

**TOWN OF CORNWALL PLANNING BOARD
NOTICE OF DETERMINATION OF ACCEPTANCE OF
DRAFT ENVIRONMENTAL IMPACT STATEMENT
AND NOTICE OF PUBLIC HEARING**

Determination: A Draft Environmental Impact Statement (DEIS) has been submitted by the project applicant, Cornwall Logistics, LLC (a/k/a Treetop Development) for the project further described below. This document was prepared in accordance with Article 8 of the Environmental Conservation law and upon review by the Town of Cornwall Planning Board, as Lead Agency, in accordance with provisions of Title 6 of the New York State Code of Rules and Regulations, Part 617, the Planning Board has determined that the DEIS is adequate for public review.

The applicant will provide for the placement of digital copies the DEIS and all project documents at: <http://www.cornwalllogistics.com> and full copies of the DEIS will be made available at the Town Building Department and Town Clerk's Office located 183 Main Street during normal business hours.

Public Hearing: A public hearing on the DEIS, as well as the proposed Site Plan and Special Permit will be held on **January 17, 2024 at 7:00 pm** or shortly thereafter at Cornwall Central High School, 10 Dragon Drive, New Windsor, New York. Comments may be made in person at the public hearing and written comments will be received at any time during the comment period in the Town Building Department. The hearing will be live-streamed and recorded, and available for viewing on Youtube at <https://www.youtube.com/@townofcornwallny573/streams> but **no remote public comments will be permitted**. All comments must be made in person or in writing to the Planning Board. The written comment period will extend for a minimum of 10 days following the closing of the public hearing.

Name of Project:	Treetop Planned Industrial Development
Project Location:	2615 US Route 9W
Public Hearing:	January 17, 2024 Cornwall Central High School 10 Dragon Drive New Windsor, New York
Date of Determination:	November 6, 2023
SEQR Status:	Type 1
Lead Agency:	Town of Cornwall Planning Board
Contact Person/Address:	Town of Cornwall Building Department 183 Main Street Cornwall, New York 12518 (845) 534-9429 dhines@cornwallny.gov

Project Description: The project includes construction of five warehouse buildings totaling 1,726,106 square feet of floor area in a Planned Industrial Development (PID). Two access points are proposed from US Route 9W as well as associated parking, loading and stormwater facilities. The Project will be served by municipal water and sewer services. Utility lines are proposed to be extended to the Project Site. The Project Site consists of 197.7 total acres in the Planned Commercial Development (PCD) Zoning District with a portion in the Highway Commercial (HC) Zoning District. Treetop has petitioned the Town Board per Zoning Code Section 158-43 to amend the Zoning Map to re-map the entire Site within the PCD zoning district, and to amend the zoning code to adjust the maximum height allowed for the proposed warehouse buildings to 50 feet.

This Notice has been circulated to the following Agencies.

Involved Agencies:

NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1750

NYS Department of Environmental Conservation – Region 3
Division of Environmental Permits
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, New York 12601
Contact: Lance MacMillan, PE, Regional Director

Orange County Department of Health, Division of Environmental Permits
1887 County Building
124 Main Street
Goshen, New York 10924
Contact: Steve Gagnon, P.E.

Town of Cornwall Town Board
183 Main Street
Cornwall, New York 12518
Contact: Josh Wojehowski, Supervisor

Town of Cornwall Zoning Board of Appeals
183 Main Street
Cornwall, New York 12518
Contact: Lenora Ransom, Chair

Village of Cornwall-on-Hudson
325 Hudson Street
Cornwall-on-Hudson, NY 12520
Clerk@cornwall-on-hudson.org

Village of Cornwall-on-Hudson Water Department
325 Hudson Street
Cornwall-on-Hudson, NY 12520
Contact: Mike Trainor, Superintendent

NYS Office of Parks, Recreation and Historic Preservation
Field Services Bureau – Peebles Island
PO Box 189
Waterford, NY 12188-0189
(uploaded via CRIS)

Interested Agencies:

U.S. Army Corps of Engineers
26 Federal Plaza
Jacob Javits Building
New York, New York 10278

Palisades Interstate Park Commission
Mathew Shook, Director of Development & Special Projects
shookm@pipc.org

Orange County Department of Planning
planning@orangecountygov.com

Orange County Department of Public Works
2455-2459 Route 17M
Goshen, New York 10924

Town of New Windsor
555 Union Ave
New Windsor, NY 12553

City of Newburgh
83 Broadway
Newburgh, NY 12550

Town of Newburgh
1496 Route 300
Newburgh, NY 12550

Town of Woodbury
615 Route 32
P.O. Box 1004
Highland Mills, NY 10930

Village of Woodbury
Villageclerk@villageofwoodbury.com

Canterbury Fire Company
PO Box 106
Cornwall, NY 12518

Vails Gate Fire Department
PO Box 173
Vails Gate, New York 12584