

TOWN OF CORTLANDT TOWN BOARD
NOTICE OF INTENT TO DECLARE LEAD AGENCY

Proposed Action: Port Cortlandt Development

**NOTICE TO INVOLVED AGENCIES THAT LEAD AGENCY MUST BE DESIGNATED
WITHIN THIRTY (30) DAYS OF October 5, 2020.**

This Notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate a lead agency.

PROJECT DESCRIPTION

The proposal is for zoning text and zoning map amendments that would permit a new port and wind turbine manufacturing facility on approximately 54 acres of a 99 acre parcel of land owned by the Town of Cortlandt (tax parcel ID 43.13-1-3) in the hamlet of Verplanck, Town of Cortlandt, Westchester County. AKRF, Inc. is the proponent of the proposal ("Proponent"). The Proposed Action would include 1) the conveyance of the Town owned parcel to an entity associated with the proponent; 2) the adoption of zoning text and map amendments that would permit the construction of a new port, associated manufacturing facility, and areas designated for outdoor storage and surface parking (the "Proposed Project"). The Project Site is currently vacant, owned by the Town of Cortlandt, and generally bounded by Broadway to the east, 11th Street to the south, the Hudson River to the west, and the Village of Buchanan municipal boundary to the north. The Proponent has posited that an off-shore wind manufacturing facility would provide supply chain resources for the wind energy industry, generate local jobs and partially offset tax revenue and job losses associated with the impending closure of the nearby Indian Point Energy Center (IPEC). To develop the Site as proposed, the Applicant has petitioned the Town Board for amendments to the Town's Zoning Map and Zoning Ordinance, and reviewing the Proponent's site plan would be part of the environmental review process. Proponent has indicated that it is interested in acquiring other neighboring properties.

LEAD AGENCY DESIGNATION

Under the applicable standards of SEQR 6 NYCRR Part 617.6(b), the Town of Cortlandt Town Board concludes that it should be designated as the lead agency in the coordinated environmental review of the proposed action. This notification is being sent to interested and involved agencies with the request that you consent to our agency serving as lead agency. If, however, you do not agree, you may follow the procedures outlined in 6 NYCRR 617.6(b)(5).

This Notice is being mailed on **October 5, 2020**. We would ask that each involved agency fill out the annexed form either consenting or not consenting that our agency serve as lead agency and return it in the self-addressed stamped envelope on or before

November 5, 2020. Responses should be sent to the within named contact person, who may be contacted for further information.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE TOWN OF CORTLANDT TOWN BOARD SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQR DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.

LEAD AGENCY NOTICE
DATA SHEET

Name of Action/Project: Port Cortlandt Development

Name of Agency
Sending this Notice: Town of Cortlandt Town Board

SEQR Status: X Type I Action
 Type II Action
 Unlisted Action

Description of Action: The proposal is for zoning text and zoning map amendments that would permit a new port and wind turbine manufacturing facility on approximately 54 acres of a 99 acre parcel of land owned by the Town of Cortlandt (tax parcel ID 43.13-1-3) in the hamlet of Verplanck, Town of Cortlandt, Westchester County. AKRF, Inc. is the proponent of the proposal (“Proponent”). The Proposed Action would include 1) the conveyance of the Town owned parcel to an entity associated with the proponent; 2) the adoption of zoning text and map amendments that would permit the construction of a new port, associated manufacturing facility, and areas designated for outdoor storage and surface parking (the “Proposed Project”). The Project Site is currently vacant, owned by the Town of Cortlandt, and generally bounded by Broadway to the east, 11th Street to the south, the Hudson River to the west, and the Village of Buchanan municipal boundary to the north. The Proponent has posited that an off-shore wind manufacturing facility would provide supply chain resources for the wind energy industry, generate local jobs and partially offset tax revenue and job losses associated with the impending closure of the nearby Indian Point Energy Center (IPEC). To develop the Site as proposed, the Applicant has petitioned the Town Board for amendments to the Town’s Zoning Map and Zoning Ordinance, and reviewing the Proponent’s site plan would be part of the environmental review process. Proponent has indicated that it is interested in acquiring other neighboring properties.

Location of Action:

Town/Municipality: Town of Cortlandt
County: Westchester County
Location: 11 Street and Broadway, Verplanck, New York

For further information:

CONTACT PERSON

Laroue Shatzkin, Town Clerk
1 Heady Street
Cortlandt Manor, NY 1056

DATED: October 5, 2020

ATTACHMENTS TO THIS NOTICE:

The SEQR documentation and technical studies related to this notice can be found here: www.TownofCortlandt.com/portcortlandt including:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Full Environmental Assessment Form (EAF) Part 1 | <input checked="" type="checkbox"/> Site Plan |
| | <input checked="" type="checkbox"/> Location Map |

A copy of this Notice is being sent to the following INVOLVED AND INTERESTED AGENCIES:

Local Agencies

Town of Cortlandt Town Board
1 Heady Street
Cortlandt Manor, NY 10567

Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Village of Buchanan Village Board
Village of Buchanan
236 Tate Avenue
Buchanan, NY 10511

City Clerk
City of Peekskill
840 Main Street
Peekskill, NY 10566

Village Clerk
Village of Croton-on-Hudson
1 Van Wyck Street.
Croton-on-Hudson, NY 10520

Town Clerk
Town of Stony Point
74 East Main Street
Stony Point, NY 10980

Village Clerk

Village of Highland Falls
303 Main St.
Highland Falls, NY 10928

Town Clerk
Town of Haverstraw
One Rosman Road
Garnerville, New York 10923

Village Clerk/Treasurer
Village of Haverstraw
40 New Main Street
Haverstraw, New York 10927

Town Clerk
Town of Philipstown
238 Main St.
P.O. Box 155
Cold Spring, NY 10516

Town Clerk
Town of Ossining
16 Croton Avenue
Ossining, NY 10980

Town Clerk
Town of New Castle
200 South Greeley Avenue

Town Clerk
Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, NY 10579

Town Clerk
Town of Yorktown
363 Underhill Road
Yorktown, NY 10598

Joseph E. Hochreiter, Superintendent of Schools
Hendrick Hudson School District
61 Trolley Road
Montrose, NY 10548

John Tegeder, R.A, Director
Yorktown Planning Department
Yorktown Community & Cultural Center (YCCC)
1974 Commerce Street

(Top Floor, Room 222)
Yorktown Heights, NY 10598

Peekskill Planning Department
Peekskill City Hall
840 Main Street
Peekskill, NY 10566

Town of Cortlandt Department of Environmental Services
167 Roa Hook Road
Cortlandt Manor, NY 10567

Verplanck Fire Department
238 8th Street
P.O. Box # 518
Verplanck, NY 10596

Board of Fire Commissioners
PO Box 356
Verplanck, NY 10596

Eric Singer
Cortlandt Volunteer Ambulance Corps.
6 Kings Ferry Rd
Montrose, NY 10548

New York State Police
Sergeant Kranik, Station Commander
1 Memorial Drive
Crugers, New York 10521

Commissioner George Longworth
Westchester County Police Headquarters
1 Saw Mill River Parkway
Hawthorne, New York 10532

County Approvals

Norma Drummond, AICP, Commissioner
Westchester County Planning Dept.
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Westchester County Dept. of Health
145 Huguenot Street, 7th floor
New Rochelle, NY 10801

Westchester County Dept. of Public Works and Transportation
100 East 1st Street
Mount Vernon, New York 10550

State Approvals

New York State Energy Research and Development Authority
NYSERDA
17 Columbia Circle
Albany, NY 12203-6399

New York Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of State
Consistency Review Unit
Office of Planning and Development
NYSDOS Suite 1010
One Commerce Pl, 99 Washington Ave.
Albany, New York 12231-0001

New York State Department of General Services
36th Floor, Corning Tower,
Empire State Plaza,
Albany, NY 12242

NYSDEC
Division of Water
Bur of Flood Protection and Dam Safety
625 Broadway
Albany, NY 12233-3504

New York State Department of Transportation (NYSDOT)
4 Burnett Blvd
Poughkeepsie, NY 12603

New York State Department of Health (NYSDOH)
Corning Tower
Empire State Plaza,
Albany, NY 12237

NYS Historic Preservation Office
10 Delaware Avenue North
Cohoes, New York 12047

Tom Kaczmarek

Department of Public Service
Three Empire State Plaza,
Albany, NY 12223

Federal Approvals

FEMA Region II
26 Federal Plaza
New York, NY 10278

U.S. Army Corps of Engineers
New York District Regulatory Branch
Jacob K. Javits Federal Building
26 Federal Plaza, Room 1937
New York, NY 10278

U.S. Fish & Wildlife Service
New York Field Office
3817 Luker Road
Cortland, NY 13045

United States Coast Guard
USCG/National Vessel Documentation Center
792 T J Jackson Drive
Falling Waters, WV 25419

Greater Atlantic Regional Fisheries Office
55 Great Republic Drive
NOAA Fisheries Service
Gloucester, MA 01930

United States Nuclear Regulatory Commission (NRC)
U.S. Nuclear Regulatory Commission
Washington, DC 20555-0001

National Oceanic and Atmospheric Administration (NOAA)
1401 Constitution Avenue NW, Room 5128
Washington, DC 20230

Other

T. Michael Twomey, VP External Affairs
Entergy Wholesale Commodities
440 Hamilton Ave., 12th Floor
White Plains, NY 10601

ConEdison
Att. Law Department
4 Irving Place RM 1875
New York, NY 10003

Stan Drauss
Enbridge
40 Woodruff Hill Road
Oxford,Ct 06478

Holtec
Holtec Decommissioning International
1 Holtec Boulevard
Camden, NJ 08104

Federal Energy Regulatory Commission
Magdalene Suter, Engineer
New York Regional Office
19 West 34th Street
Suite 400
New York, NY 10001-3006

NOI Affidavit

STATE OF NEW YORK
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER

Proposed Lead Agency: Town of Cortlandt Town Board

Name of Proposed **Port Cortlandt Development**
Action/Project: _____

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY REGARDING THE ABOVE ACTION

On behalf of _____, I, _____, acknowledge receipt of the Lead Agency Notice in this matter.

The above-named involved agency hereby:

[PLEASE CHECK ONE]

- CONSENTS** that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.
- DOES NOT CONSENT** to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).
- TAKES NO POSITION** on Lead Agency designation.

DATED: _____, New York

Agency Name

By: _____
[signature]

[print signer's name]

Please return to:
Laroue Shatzkin, Town Clerk
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567