

Cementon Redevelopment Plan

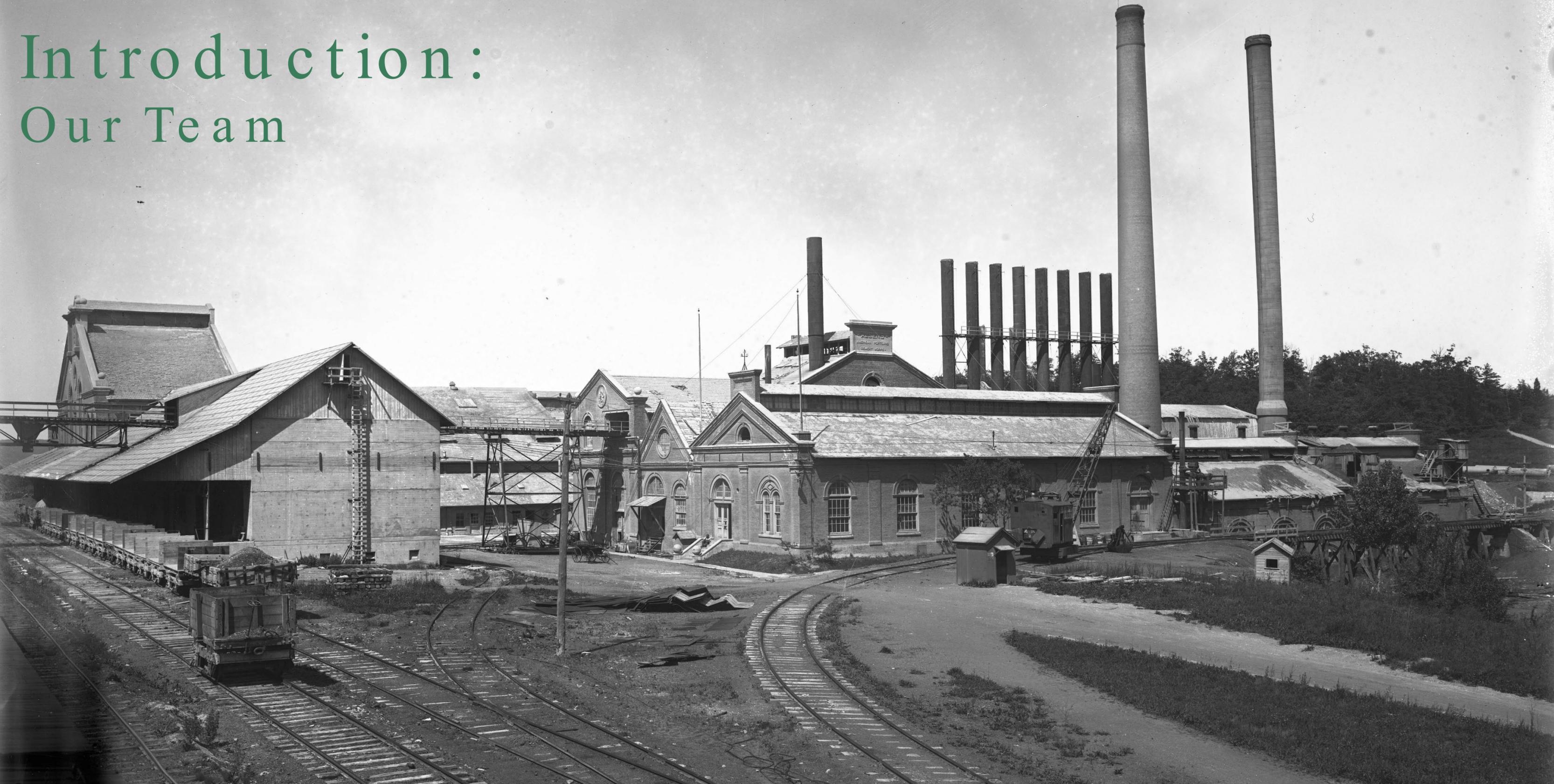
Building on Greene County's Industrial
Past for Future Growth



Agenda

1. Introduction
2. Project Background
3. Outline State Environmental Quality Review Process Act (SEQRA) →
Generic Environmental Impact Statement (GEIS)
4. Early Thoughts and Input
5. Next Steps

Introduction: Our Team





Greene County, New York

Department of Economic Development, Tourism, and Planning

Consultant team:



- Lead Consultant
- Public Engagement
- Site Master Planning
- Special Studies:
 - Threatened and Endangered Species
 - Wetland Delineation
 - Visual
 - Cultural and Historical

- Socio-Economic and Fiscal Impacts

- Transportation

- Energy

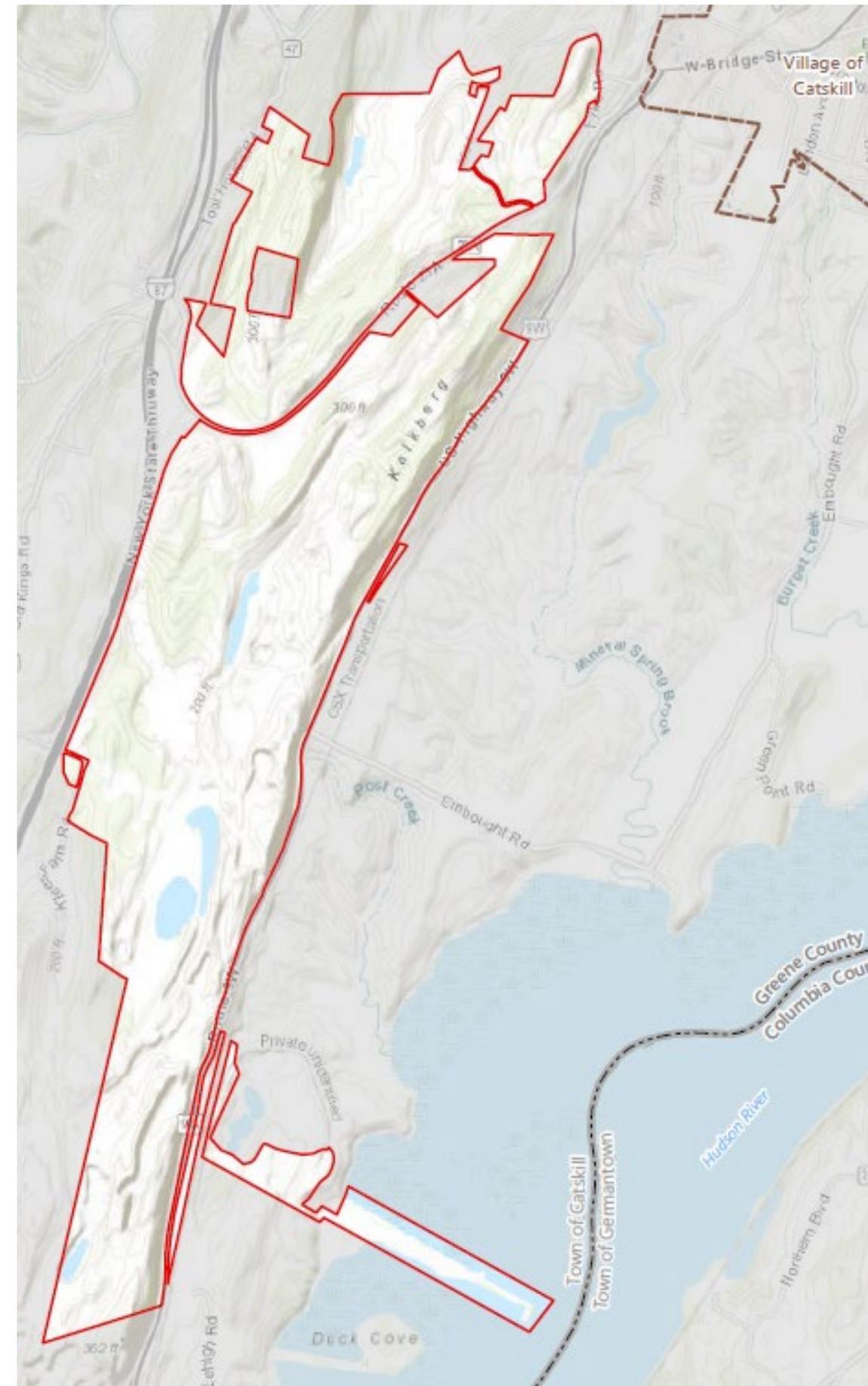
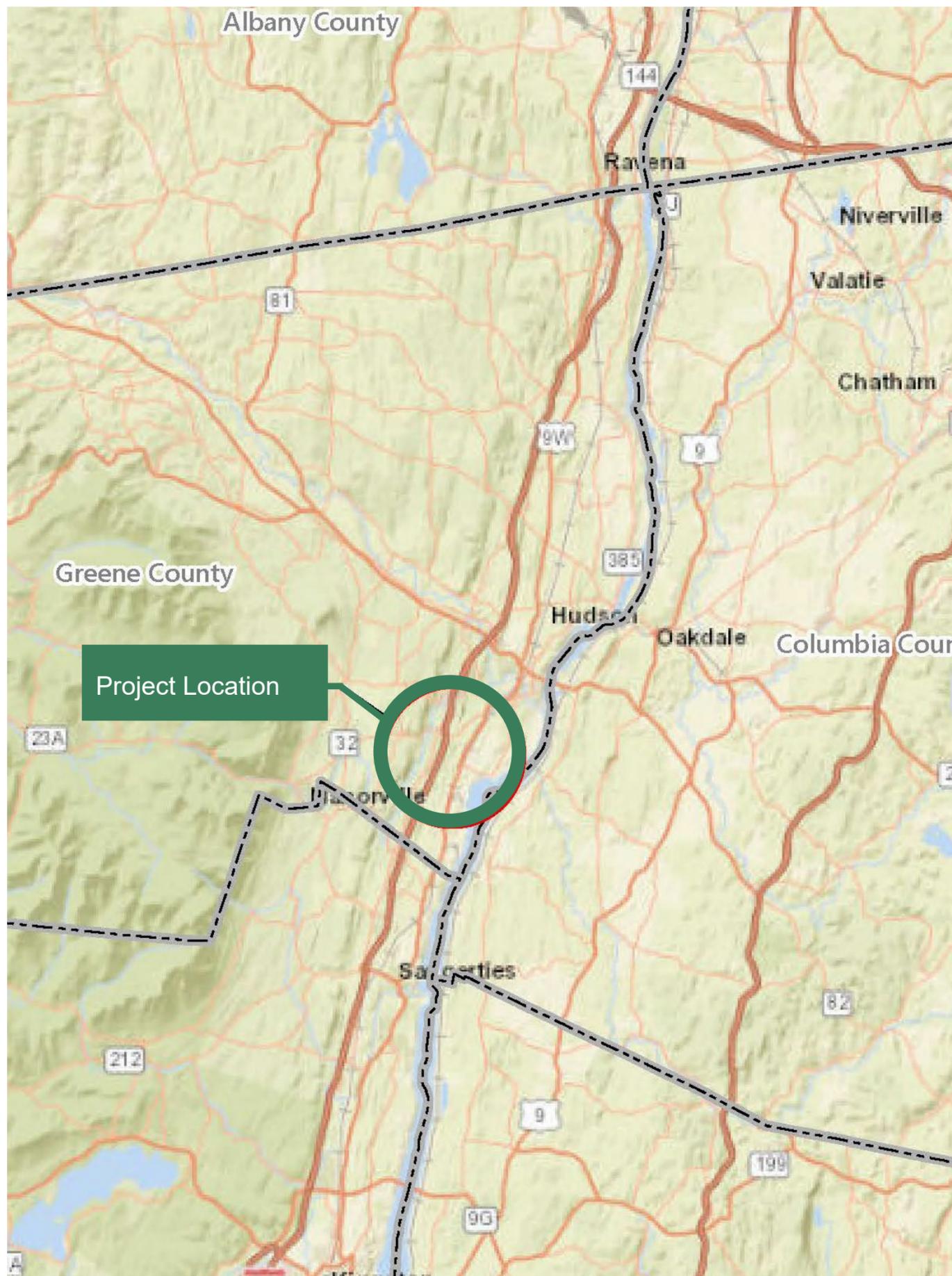
- Air/Noise

Project Background



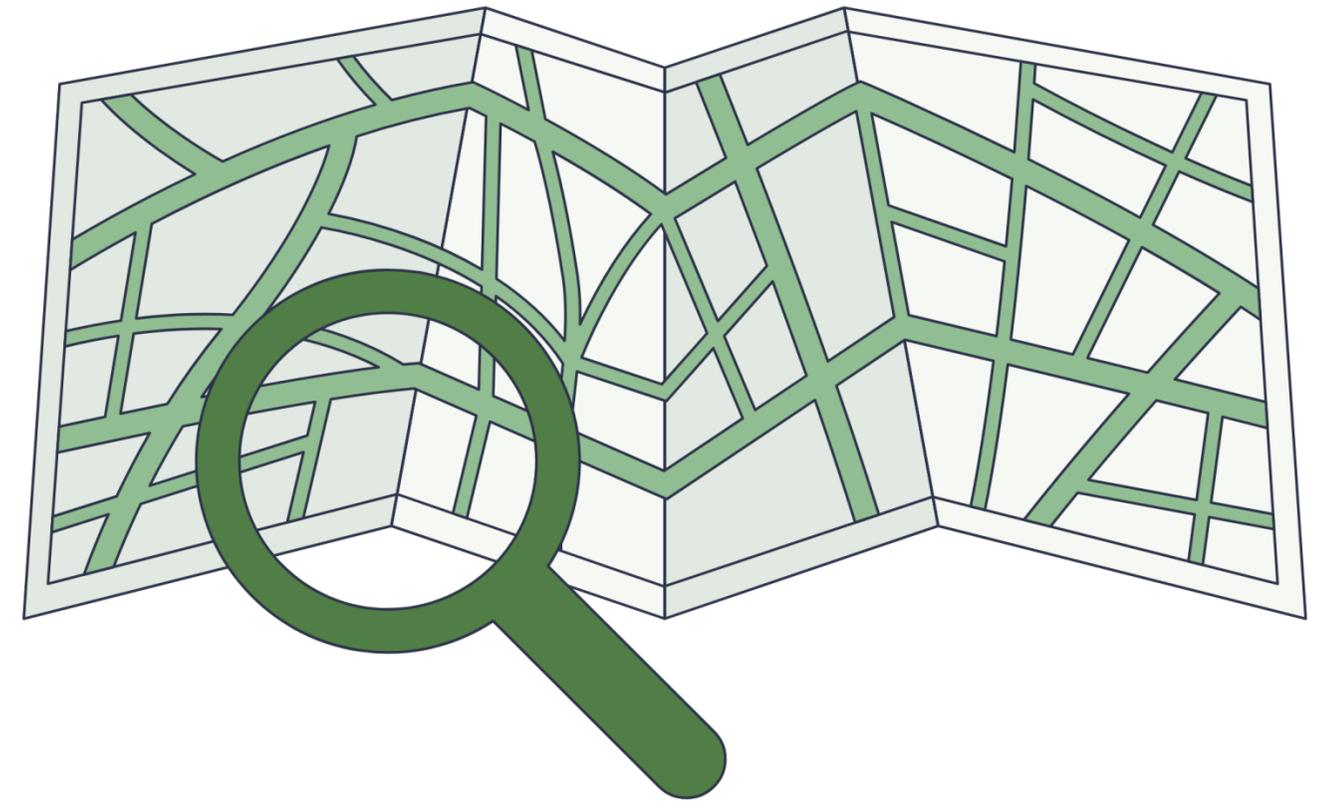
Study Area

- Adjacent to NYS Thruway (I -87)
- Hudson River
- Rail
- Power



Why this location...

- Previous Industrial Development
- Strong infrastructure
- Options for multi-use build-out and adjoining acreage
- Proximity to the Hudson River and NYS Thruway
- Proximate Rail and Power Service
- FAST NY Shovel Ready Fund



Why Redevelop These Lands?

- Drive **new private investment**
- Create good **jobs**
- **Build off key assets** including a deep-water port and proximity to the NYS Thruway
- **Enhance & support the growth** of existing companies
- **Attract businesses** in growth industries like light industrial, advanced manufacturing, and related companies
- Bring previous industrial lands **back to life**

SEQRA Process and Timeline



What is a Generic Environmental Impact Statement (GEIS)?

- Identifies potential significant adverse environmental impacts from projects and corresponding mitigation measures;
- Addresses cumulative, site-wide impacts for the full -Project Site build out and sets forth development standards and review thresholds for future developments;
- Analyzes long-term multi-phased development
- Streamlines future permitting and approvals for comprehensive, long term planning and implementation over a large or complex area.

NY State Environmental Quality Review Act (SEQRA)

Careful study of proposed project site

Purpose is to consider project impacts → positive and negative

Incorporates proactive solutions



Start Process

File Required SEQR Forms

Prepare Scope of Items to be Studied

Public Input on Scope

Prepare DRAFT Generic Environmental Statement

Public Input on DRAFT

Final GEIS

Findings Statement Listing Required Compliance

End of Process

What is Being Studied?

Land use, community character, zoning, public policy

Community services

Geology, soils, topography

Natural resources – impact on plants and animals

Surface water resources and wetlands

Groundwater resources

Storm water management

Water supply

Sanitary sewer service

Energy & telecommunications

Traffic & transportation

Air quality

Visual

Noise

Socioeconomic conditions and economic impacts

Cultural resources

Early Thoughts and Input



Project Schedule

2026



Lead Agency
Determination

Draft Scoping
Document

Public Hearing on
Scoping Document

Final Scoping
Document



Project Specific Studies
(no preliminary design)

2027



DGEIS

DGEIS Public
Comment
Period

FGEIS

Finding
Statement

Thank You

Project details @ <https://www.investingreene.com/cementon-rebirth-plan/>

Contact us:

James Hannahs, Director

Greene County Department of Economic Development, Tourism and Planning

jhannahs@greencountyny.gov