

617.9

**State Environmental Quality Review (SEQR)  
Notice of Completion of Final EIS**

**Lead Agency:** Town of Germantown Planning Board

**Address:** Town Hall  
50 Palatine Park Road  
Germantown, NY 12526

**Date:** January 25, 2018

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.

A Final Environmental Impact Statement (EIS) has been completed and accepted for the proposed action described below by the Town of Germantown Planning Board, the SEQR Lead Agency for the action.

**Name of Action:** Proposed Dollar General Store

**Description of Action:** The applicant has requested Site Plan and Subdivision approvals from the Town of Germantown Planning Board for construction and operation of a new ± 9,266 square foot Commercial Retail Store on a proposed 1.383-acre lot within a 6.059-acre parcel of land located on New York State (NYS) Route 9G near the intersection with Main Street. The proposed remainder lot, a ± 4.676-acre parcel, contains an existing retail garden center known as Quality Garden Center. No changes have been proposed to the Garden Center as part of the applications. The development consists of the proposed building, a 38-car parking lot, stormwater detention and bioretention areas, lighting and signage, a loading area and landscaping. The applicant has proposed that the water supply needs of the project be served by one individual groundwater well and sewage disposal be provided through the Germantown Sewer District's sewerage system. The project site is located within in the Town's Hamlet Commercial (HC) Zoning District and Scenic Viewshed Overlay (SVO) Zoning District.

**SEQR Classification:** Unlisted

**Location:** New York State (NYS) Route 9G, Town of Germantown, Columbia County, New York. The parcel is identified as Section 158.5, Block 1, Lot 24

**Potential Environmental Impacts:** The potential impacts from the proposed action identified and evaluated in the DEIS and further discussed in the FEIS include potential impacts on Visual and Aesthetic Resources/Viewshed Considerations, Soils and Topography, Zoning, Community Character and Associated Local Retail Services and Energy Resources.

The Final EIS is herewith circulated to all agencies. A Copy of the Final EIS and other SEQRA documentation associated with the proposed action is available through the contact person named below. Additional paper copies of the Final EIS are available for examination at the Germantown Town Hall and electronic versions are available for downloading and printing on the Town of Germantown internet website at:

<http://www.germantownny.org/government/boards/planning-board/>

**Contact Person:** Jami Del Pozzo, Planning Board Secretary

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**A Copy of this Notice and Final EIS Filed With:**

Town of Germantown Planning Board

Town Hall, 50 Palatine Park Road, Germantown, NY 12526

Primax Properties, LLC. (applicant)

Environmental Notice Bulletin (**Notice Only**) - Email: [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)

Town Supervisor Robert Beaury

Town Board of the Town of Germantown

Town of Germantown Zoning Board of Appeals

Town of Germantown Sewer Department

Germantown Central School District

Columbia County Department of Health

Columbia County Department of Planning/Economic Development

New York State Department of Environmental Conservation

New York State Department of Health

New York State Department of Transportation

New York State Office of Parks Recreation and Historic Preservation

New York State Department of State Coastal Management Program

Hudson River Valley Greenway