allowed, and any needed variance is not obtained, then the project review would terminate as the Planning Board could not lawfully proceed on the land use application. If the use is determined to be correctly classified as a motor vehicle sales yard or some other use allowable in the I-3 district, then the attached shall constitute the scope of impacts to be evaluated pursuant to SEQRA, as the action as described has been the subject of a Positive Declaration adopted December 10, 2018 and a public scoping meeting held on March 11, 2019, in

the interests of ensuring that the potential impacts of the project are adequately evaluated under those circumstances.

Attachment: Final Adopted Scoping Document

Date of Action: March 25, 2019

Date of Mailing: March 26, 2019

Involved and Interested Agencies:

Town of Montgomery Planning Board
110 Bracken Road
Montgomery, New York 12549

Town of Montgomery Town Board
110 Bracken Road
Montgomery, New York 12549

Town of Montgomery Building Inspector
110 Bracken Road
Montgomery, New York 12549

Orange County Planning Department
124 Main Street
Goshen, New York 10924

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

OPRHP (electronically)
Field Services Bureau – Peebles Island
PO Box 189
Waterford, NY 12188-0189

Town of Montgomery CAC
110 Bracken Road
Montgomery, New York 12549

Town of Montgomery Town Historian
110 Bracken Road
Montgomery, New York 12549

Town of Montgomery Historic Preservation Commission
110 Bracken Road
Montgomery, New York 12549

New York State Department of Transportation
SEQR Unit
Traffic Engineering and Safety Division
4 Burnett Boulevard
Poughkeepsie, New York 12603

US Fish & Wildlife Service
NY Field Office
3817 Luker Rd
Cortland, NY 13045

U.S. Army Corps of Engineers
New York District – Regulatory Branch
26 Federal Plaza Room 1937
New York, NY 10278

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