

Project :
 Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attachment A.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Greene County Legislature _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Greene County Cementon Redevelopment

Name of Lead Agency: Greene County Legislature

Name of Responsible Officer in Lead Agency: Patrick Linger

Title of Responsible Officer: Chairman of the Greene County Legislature

Signature of Responsible Officer in Lead Agency: 

Date: 4/24/20

Signature of Preparer (if different from Responsible Officer): 

Date: 4/27/20

For Further Information:

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**Greene County Cementon Redevelopment Area
Conceptual Master Plan (the “Project”).**

**State Environmental Quality Review Act (SEQRA)
Full Environmental Assessment Form Part III
Attachment A**

Date: April 15, 2026

Introduction

Part 3 of the Full Environmental Assessment Form evaluates the magnitude and importance of the potentially significant adverse environmental impacts identified in Part 2. The Proposed Action is classified as a Type I action under SEQRA pursuant to 6 N.Y.C.R.R. § 617.4 (b)(6), due to the Project’s scale, development characteristics, and the potential for significant adverse environmental impacts based on potential future redevelopment uses. Because the Proposed Action Plan allows flexibility in future end users, building types, and possible recommendations for future zoning amendments to facilitate uses, the Greene County Legislature, acting as the SEQRA Lead Agency, has determined that a Draft Generic Environmental Impact Statement (DGEIS) is the appropriate tool to assess the full range of potential impacts and to establish mitigation measures or thresholds for future site-specific reviews, which will be designed to facilitate and expedite future redevelopment opportunities. The purpose of the GEIS will be to fully assess the nature, extent, and significance of such impacts, evaluate reasonable alternatives, and identify practicable mitigation measures, in accordance with 6 NYCRR Part 617.

In response to the requirements of SEQRA, the Lead Agency must complete a statement containing the rationale in support of their determination of significance (Part 3 of the FEAF).

This Part 3 Narrative builds upon the information provided in Part 2 of the Full Environmental Assessment Form (FEAF) and provides the Lead Agency’s rationale for its determination that the potential environmental impacts of the Proposed Action cannot be adequately characterized at this time. Due to the scope, scale, and programmatic nature of the Proposed Action, additional study is required to assess the magnitude and importance of potential impacts, and a Generic Environmental Impact Statement (GEIS) will therefore be prepared in accordance with SEQRA.

The FEAF Part 2 indicates impact areas for which the Proposed Action may result in a potentially “moderate to large” impact, however the impact cannot yet be adequately characterized and therefore further analyses are warranted. In accordance with Part 3, explanations for why a particular element of the Proposed Action may result in a minor adverse environmental impact, in connection with questions answered in the Part 2 FEAF as “no”, or “small impacts” are also presented herein.

Questions for which the response indicates that a moderate to large impact may occur:

- Question 1: Impact on Land
- Question 3: Impacts on Surface Water
- Question 4: Impact on Groundwater
- Question 5: Impact on Flooding
- Question 10: Impact on Historic and Archaeological Resources
- Question 13: Impact on Transportation
- Question 14: Impact on Energy
- Question 16: Impact on Human Health
- Question 17: Consistency with Community Plans
- Question 18: Consistency with Community Character

Questions for which the response indicates that no impact, or a small impact may occur:

- Question 2: Impact on Geological Features
- Question 6: Impact on Air
- Question 7: Impact on Plants and Animals
- Question 8: Impact on Agricultural Resources
- Question 9: Impacts on Aesthetic Resources
- Question 11: Impact on Open Space and Recreation
- Question 12: Impact on Critical Environmental Areas
- Question 15: Impact on Noise, Odor, and Light

1. Impact on Land

The Project Site includes areas currently and formerly occupied by cement plants associated with the historic hamlet of “Cementon,” New York. While portions of the former industrial areas have been previously disturbed, areas of the Project Site remain undeveloped. Preliminary screening indicates the Project Site contains areas with a shallow depth to groundwater (less than three feet), areas where bedrock is present within approximately five feet of the existing ground surface,

and locations with slopes of 15 percent or greater. No bedrock is exposed at the surface. The potential extent and significance of impacts to these land-related features cannot be fully characterized at this time due to the conceptual and programmatic nature of the Proposed Action.

The GEIS will further evaluate existing land conditions, including topography, soils, groundwater depth, and slope constraints, to determine the potential for adverse impacts associated with future redevelopment. The GEIS will also identify practicable mitigation measures, which may include site planning and design strategies to avoid or minimize impacts to sensitive land features to the extent practicable.

2. Impact on Geological Features

The Project Site does not contain identified unique or unusual natural landforms or geologic features, such as cliffs, dunes, caves, or designated National Natural Landmarks. The Site is located adjacent to Route 23A and in proximity to an abandoned New York State Thruway Authority exit. These existing and potential infrastructure features will be documented and evaluated as part of the GEIS. Further assessment will determine whether mitigation measures or design modifications are warranted to avoid, minimize, or mitigate potential impacts associated with the possible reactivation of the NYSTA exit.

3. Impact on Surface Water

An initial screening showed a New York State Department of Environmental Conservation (NYSDEC) regulated stream and several potential wetlands within the Project Site boundaries. These surface waters will be assessed to determine existing conditions, potential impacts and identify mitigation strategies to the extent practical.

4. Impact on Groundwater

The potential reuse of portions of the Project Site may create additional demand for the existing water supply and will likely generate wastewater that has to be managed. Water demand, wastewater generation, and their subsequent potential impacts will be assessed and mitigation strategies, if needed, will be identified.

5. Impact on Flooding

Portions of the Project Site are located adjacent to both the 100-year and 500-year floodplains. Kaaterskill Creek, which includes both 100-year and 500-year floodplains, is located approximately 0.5 miles east of the Project Site. The Project Site's proximity to the Hudson River, located approximately 0.5 miles west, which also contains 100-year and 500-year floodplains, may be evaluated as part of the assessment, if warranted. Stormwater management and erosion and

sediment control measures will be evaluated in the GEIS to ensure that the proposed action does not result in adverse off-site flooding impacts.

6. Impact on Air

The Proposed Action consists of the preparation and evaluation of a Conceptual Master Plan for the Project Site. Due to the conceptual and programmatic nature of the Proposed Action, specific air quality impacts cannot be fully characterized at this time. Potential air quality effects of Project Site development would generally be associated with future construction and operation, including increased vehicle exhaust emissions, use of generators, and construction-related activities that may generate dust. The GEIS will consider typical measures, such as dust suppression and erosion and sediment control practices, to minimize construction-related air quality impacts. During operation, emissions typical of commercial and light-industrial uses may occur, including those associated with delivery vehicles and public transit. Any future development-related air emissions will be required to comply with all applicable federal, state, and local air quality standards.

7. Impact on Plants and Animals

A review of the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) database identified federally listed species with the potential to occur in the Project Site vicinity, including the endangered Indiana bat (*Myotis sodalis*), endangered northern long-eared bat (*Myotis septentrionalis*), and the proposed endangered tricolored bat (*Perimyotis subflavus*). The Project Site does not overlap with a designated or proposed critical habitat for these species, and potential impacts would be anticipated to be limited to the removal of suitable roost trees for bats during the mating season. A letter dated January 2, 2026, from the New York Natural Heritage Program (NYNHP) identified additional state and federally listed species documented within 0.25 mile of the Project Site, including least bittern (*Botaurus exilis*), peregrine falcon (*Falco peregrinus*), bald eagle (*Haliaeetus leucocephalus*), pied-billed grebe (*Podilymbus podiceps*), and king rail (*Rallus elegans*), as well as federally and state endangered fish species, including shortnose sturgeon (*Acipenser brevirostrum*) and Atlantic sturgeon (*Acipenser oxyrinchus*). The northern long-eared bat (*Myotis septentrionalis*) has also been documented within two miles of the Project Site. Based on the conceptual nature of the Proposed Action and the presence of listed plants and animals in the vicinity, Greene County will conduct field evaluation and outreach, as deemed necessary. Additionally, Greene County will implement appropriate avoidance and conservation measures to minimize potential impacts and prohibit development during the bat mating season such that the impacts will be minimal.

8. Impact on Agricultural Resources

The Project Site is adjacent to a mapped agricultural district. The GEIS will evaluate the potential for the Proposed Action to increase development pressure on nearby farmland and will assess the extent of any potential impacts to agricultural resources. Based on this evaluation, practicable mitigation measures will be identified, as appropriate. The use of buffers and setbacks between future development and the agricultural district is anticipated to avoid significant adverse impacts to adjacent farmland.

9. Impact on Aesthetic Resources

The GEIS analysis will describe the existing visual character of the area within a defined study radius surrounding the Project Site, which is located in a largely undeveloped area with a rural character and in proximity to several visually sensitive resources. These resources include the Hudson River, a designated aesthetic resource; the Great Vly Wildlife Management Area; the Inbocht Bay and Duck Cove Significant Coastal & Wildlife Habitat Area; and other notable visual resources such as Woods Road (1.0 mile), Bristol Beach (1.4 miles), Olana State Historic Site (2.4 miles), Clermont State Historic Site (2.9 miles), and Catskill Park (4.7 miles).

The Conceptual Master Plan may include redevelopment that has the potential to alter visual conditions on the Project Site and introduce changes to existing land use patterns. While the Proposed Action is not anticipated to directly affect designated aesthetic resources, future redevelopment may result in visual changes when viewed from surrounding areas. Greene County will assess potential visual impacts through qualitative assessments and visual simulations, including evaluation of the height and placement of future buildings. The GEIS will also identify practicable mitigation measures, which may include site planning and building orientation, architectural design standards, landscaping, screening, and other measures to minimize visual impacts and protect the scenic character of the area to the extent practicable, particularly as viewed from the Hudson River corridor.

10. Impact on Historic and Archeological Resources

The Project Site is located adjacent to an archaeological site identified by the New York State Historic Preservation Office (NYSHPO). Portions of the Project Site have been previously disturbed as a result of historic industrial uses, which may have reduced the potential for intact archaeological resources within those areas. However, the extent to which undisturbed or sensitive resources may remain cannot be fully determined at this time.

Greene County anticipates consultation and coordination with NYSHPO to further evaluate the potential for impacts to historic and archaeological resources associated with future redevelopment of the Project Site. Based on the results of this consultation and any additional review, Greene County will determine the need for further cultural resources investigations. Where warranted, the GEIS will identify practicable measures to avoid, minimize, or mitigate potential impacts to historic and archaeological resources, consistent with SEQRA and applicable state and federal requirements.

11. Impact on Open Space and Recreation

The Proposed Action does not include designated open space or recreational resources identified in municipal, state, or federal plans, as the Project Site is privately owned and currently inaccessible to the public. As such, no direct impacts to designated open space or recreational resources are anticipated. However, the GEIS will evaluate potential indirect impacts to adjacent open space or recreational areas. In addition, opportunities to incorporate open space and recreational amenities into the Project Site design will be explored in the GEIS.

12. Impact on Critical Environmental Areas

There are no Critical Environmental Areas located on or within 0.5 miles of the Project Site. Critical Environmental Areas. The Hudson River is a regionally significant waterbody and designated aesthetic resource. While the Hudson River has been designated as a Critical Environmental Area in certain jurisdictions, it is not designated as a CEA within the Project Site vicinity. Nevertheless, potential visual, ecological, and hydrologic effects on the Hudson River will be considered as part of the GEIS.

13. Impact on Transportation

Development of the Project Site has the potential to increase vehicular traffic on the local roadway network and may result in new parking areas and changes to existing patterns of movement for vehicles, people, and goods. The traffic and transportation analysis will focus on U.S. Route 9W between Maiden Turnpike and County Road 23B, as well as the local roadways likely to be used to access Interstate 87 at either Exit 20 or Exit 21. The GEIS will assess the transportation implications associated with potential future infrastructure changes, including the possible reactivation of the abandoned New York State Thruway Authority exit adjacent to the Project Site. The analysis will also evaluate opportunities for increased use of existing rail infrastructure and potential access to port facilities along the Hudson River, which could influence traffic patterns and reduce reliance on truck traffic, depending on future redevelopment scenarios.

Greene County will evaluate potential impacts to the local and regional transportation system and identify practicable mitigation strategies, as appropriate. The traffic and transportation evaluation will be conducted in consultation with local and state highway agencies and other relevant transportation authorities. The analysis will also consider improvements to site access, including ingress and egress to and from the Project Site, which is currently limited, to ensure safe and efficient transportation operations under potential future development conditions.

14. Impact on Energy

The Proposed Action has the potential to require the creation or extension of an energy transmission, substation, or supply system to serve commercial and/or industrial uses, as well as the potential to heat and/or cool significant building areas upon completion. The GEIS will evaluate the impact to energy to determine the extent of impacts and identify appropriate mitigation strategies as needed.

15. Impact on Noise, Odor, and Light

The Proposed Action has the potential to result in increased noise, odor, and light levels associated with future development of the Project Site and temporary impacts during construction. Due to the conceptual nature of the Proposed Action, the extent of such impacts cannot be fully characterized at this time. Greene County will assess potential noise, odor and light impacts as part of the GEIS and evaluate practicable mitigation measures, which may include design, operational, and site planning strategies, to minimize noise and light pollution to the extent practicable.

16. Impact on Human Health

The Project Site is located within approximately 2,000 feet of several NYSDEC environmental remediation sites, including Site No. 546031, which remains under remediation and for which fishing restrictions in the Hudson River are in place, as well as Sites 420023 and 420024, where remedial actions have been completed. Based on available information, these off-site remediation areas are not anticipated to result in the exposure of contaminants that would adversely affect human health as a result of the Proposed Action.

A Phase I Environmental Site Assessment (ESA) will be conducted for the Project Site to identify any recognized environmental conditions. The results of the Phase I ESA will be summarized in the GEIS. The Proposed Action is not anticipated to introduce new sources of contamination. In addition, the Project Site is not located in proximity to facilities used for the disposal of solid or hazardous waste, nor is it adjacent to schools, hospitals, licensed day care centers, group homes, nursing homes, or retirement communities. Where appropriate, the GEIS will identify practicable

measures to avoid, minimize, or mitigate potential human health impacts and will describe applicable federal and state regulatory compliance requirements.

17. Consistency with Community Plans

The GEIS will evaluate the Project's consistency with adopted community and regional plans for the Towns of Catskill and Saugerties and for Ulster County. These plans generally promote balanced economic development, coordinated land use planning, reinvestment in appropriate locations, and compatibility with surrounding land uses and community character. While future development of the Project Site may require zoning modifications to facilitate efficient site development, the GEIS will evaluate potential use and zoning changes and will involve coordination with involved and/or interested municipalities and the public to assess potential effects on long-term planning objectives, infrastructure capacity, and land use policies within the surrounding regional context.

18. Consistency with Community Character

The Proposed Action has the potential to increase demand for community services, including police, fire protection, emergency medical services, and highway maintenance. Greene County will engage with the community, as well as police, fire, emergency medical service providers, and highway departments, to identify and evaluate potential effects on public service capacity.

The Proposed Action is not anticipated to directly impact the local housing stock or designated public spaces; however, future redevelopment of the Project Site may contribute to increased demand for housing in surrounding residential areas. Potential impacts to the natural landscape and to historic and cultural resources will be addressed through other relevant analyses prepared as part of the GEIS.

Conclusion

Upon review of the Full Environmental Assessment Form, including Parts 1, 2, and 3, and considering both the magnitude and importance of the identified potential impacts, additional information is required to determine if significant adverse impacts on the environment will result from the Project, and, therefore, a GEIS will be prepared. As such, a Positive Declaration determination of significance has been adopted by Greene County as the Lead Agency.