

**PLANNING BOARD OF THE TOWN OF MONTGOMERY
NOTICE OF PUBLIC SCOPING SESSION**

PLEASE TAKE NOTICE that the Town of Montgomery Planning Board, as the Lead Agency, has scheduled a public scoping session pursuant to the State Environmental Quality Review Act and its regulations, 6 NYCRR Part 617 (collectively “SEQRA”) for the project described below. The scoping session will be held in the Town Government Center, 110 Bracken Road, Second Floor, Montgomery, New York on Monday the 28th day of November 2022 at 7:35 p.m., or as soon thereafter as the matter may be heard. The purpose of the scoping session is to consider public and agency comments on the Draft Scope for the environmental review of the proposed SHEFFIELD GARDENS mixed use development south of NYS Rt. 17K and west of Scotts Corners. The project is sponsored by MILR LLC, P.O. Box 366, Walden, NY 12586.

The project is a proposed 261-unit apartment complex, a 3375 SF bank, 24,000 SF of retail space and a sewage treatment plant on five (5) existing tax parcels consisting of approximately 53 acres. The parcels are known as SBL # 29-1-5.1, 5.2, 5.3, 5.4 and 5.5.

On November 14, 2022, the Planning Board acting as SEQRA Lead Agency issued a Positive Declaration for this Type 1 Action finding that the project may have potentially significant adverse environmental impacts and that a Draft Environmental Impact Statement (DEIS) must be prepared.

At this scoping session the Planning Board will consider all verbal and/or written statements from all persons and agencies interested. The purpose of this scoping session is to discuss the potential significant adverse environmental impacts which must be evaluated in the DEIS. A Final Scope as approved by the Planning Board will become the outline of the DEIS.

Persons may appear in person or by agent. Upon the acceptance by the Planning Board of a complete DEIS, a formal public hearing will be held by the Planning Board at a later date pursuant to separate notice. Copies of the Draft Scope and concept plan for the project may be inspected at the Town Government Center during normal business hours and these documents also may be inspected at www.townofmontgomery.com.

Written comments on the Draft Scope can be submitted to the Planning Board until noon on December 2, 2022 and may be submitted via mail, email or by hand delivery to the contact person listed below. The Lead Agency contact person is Sue Hadden, Planning Board Clerk, 110 Bracken Road, Montgomery, NY 12549, 845-457-2643 or at shadden@townofmontgomery.com.

Dated: November 14, 2022

THE PLANNING BOARD OF THE
TOWN OF MONTGOMERY
FRED REICHLER, CHAIRMAN