

**STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF INTENT TO BECOME LEAD AGENCY**

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 Planning Board of the Town of Ulster hereby indicates its intent to assume Lead Agency status for the below-referenced project.

Involved Agencies objecting to the Town of Ulster Planning Board assuming Lead Agency status for this action must inform the Board in writing within 30 days at the address below:

Contact Person: Rory Lee, Chairman
1 Town Hall Drive
Lake Katrine, New York 12449
845-382-2455

Title of Action: Zena Homes
Date: May 13, 2025
SEQR Status: Type I

Description of Action: Subdivision consisting of thirty (30) residential lots off Eastwoods Drive on approximately 106.6 acres of land in the Town of Ulster R-60 Residence Zoning District (Project). The Project also includes an accessory 3.14-acre recreation lot that will include a tennis court, two (2) pickleball courts and a 2,400 square foot rec/fitness facility as well as a ½ mile walking trail loop for use by the subdivision's residents.

Location: 120 & 124 Route 28, Town of Ulster
SBL 39.1-1-21.100

Involved Agency Circulation: This notice is being sent to the following Involved or Potentially Involved Agencies along with a short EAF Part I and a copy of the application.

**New York State Department of
Environmental Conservation**
Martin Brand, Region 3 Director
21 South Putt Corners Road
New Paltz, NY 12561-1696

United States Army Corps of Engineers
New York District
Western Permits Section
Brian Orzel
26 Federal Plaza
New York, New York 10278-0090

Ulster County Health Department

Carol M. Smith, MD, MPH, Commissioner
239 Golden Hill Lane
Kingston, New York 12401

Town of Woodstock Planning Board

Peter Cross, Chair
45 Comeau Drive
Woodstock, NY 12498

Interested Agencies:

Ulster County Planning Board

Dennis Doyle, Director
County Office Building
244 Fair Street, 3rd Floor
PO Box 1800
Kingston, NY 12402

Town of Woodstock Building Department

Francis Hoffman, Building Inspector
45 Comeau Drive
Woodstock, NY 12498

**NYS Historic Preservation Office Division
for**

Historic Preservation

Pebbles Island
PO Box 189
Waterford, New York 12188

Town of Woodstock Fire Department

Company #4
Donald Todd, Captain
443 Zena Road
Woodstock, NY 12498

Ruby Fire Department

Steve Dachenhausen, Chief
1214 Main Street
Ruby, NY 12475