

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Generic Environmental Impact Statement  
Determination of Significance

**Date:** April 15, 2026

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 Greene County Legislature, as Lead Agency, has determined that the Proposed Action described herein may have a significant adverse impact on the environment and, therefore, a Generic Environmental Impact Statement (GEIS) will be prepared.

**Name of Action:** The Greene County Cementon Redevelopment Area Conceptual Master Plan

**SEQR Status:** Type 1

**Description of Action:**

The Proposed Action is the Greene County Cementon Redevelopment Area Conceptual Master Plan (the "Project"). The Project Site includes six tax parcels comprising approximately 1,700 acres of land, currently developed with, or indicating the prior presence of, industrial uses. The Project Site is located 0.6 miles west of the Hudson River and 4.4 miles east of Catskill Park in the Town of Catskill, Greene County, New York. The Project Site also includes a dock extending into the Hudson River.

The Proposed Action involves the preparation and implementation of a Conceptual Master Plan for the redevelopment of approximately 1,700 acres of land within the Town of Catskill, Greene County, New York (the "Project Site"). The Master Plan will guide long-term land use, infrastructure improvements, environmental protections, and development patterns across the Project Site. The purpose of the Master Plan is to establish a coordinated framework for redevelopment that supports economic growth, accommodates a range of modern industrial uses, and ensures compliance with applicable environmental, planning, and regulatory standards.

Because the Master Plan anticipates flexibility in end users and specific building programs, a Generic EIS is appropriate to evaluate the range of potential impacts and establish mitigation measures or thresholds for future site-specific reviews. The Proposed Action constitutes a Type I action under SEQRA due to the size and nature of development and the potential for one or more significant adverse environmental impacts. Accordingly, a Draft Generic Environmental Impact Statement (DGEIS) is being prepared to evaluate the potential environmental impacts

associated with Conceptual Master Plan implementation and to identify appropriate mitigation measures.

**Location:**

The subject property consists of approximately 1,700 acres located in the Town of Catskill, Greene County, New York. The Project Site is generally bound to the west by the New York State Thruway (Interstate-87), to the north by Cauterskill Road, to the east by U.S Route 9W, and to the south by the Great Vly Wildlife Management Area. The Project Site is designated as tax lots: 171.00-1-19, 171.00-1-20, 171.00-2-21, 187.00-1-5, 171.00-2-25, and 202.00-1-1.2 on the Town of Catskill tax maps.

**Reasons Supporting This Determination:**

Based upon the review of the information submitted to-date by the Applicant and Full EAF prepared for the Proposed Action, review of the criteria of significance listed in Part 617.7(c) of Title 6 NYCRR (the Statewide regulations pertaining to SEQRA), and given the scale and density of the Proposed Action, said action *may* be reasonably expected to result in a moderate or large impact in the following areas:

1. Potential impacts on land and water resources – Development of the Project Site may involve construction on land where the depth to groundwater is less than three feet, or construction on slopes of 15 percent or greater. Development of the project site may involve construction that continues for more than one year or in multiple phases.
2. Potential impacts on surface water resources – Development of the Project Site may involve construction within or adjoining a freshwater or tidal wetland, cause soil erosion, or otherwise create a source of stormwater discharge and/or may require the construction of new, or expansion of existing wastewater treatment facilities.
3. Potential impacts on groundwater - Development of the Project Site may require new water supply wells, which may be located where groundwater is, or is suspected to be, contaminated, or create additional demand on supplies from existing water supply wells.
4. Potential impacts on flooding – Development of the Project Site may result in development within a 100-year and/or 500-year floodplain.
5. Potential impacts on air – Development of the Project Site may result in air quality impacts during construction or require air quality permits post-construction, depending on the use.
6. Potential impacts on plants and animals – Development of the Project Site may result in temporary construction-related impacts to plant, animal or aquatic resources. The project site is adjacent to the Inbocht Bay and Duck Cove Significant Coastal Fish & Wildlife Habitat and consultation with appropriate state and federal agencies

- regarding the presence of rare, threatened or endangered species will continue to occur.
7. Potential impacts on agricultural resources – The Project Site is located adjacent to agricultural district GREE124.
  8. Potential impacts on aesthetic resources – Development of the Project Site may be visible for publicly accessible vantage points, and/or federal, state, or local scenic or aesthetic resource.
  9. Potential impact on historic and archaeological resources – Development of the Project Site may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (NYSHPO) archaeological site inventory.
  10. Potential impact on transportation – Development of the Project Site may alter the present pattern of movement of people or goods, exceed the capacity of the existing road network, and/or require construction of paved parking for 500 or more vehicles.
  11. Potential impact on energy - Development of the Project Site will require a new, or an upgrade to an existing substation, the creation or extension of an energy transmission or supply system, and increased demand for heating and cooling.
  12. Potential impact on noise, odor and light – Development of the project site may result in noise or odor impacts during construction.
  13. Potential impact on human health – Development of the project site may require excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.
  14. Potential impact on consistency with community plans – The Project Site is in an area characterized by low density development. Ultimate development may require new or expanded public infrastructure to support proposed uses.
  15. Potential impact on community character – Development of the project site may create a demand for additional community services.

The reasoning above is for the purpose of issuing a Positive Declaration and thereby requiring the preparation of a Generic Environmental Impact Statement in accordance with the requirements of SEQRA. It does not serve as the required scope of the GEIS. Scoping of the GEIS will take place in accordance with the procedures specified in Part 617.

Scoping of GEIS: The Lead Agency will conduct an Open House to collect community input on the dGEIS Scoping Document. The Open House will be held on May 4, 2026, from 5:30 p.m. to 7:00 p.m. at the Catskill Senior Services Center at 15 Academy Street, Catskill, NY 12414; and

The dGEIS Scoping Document will be available for review on the Greene County website: <https://www.investingreene.com/cementon-rebirth-plan>. As Lead Agency, the Greene County Legislature invites written comments from all involved and interested agencies on issues and methodologies that should be addressed in the DGEIS to ensure it is adequate to allow those

agencies to address their SEQRA responsibilities or bring matters within their jurisdiction and expertise to the attention of the Lead Agency.

The Lead Agency will accept written comments on the dGEIS Scoping Document until May 22, 2026 at 5 P.M.

Written comments should be submitted to: James Hannahs, Executive Director, Greene County Economic Development Corporation, 411 Main Street, Catskill, NY 12414

Email: [jhannahs@greenecountyny.gov](mailto:jhannahs@greenecountyny.gov)

**Lead Agency:**

Greene County Legislature  
411 Main Street  
Catskill, NY 12414

**For Further Information Contact:**

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Phone: (518) 719-3290  
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A copy of this notice has been filed with:

- Town of Catskill Town Board
- Town of Catskill Planning Board
- Village of Catskill
- Greene County Planning Board
- Greene County Highway Department
- New York State Office of Parks Recreation and Historic Preservation (OPRHP)
- New York State Department of Environmental Conservation (NYSDEC) Region 4
- New York State Empire State Development (ESD)
- New York State Department of Transportation (NYSDOT), Region 1
- United States Army Corps of Engineers (USACE)
- New York State Department of Health (NYSDOH)
- New York State Department of State (NYSDOS)
- New York State Thruway Authority (NYSTA)
- New York State Energy and Research Development Authority (NYSERDA)
- CSX Transportation
- Ulster County Department of Planning

NYS Department of Agriculture and Markets  
Greene County Soil and Water Conservation District  
Columbia County Planning Department  
Town of Saugerties  
Greene County Sheriff  
Greene County Industrial Development Agency (IDA)  
Scenic Hudson  
Central Hudson Gas & Electric Corporation

Notice of this determination has been provided to the following email address for publication in the Environmental Notice Bulletin: [enb@dec.ny.gov](mailto:enb@dec.ny.gov).