

**NOTICE OF PROJECT SCOPING FOR:**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**VANDERBILT GARDENS – PROPOSED 70 LOT SINGLE FAMILY SUBDIVISION  
STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)  
TOWN OF HYDE PARK, DUTCHESS COUNTY**

**PLEASE TAKE NOTICE** that the Town of Hyde Park Planning Board, as SEQRA Lead Agency, will be conducting a public scoping session on February 18, 2009, to define the content of a Draft Environmental Statement required for the proposed project described below.

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.

**Description of Action:** The proposed action involves the development of a 70 lot average density subdivision involving three (3) contiguous vacant lots totaling 199.66 acres located in the Greenbelt Zoning District. The property contains both federal and New York State protected freshwater wetlands. The development is proposed to be served by town roads that will intersect with State Route 9. Water supply will be provided by the Dutchess County Water and Wastewater Authority and wastewater will be handled by a private wastewater treatment facility.

**Location:** 4624 Albany Post Road (Route 9), Hyde Park, Dutchess County, NY

**Tax Parcel #'s:** 6165-01-030990; 6165-01-035885 and 6065-02-885860

**Reasons Supporting This Determination:**

Without limiting the concerns to be included in the scoping document, the Town of Hyde Park Planning Board finds that the proposed action may have a significant impact on the environment in at least the following areas.

1. The action may have a significant adverse impact on wildlife and important habitats. The proposed project is included in an area identified as a Significant Biodiversity Area in the 2006 NYSDEC publication entitled "Hudson River Estuary Wildlife and Habitat Conservation Framework." This complex contains the highest diversity of turtles in New York State and provides important habitat for breeding waterfowl, rare turtles, amphibians, plants and other species. The site lies within the Blanding's Turtle Important Area identified by the NYS Natural Heritage Program based on nine existing records of turtles and the habitat that they use throughout their life cycles. The site is part of a large area of contiguous open space stretching to the north that contains the Hogback Hill area, which is a high quality Hemlock-Northern Hardwood Forest containing pockets of red maple-hardwood swamp.
2. The action may have a significant adverse impact on surface water quality. Bard Rock Creek, a tributary of the Hudson, bisects the site. Development in the watershed may contribute to non-

point source pollution to Bard Rock Creek and the Hudson River, including sediments, nutrients, chloride and other pollutants.

3. The action may have a significant adverse impact on peak hour traffic along State Route 9, especially heading south into the town center. The ingress and egress to the development will be solely to and from State Route 9.

4. The action may have a significant adverse impact on erosion, flooding and drainage. The applicant has proposed to construct a significant amount of impervious surface and to fill a number of isolated wetlands on the property, which may have an adverse impact on flood control and drainage. A portion of the site is within the floodplain of Bard Rock Creek.

**Project Scoping:** A Draft Scoping Document was prepared by the applicant and submitted to the Planning Board on **January 7, 2009**. A public scoping session on the proposed project will begin at 7:00 p.m., on **Wednesday February 18, 2009**, at the Hyde Park Town Hall, 4383 Albany Post Road, Hyde Park. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted until the close of business (4:00 P.M.) on February 18, 2009

For Further Information:

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