

STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF ESTABLISHMENT OF A LEAD AGENCY

May 23, 2014

PLEASE TAKE NOTICE that the within is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the New York State Environmental Quality Review Act ("SEQRA"). The Village Board of the Village of South Blooming Grove (hereinafter "Board") at a regular meeting held on **May 19, 2014** duly adopted by Resolution its intention to be the Lead Agency for all environmental review of the proposed action described below. The Board intends to act in the Lead Agency status for the Project described below:

NAME OF ACTION: South Blooming Grove Gaming Facility and Resort

LOCATION: Route 208 and County Highway 44, South Blooming Grove, New York
Section 223, Block 1, Lot 1 and Section 223, Block 1, Lot 2.

SEQRA STATUS: Type I

DESCRIPTION OF ACTION: The South Blooming Grove Gaming Facility and Resort site is situated on property which fronts New York State Route in close proximity to State Route 17. The property is in the primarily in the ORI Zone (Office/Research/Industrial) with a small portion in the Rural Residential (RR) zone that will not be the subject of any improvements. The total project site is 125 acres, and is identified as Section 223 , Block 1, Lot 1 and Section 223, Block 1, Lot 2 on the current Village of South Blooming Grove Tax Maps. The proposed project is an approximate 1.1 million square foot development consisting of a hotel, conference center, entertainment complex, retail establishments, restaurants, club, bar and gaming facility. The approval of the proposed Gaming Facility and Resort is conditioned upon the applicant receiving approval for a license from the New York State Gaming Commission to operate such gaming facility. Pursuant to the provisions of the New York State Racing, Pari-mutuel Wagering and Breeding Law (Article 13), at least one and a maximum of two gaming licenses may be issued in Zone 2, Region 1, which includes Orange County and six (6) other surrounding counties. The Gaming Commission, via its Gaming Facility Location Board, expects to award the licenses in the late fall of 2014. The applicant cannot proceed with a development that includes a gaming facility (casino) unless such license is awarded to the applicant by the Gaming Commission. The actual gaming use is deemed an approved use pursuant to Article 13 of the Racing, Pari-mutuel Wagering and Breeding Law

The site will include a proposed parking structure in addition to the hotel, gaming facility and conference center. All buildings will be serviced by individual wells for water. Wastewater is proposed to be treated at the Harriman Wastewater Treatment Plant. The project would include construction of a new pump station and force main to connect to the existing sewer system in the Village of South Blooming Grove Consolidate Sewer District #1. Electricity would be provided via the existing grid via Orange & Rockland Utilities. The applicant proposed to address increases in traffic by partial improvements on Route 208 from State Route 17 (future I-86) to the site entrance. The project site is located in the Monroe-Woodbury School District.

REASONS SUPPORTING THIS DETERMINATION: The anticipated impacts of the action being considered are primarily of local significance to the Village of South Blooming Grove and the Board can be the best agency with the broadest governmental powers for investigation of the impacts of the proposed action and the Board has the greatest capability for providing the most thorough environmental assessment of the proposed action.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved, shall become effective thirty (30) calendar days from the date hereof. This Notice is being mailed on May 23, 2014. The Board of Trustees of the Village of South Blooming Grove would ask that each involved agency fill out the attached "Lead Agency Consent" form either consenting or not consenting to the Board of Trustees of the Village of South Blooming Grove serving as Lead Agency. Please return the completed form on or before June 23, 2014 to the contact person listed below. This Notice and application materials are also being sent to interested agencies to inform them of this review.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE VILLAGE OF SOUTH BLOOMING GROVE BOARD OF TRUSTEES SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND HEARINGS AND COPIES OF ALL ENVIRONMENTAL DOCUMENTS WILL BE MADE AVAILABLE TO YOU. WE ENCOURAGE YOUR AGENCY TO COMMENT ON THIS PROPOSAL.

FOR FURTHER INFORMATION:

Contact person: Brian D. Nugent, Esq.
FEERICK LYNCH MacCARTNEY PLLC
Special Counsel to the Village of South Blooming Grove
96 South Broadway
South Nyack, New York 10960
(845) 353-2000; Facsimile (845) 353-2789
bnugent@flmpllc.com

A COPY OF THIS NOTICE HAS BEEN SENT TO:

INVOLVED or INTERESTED AGENCIES:

Commissioner
NYSDEC
50 Wolf Road
Albany, New York 12233-0001

Environmental Notice Bulletin
50 Wolf Road
Albany, New York 12233-0001

Region 3
21 South Putt Corners Road
New Paltz, New York 12561

New York State Office of Parks
Historic Preservation Office
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

Edmund C. Burns
General Counsel
New York State Gaming Commission
One Broadway Center
Schenectady, NY 12305

New York State Gaming Commission
P.O. Box 7500
Schenectady, NY 12305-7500

Planning Board
Village of South Blooming Grove
811 Route 208
Monroe, New York 10950

Planning Department
County of Orange
1887 County Building
124 Main Street
Goshen, New York 10924

New York State Department of Transportation
Region 8
Eleanor Roosevelt State Office Building

4 Burnett Boulevard
Poughkeepsie, New York 12603
Honorable Robert Jeroloman
Mayor of the Village of South Blooming Grove
Post Office Box 295
Monroe, New York 10914

Commissioner
Orange County Department of Health
1887 County Building
124 Main Street
Goshen, New York 10924

Deputy Director
New York State Department of Health
Corning Tower, Gov. Nelson A. Rockefeller Empire State Plaza
Albany, New York 12237

Zoning Board of Appeals
Village of South Blooming Grove
Post Office Box 295
Monroe, New York 10701

Village of South Blooming Grove
Village Clerk
Post Office Box 295
Monroe, New York 10701

Town of Monroe
11 Stage Road
Monroe, NY 10950

Office of the Orange County Executive
255 Main Street
Goshen, New York 10924

Orange County
Department of Environmental Facilities and Services
2455-2459 Route 17M, P.O. Box 637
Goshen, New York 10924

Orange County
Department of Public Works
2455-2459 Route 17M
P.O. Box 509
Goshen, New York 10924

US Army Corp of Engineers
New York District Public Affairs
26 Federal Plaza, Rm 2113
New York, NY 10278

Monroe Woodbury Central School District
278 Route 32
Central Valley, NY 10917

South Blooming Grove Fire District
819 Route 208
Monroe, NY 10950

Town of Blooming Grove
6 Horton Road
Monroe, NY 10950

Orange County Planning Department
1887 County Building
124 Main Street
Goshen, New York 10924