

## TOWN OF MONTGOMERY PLANNING BOARD

### NOTICE OF COMPLETION OF FINAL ENVIRONMENTAL IMPACT STATEMENT ("FEIS") FOR PROJECT SAILFISH PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")

**PLEASE TAKE NOTICE** that, on August 1, 2019, 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 (the "Planning Board"), acting as SEQRA Lead Agency, has completed an FEIS for Project Sailfish, as described below.

<b>SEQRA Lead Agency:</b>	Town of Montgomery Planning Board
<b>FEIS Completion Date:</b>	August 1, 2019
<b>Lead Agency Address:</b>	Town of Montgomery Planning Board, Town Hall – 110 Bracken Road, Montgomery, New York 12549
<b>Name of Action:</b>	Project Sailfish – described below
<b>Project Location:</b>	NYS Routes 17K and 747, Town of Montgomery, County of Orange, New York
<b>Tax Map Parcels:</b>	Section 31, Block 1, Lots 64, 65.22, 70.2, and 89 (to be combined)
<b>SEQRA Status:</b>	Type I Action, Coordinated Review
<b>Project Sponsor:</b>	Bluewater Industrial Partners, LLC ("BWI")
<b>Contact Person:</b>	Suzanne Hadden, Secretary, Town of Montgomery Planning Board, Town Hall – 110 Bracken Road, Montgomery, New York 12549 Phone: (845) 457-2643 Email: <a href="mailto:shadden@townofmontgomery.com">shadden@townofmontgomery.com</a>

**Description of Project Sailfish:** The project consists of the development of a warehouse distribution center 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, a 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 also requires a special exception use permit (“SEUP”) 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 FEIS and all Project applications and maps/plans are on file and available for public review at the Office of the Town Clerk of the Town of Montgomery Town Hall located at 110 Bracken Road, Montgomery, New York 12549. The FEIS is also available for public review at: (1) the Montgomery Free Library located in the Village of Montgomery, 133 Clinton St., Montgomery, New York, 12549; and (2) Josephine-Louise Public Library located in the Village of Walden, 5 Scofield Street, Walden, New York 12586.

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

Dated: August 1, 2019

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

**TO: Town Supervisor, Town of Montgomery**

**Town of Montgomery Planning Board, as lead agency**

**Town of Montgomery Town Clerk**

**All Involved Agencies**

**NYSDEC Environmental Notice Bulletin**