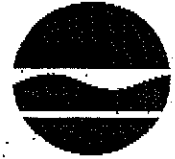


New York State Department of Environmental Conservation
Division of Environmental Permits, Region One
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, New York 11790
Phone: (631) 444-0403 FAX: (631) 444-0360



Alexander B. Grannis
Commissioner

State Environmental Quality Review
Notice of Completion of Draft EIS
Notice of Complete Application
and
Notice of SEQR Hearing

Lead Agency: New York State Department of Environmental Conservation

Address: Region 1 Headquarters
SUNY @ Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409

Application I.D. #1-4738-03637/00001

Date: September 28, 2009

Applicant: KACE LI, LLC
PO Box 67, 755 Main Road
Greenport, NY 11944

Permit(s) Applied for: 1- Article 24 Freshwater Wetlands

This notice is issued pursuant to 6NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement (EIS) has been completed and accepted for the proposed action described below. Comments on the Draft EIS are requested and will be accepted by the contact person until November 30, 2009. **A public hearing on the Draft EIS will be held on October 28, 2009 from 7:00 to 9:30 p.m. at Southold Town Hall, 53095 Main Rd. (Route 25), Southold, NY 11971.**

Title of Action: Proposed Annexation by the Village of Greenport of Approximately 17.2 Acres of Land (SCTM #1000-40-03-01) in the Town of Southold and the Subsequent Development and Construction of a Residential Project Known as Northwind Village.

Description of Action: The proposed project involves the annexation by the Village of Greenport of a 17.2 acre parcel currently located in the Town of Southold adjacent to the northwest border of the Village. Once annexed, the site is proposed to be developed with a

128-unit mixed-income affordable housing development, consisting of one-, two-, and three bedroom homeownership units, access roadway, driveways, common areas, and landscaping. The proposed project will create 64 affordable units (50% of the total units) as defined by Suffolk County, which will be subject to price, sale, resale, and ownership controls – collectively known as “affordability” restrictions.

Location: The property is located on the south side of Suffolk County Route 48 (North Road), approximately 1,600 feet east of Chapel Lane in the Town of Southold, Suffolk County, SCTM #1000-40-03-01.

Type of Action: Type 1 Action

Potential Environmental Impacts:

The action will involve construction and related disturbance in the adjacent area of a regulated freshwater wetland associated with Moores Drain/Pipes Creek and Cove, a large freshwater and marine system which discharges to Peconic Bay, part of a Federally-designated National Estuary. The DEIS examines the potential adverse impacts of the proposed action on these resources. In addition, the DEIS assesses the potential adverse impacts of the action on the ecology of the area, including impacts to threatened and endangered species, geology, soils, topography, water resources, land use and zoning, community character, community services, transportation, cultural resources, the use and conservation of energy and the production, disposal of solid waste, and recreation. The consistency of the project with the Town of Southold's comprehensive planning studies and the Local Waterfront Revitalization Programs of both the Town of Southold and the Village of Greenport are also examined in the DEIS.

The DEIS discusses potential cumulative impacts of the project such as those which could result to the aquifer and public water supply system of the North Fork, the Greenport Wastewater Treatment Facility, and to the Moore's Wood deep forest habitat. Proposed mitigation measures, the potential impacts of alternatives to the proposed action, and unavoidable adverse impacts are also described in the DEIS.

Availability of the DEIS:

Online: <http://www.vhb.com/northwlvillage/dels>

A hard copy of the Draft EIS is available for public examination at the offices of the agency contact and at following public libraries:

Agency Contact:

Sherry Aicher
NYSDEC, Division of Environmental Permits
SUNY @ Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
(631) 444-0403
saicher@gw.dec.state.ny.us

Floyd Memorial Library Greenport
539 First St.
Greenport, NY 11944
631-477-0660
flvdlib@suffolk.lib.ny.us

Southold Free Library
P.O. Box 697
53705 Main Road
Southold, NY 11971
(631) 765-2077
sohdlib@suffolk.lib.ny.us

Copies of this Notice Sent to:

Applicant: KAGE LI, LLC

Department of Environmental Conservation Central Office, Division of Environmental Permits,
625 Broadway, Albany, NY 12233-1750

Town of Southold, attention Supervisor,

Village of Greenport, attention Mayor,

Suffolk County Department of Public Works

Suffolk County Planning Commission

Peconic Estuary Program

North Fork Environmental Council

Environmental Notice Bulletin