

617.9

**State Environmental Quality Review (SEQR)**

**Notice of Completion of Final Environmental Impact Statement (FEIS)**

**Lead Agency:** Planning Board of the Town of Fallsburg

**Address:** c/o Mollie Messenger, Code Enforcement Officer  
5250 Main Street  
S. Fallsburg, NY 12779

**Date:** August 20, 2012

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 Town of Fallsburg Planning Board, as Lead Agency, has determined the Final Environmental Impact Statement (FEIS), dated July 12, 2012 for the proposed Westbourne Estates is complete.

**Name of Action:** Westbourne Estates-Site Plan Approval

**Description of Action:** The project involves the construction of a mixed residential development, known as Westbourne Estates, on approximately 92.0 acres in the hamlet of Woodbourne, Town of Fallsburg, Sullivan County, New York. The proposed development would consist of 331 units, which would include 196 apartment style units (44 of which are existing units) and 135 single (31 single family units) and duplex units (104 two family/duplex units). The project would be divided into three phases of development. Construction of the proposed project is scheduled to commence in 2012 or early 2013.

**Location of Action:** The site is located west of NYS Route 42 and south of NYS Route 52 in the Woodbourne Hamlet, Town of Fallsburg, Sullivan County, New York. Access to the project site is currently and would remain from Westbourne Drive, which is off (south) of NYS Route 52. The six lots of the project identified on the Town of Fallsburg's Tax Map are as follows: 21-1-42.1; 21-1-42.3; 21-142.4; 21-1-42.5; 21-1-44.1; 28-1-1 (portion).

**Potential Environmental Impacts:** Soil and topography; surface water resources; ecology and wetland resources; land use and zoning; transportation; visual resources; community services; fiscal impacts; and historical and archeological resources.

**FEIS Review:** Complete copies of the FEIS are available for public review during regular business hours at the:

- Fallsburg Building Department, 5250 Main Street, S. Fallsburg, NY 12779

**The FEIS and associated DEIS can be reviewed online at preparer's website,**  
[www.4ecological.com](http://www.4ecological.com)

**Contact Person:** Mollie Messenger, Code Enforcement Officer  
Town of Fallsburg  
5250 Main Street  
S. Fallsburg, NY 12779

**Date of Filing the FEIS:** August 20, 2012

**Distribution of the FEIS/FGEIS:** Copies of the FEIS are distributed according to 6NYCRR 617.12(b). A copy of this Notice and the FEIS has been provided to:

- Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750
- Department of Environmental Conservation, Regional Office, 21 South Putt Corners Road, New Paltz, NY 12561
- Chief Executive Officer, Town of Fallsburg
- Fallsburg Planning Board c/o Fallsburg Code Enforcement Officer
- Any person who has requested a copy of the Draft EIS
- Any other involved agencies
- Westbourne Estates Development – Project Sponsor
- Environmental Notice Bulletin, 625 Broadway, Albany, New York 12233~ 1750 via E-Mail at [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)