

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number

Date:

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 Orange County Legislature, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

Extension of Orange County Sewer District No. 1 to certain lands located within the Towns of Chester, Blooming Grove and the Village of Chester, formerly known as Camp LaGuardia, as more particularly described in the attached Schedule A

**SEQR Status:**

Unlisted

**Conditioned Negative Declaration: No**

**Description of Action:** The County of Orange is creating an extension of Orange County Sewer District No. 1 to include the lands known as the Central Orange Development Area, formerly known as Camp LaGuardia. The property is owned by the County of Orange, and consists of four parcels consisting of approximately 258.3 acres located in the Towns of Blooming Grove, Chester and the Village of Chester. The property is located outside the boundaries of Orange County Sewer District No. 1, which is served by the Harriman Wastewater Treatment Plant. Sewer service for the subject property is provided the host municipalities and is also treated by the Harriman Wastewater Treatment Plant through a series of intermunicipal agreements. This extension does not involve the construction of any new infrastructure. The extension does not involve any change in the delivery of wastewater to the Harriman Plant, given the existing infrastructure serving the property owned, operated and maintained by the host communities.

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

See attached map and property description.

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

As indicated above, this extension is administrative in nature, adjusting the allocation of existing treatment capacity at the Harriman Plant between the Towns of Chester and Blooming Grove and the Orange County Sewer District No. 1. This administrative adjustment will not result in the construction of any new infrastructure or new capacity at the Harriman Plant, nor is there any immediate use for sewer treatment at the property, since the property is currently essentially vacant, except for certain county uses that do not require any (other than de minimus) need for sewage treatment.

Although the extension is purely administrative in nature, even if it were considered part of a larger action involving the development of the parcels, any examination of the development impacts will be fully considered when applications for the development proposal are submitted. The County has signed a purchase and sale agreement with Mountco Construction and Development Corp. pursuant to which Mountco has proposed, and is currently in the process of obtaining, approvals for a mixed use development of the site. As part of the approval process, Mountco is conducting a full environmental review, has completed a long form EAF and a scoping document, both of which address the full range of potential environmental impacts resulting from development of the parcels.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

Contact Person: Pete Hammond, Deputy Commissioner, Orange County Department of Public Works, Division of Environmental Facilities and Services.

Address: 2455-2459 Route 17M, Goshen, NY 10924

Telephone Number: (845) 291-2650

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer, Town / City / Village of

Other involved agencies (If any) (None)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)

## SCHEDULE A

Orange County Sewer District No. 1 Extension No. 1

Town of Chester 3-1-1

Town of Blooming Grove 52-1-2

All that tract or parcel of land situate in the Town of Chester and Town of Blooming Grove, county of Orange and State of New York and being described as follows, according to a survey thereof made by V.K. Mills, Civil Engineer on June 17, 1905 and running thence. Beginning at an elm tree standing in the southerly line of the right of way of the east branch of the "y" of the Newburgh Branch of the Erie Railroad, thence 1) along the same north thirty five degrees and forty five minutes east, six hundred thirty eight feet (N35°45'E, 638'); 2) along the same north thirty nine degrees and thirty minutes east fifteen hundred and thirty five and a half feet to a rail fence, (N39°30'E 1535.5'), thence 3) south forty eight degrees and forty five minutes east twenty five feet (S48°45'E 25'), to lands of F.J. Murray, thence 4) along the same south twenty five degrees and thirty minutes west one hundred and twenty three feet, (S25°30'W 123'), thence 5) along the same south fifty eight degrees and thirty minutes east three hundred ninety six feet, (S58°30'E 396'), thence 6) along the same south thirty five degrees and forty minutes west three hundred seventy seven feet, (S35°40'W 377'); thence 7) along the same south twenty seven degrees east and three hundred eight and a half feet, (S27°E 308.5') to the middle of the highway leading past the brick house on the premises herein described to Craigville; thence 8) along the middle of the same north seventy-three degrees and thirty minutes east five hundred and sixty four feet, (N73°30'E 564'); thence 9) along Murray south ten degrees and thirty minutes east four hundred ninety two feet, (S10°30'E 492'); thence 10) along the same south one degree and thirty minutes east two hundred and seventy four feet, (S01°30'E 274'); thence 11) along the same south eighty six degrees west one hundred eighty three feet, (S86°W 183'); thence 12) along the same south eighty one degrees and thirty five minutes west one hundred forty seven feet, (S81°35'W 147'); thence 13) along the same south one degree and thirty minutes east six hundred and seventy three feet, (S01°30'E 673'); thence 14) along the same north eighty six degrees and thirty five minutes east three hundred and nineteen feet, (N86°35'E 319'), to lands of W.M. Leonard, thence 15) along the same south three degrees and thirty minutes east eight hundred and twenty feet, (S03°30'E 825'), to the northerly line of the old abandoned highway leading from Chester to Monroe, thence 16) along the same south eighty five degrees and thirty minutes west three hundred fifty six feet, (S85°35'W 356'), to the northerly line of a right of way of the Erie Railroad; thence 17) along the same north seventy nine degrees and fifteen minutes west three hundred and sixty eight feet, (N79°15'W 368'), thence 18) along the same north seventy four degrees and twenty minutes west three hundred and eight feet, (N74°20'W 308'), thence 19) along the same north eighty three degrees and fifteen minutes west four hundred and five feet, (N83°15'W 405'), thence 20) along the same north seventy eight degrees and forty minutes west three hundred and seventy eight feet, (N78°40'W 378') to the fence of the right of way of the "y" of the Newburgh Branch of the

Erie Railroad; thence 21) along the same north thirteen degrees east fifty-one and a half feet, (N13°E 51.5') to a post standing in the corner of said fence, thence 22) along said fence and right of way on a curve to the right of 702.5 feet radius thirteen hundred feet (1300') to the place of beginning.

Containing one hundred and four tenths acres more or less.

Also the following described piece or parcel which is part of the whole farm, being separated from the first described parcel by lands now of the Newburgh branch of the Erie Railroad, Beginning in the northerly line of the right of way of the Newburgh Branch of the Erie Railroad at the corner of the lands of Guy Miller thence 1) along the same north forty three degrees and thirty minutes west ten hundred and fifty six feet, (N43°30'W 1056'), to the middle of a ditch; thence 2) along the same and the middle of the ditch north fifty nine degrees and ten minutes east five hundred and fifty five feet, (N59°10'E 555'), thence 3) along the same and the middle of a ditch north forty two degrees and fifty minutes west nine hundred and sixty feet, (N42°50'W 960'), to the southerly line of the right of way of the Orange County Railroad; thence 4) along the same north forty three degrees and ten minutes east three hundred and sixty four feet, (N43°10'E 364') to a point in range with the line of the middle of the Main Ditch, thence 5) along the middle of the same north fifty nine degrees and thirty minutes east twenty three hundred and sixty four feet, (N59°30'E 2364'), to lands of William R. Conklin, thence 6) along the same south twenty two degrees forty five minutes east eleven hundred and seventy one feet, (S22°45'E 1171'), to the middle of Grey Court Creek; thence 7) along Conklin's south twenty six degrees east two hundred fifty four feet, (S26°E 254'), to the northerly line of the right of way of the Newburgh Branch of the Erie Railroad, thence 8) along the same south thirty nine degrees and thirty minutes west one thousand seven hundred and twenty nine feet, (S39°30'W 1729'); thence 9) along the same on a curve to the right of 1860.5 feet radius nine hundred and seventy feet to the place of beginning.

Containing one hundred thirteen and 12/100 acres more or less

Also all the rights, privileges, reservations etc. the above described lands are entitled to as shown by the deeds given for the right of way purposes to the Erie Railroad Company by former owners of the lands included in the above two descriptions.

Reserving from the above described piece the cemetery now enclosed with an iron fence together with additional land on three sides two and a half feet from the present fence and twenty nine and a half feet on the front or gate side, making a plot 43 feet by 80 feet together with a right of way twenty feet wide from the highway along the old lane to and along the said cemetery reservation.

**Town of Chester 3-1-2  
Village of Chester 106-1-2**

Also lands in the Town of Chester and lying on the northeast side of the Erie Railroad at Greycourt Station and being partly within the corporate limits of the Village of Chester and being part of the premises conveyed to Guy Miller by Peter Townsend by deed dated April 1<sup>st</sup> 1881 and recorded in the office of the County Clerk at Goshen, N.Y. in book 305 of deeds at page 210 and being more particularly bound and described as follows, Beginning at the most westerly corner of the lands herein described and at the point of intersection of the northwesterly boundary of the lands of the Erie Railroad and the southerly boundary line of the lands of the Orange County Railroad and running thence along the said southeasterly boundary line of the lands of the Orange County Railroad north forty three degrees forty eight minutes east one thousand seven hundred eighty six and nine tenths feet, (N43°48'E 1786.90') to the boundary line of the lands of James Steedman; thence along the lands of the said James Steedman south forty two degrees seventeen minutes east nine hundred fifty five feet and eighty five one hundredths feet (S42°17'E 955.85') thence still along the same south fifty nine degrees twenty five and one quarter minutes west five hundred fifty five and six one hundredths feet (59°25'¼"W 555.06'), thence still along the same south forty three degrees seven minutes east one thousand sixty and thirteen one hundredths feet (S43°07'E 1060.13'), to the northerly boundary line of the lands of the Newburgh Branch of the Erie Railroad, thence along the said boundary line of the lands of the Newburgh Branch of the Erie Railroad and along a curve to the right with a radius of 1860.50 feet and a central angle of 44°32'½', one thousand four hundred forty six and three tenths feet (1446.30'). The course and distance of the chord of the said curve being N84°54'W 1410.16', thence south twenty seven degrees twenty two and on quarter minutes west twenty two and one half feet, (S27°22'¼"W 22.50'), to the aforesaid northeasterly boundary line of the lands of the Erie Railroad; thence along the said boundary line north sixty two degrees thirty seven and three quarter minutes west eight hundred one and thirty seven one hundredths feet (N62°37'¾"W 801.37') to the place of beginning.

Containing forty five and two hundred eleven one thousandths (45.21) acres of land be the same more or less.

Also the right to use in common with Guy miller so far as he was entitled to when said right was conveyed a certain right of way from said premises across the tracks and lands of the Erie Railroad Company and the lands and tracks of the Lehigh and Hudson Railroad and the land of one Proctor to the public highway known as the Greycourt Road as used by the said Guy Miller since the lands above described were owned by him.

Excepting and reserving a right of way to and from all lands now or formerly owned by said Guy miller and lying on the northeasterly side of Orange County Railroad, said right of way to run as it is now used between the underground crossing of the Orange County Railroad and the crossing over the tracks of the Erie Railroad.

Being the same as recorded in liber 576 page 500.