

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance

**Project Number**

**Date** April 14, 2008

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.

The *Board of Trustees of the Village of Chester* as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

**Name of Action:**

**SEQR Status:**                   Type 1             
  Unlisted       

**Scoping:**                    No      Yes    If yes, indicate how scoping will be conducted:

*The Petitioner will issue a draft scope identifying issues that need to be addressed and explaining why those issues are important and covering those areas required to be addressed by NYCRR 617.8. The Draft Scope will be transmitted to the other involved agencies for comment, and a public hearing will be held to allow for public input approximately 30 days after the lead agency has received the Draft Scope.*

**Description of Action:**

*The Petitioner proposes to annex 60.6 acres of property from the Town of Chester, NY to the Village of Chester, NY, to rezone the property, and to construct a 438-unit residential community (with partial senior housing) with connections to the Village's sewer and water services; the entire site would be approximately 68.3 acres.*

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

*The 60.3 acres of property is on the northeast side of NYS Route 17M in the Town of Chester, New York, adjacent to the corporate boundary of the Village of Chester and is identified on the Town of Chester Tax map as 2-1-39. A description of the property, as well as a map, is attached hereto.*

**Reasons Supporting This Determination:**

*There appear to be potential adverse impacts associated with traffic generated from or associated with the proposed action on the present patterns of transportation, potential adverse impacts on the existing character and growth patterns of the community, as well as significant potential adverse change in the existing density of land use on the property at issue and surrounding areas. Further, there exists potential for adverse impacts associated with increased water and sewer usage serving the property and/or the surrounding community; increases in noise levels; the removal and/or destruction of large quantities of flora and fauna; change in the use or intensity of use of the land; encouraging or attracting a large number of people to the site; potential adverse impacts to air quality from increased traffic; change to drainage and surface water runoffs; school capacity; wetlands; historic, prehistoric or archaeological resources, and endangered species.*

**FOR FURTHER INFORMATION:**

Contact Person: *Hon. Phil Valastro, Mayor*

Address: *47 Main Street, Chester, New York 10918*

Telephone Number: *845-469-2388*

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of

Any person requesting a copy

All Involved agencies

Applicant (If any)

Environmental Notice Bulletin, Room 538, 50 Wolf Road, Albany, NY 12233-1750