Project Name: <u>BBIS Auto Auction</u> Proposed Auto Auction & Salvage Yard

NOTICE TO INVOLVED AGENCIES THAT LEAD AGENCY MUST BE DESIGNATED WITHIN 30 CALENDAR DAYS

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 to designate a lead agency. Series 11, A Separate Series of BBIS Investment 767, LLC is seeking Site Plan and Special Use Permit Approval from the Town of Thompson Planning Board for the proposed action.

LEAD AGENCY DESIGNATION

Under the applicable standards of Title 6 NYCRR Section 617.6(b)(3), the agency sending this notice, the Town of Thompson Planning Board resolved on October 9, 2019, that it should be designated as the lead agency in the environmental review of the proposed action. This notification is being sent to 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 6NYCRR 617.6(b)(S).

We ask that involved agencies fill out the annexed form either consenting or not consenting that our agency serve as lead agency and return it in the enclosed self-addressed stamped envelope within 30 days of the date of this notice. Responses should be sent to the within named contact person, who may be contacted for further information.

IF YOU DO NOT RESPOND WITHIN 30 DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE AGENCY SENDING THIS NOTICE SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF S.E.Q.R. DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AND COPIES OF ALL ENVIRONMENTAL DOCUMENTS WILL BE MADE AVAILABLE TO YOU.

DATA SHEET

Name of Action/Project: BBIS Auto Auction Proposed Auto Auction and Salvage Yard

Name of Project Sponsor:

SEQR Status: X

Series 11, A Separate Series of BBIS Investment 767, LLC

Type I Action based upon the following threshold(s):

- a project or action that involves the physical alteration of 10 acres
- Parking for more than 500 vehicles
- other thresholds may apply.

Unlisted Action

Description of Action:

The Applicant, Series 11, A Separate Series of BBIS Investment 767, LLC, is proposing to construct commercial development of the site for a proposed auto auction of repossessed and salvage vehicles that are being retitled and sold. It also includes the construction of a 11,250 SF commercial building that will be used as an office and vehicle processing building where vehicles will be photographed, numbered and inventoried for future sale. In addition, there will be an area that is proposed to be constructed as a designated area for loading and unloading vehicles and as a display area for vehicles that are currently being auctioned.

The proposed project will be developed in one phase consisting of approximately 12 months.

The project will be a located on +/-147 acres of land located at 308 State Route 17B within the Town of Thompson, Sullivan County, NY known as Town of Thompson tax lots 12-1-54.1 and 55. The site is zoned C-1 (Commercial Industrial District) according to the Zoning Map of the Town of Thompson which permits all of the proposed uses by right or special permit.

The project site currently consists mostly of heavily wooded areas.

A proposed private driveway will be used for ingress from and egress to Kaufman Road (County Route 59). No access is proposed on NYS Route 17B. Several storm water management areas and green infrastructure will be constructed on site to control the storm water runoff from the project. The project will utilize private well and septic systems, to be approved and installed.

The proposed action includes all local, regional and state approvals necessary to authorize the proposed improvements and authorize construction of the structures and accessory development activities thereon. The proposed action may also require various permits and approvals from the involved agencies listed herein.

Lead Agency Notice January 21, 2020

Location of Action:

Town/Municipality:	Town of Thompson	County:	Sullivan	
Street Address:	308 State Route 17B, Town of Thompson, NY			
Tax Map Parcels:	Section 12 Block 1 Lot 54.1 and 55			
Total Project Acreage:	±147			
For further information:				
Contact Person: Address: Telephone Numb	4052 Route 42	Heather Zangla, Planning Board Secretary 4052 Route 42 Monticello, NY 12701 845-794-2500		
Date Mailed: January 21, 2020				
Thank you for your cooperation				
		Lou Kiefer,	Planning Boa	

Lou Kiefer, Planning Board Chairman Town of Thompson

To: All Involved Agencies

ATTACHMENTS TO THIS NOTICE:

FEAF Sketch Plan

STATE OF NEW YORK: SULLIVAN COUNTY MUNICIPALITY: TOWN OF THOMPSON

Proposed Lead Agency:	Town of Thompson Planning Board
Name of Action/Project:	BBIS Auto Auction
-	Proposed Auto Auction and Salvage Yard

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

On behalf of _____ (involved agency), I acknowledge receipt of the lead agency notice in this matter.

The above named involved agency hereby (Please check one)

- [] CONSENTS that the above named 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 above named 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 N.Y.C.R.R. *617.6(e)*.
- [] TAKES NO POSITION on Lead Agency designation.

DATED: _____

Agency Name

By:

(signature)

(signer's name printed)

Please hand deliver or return by FAX or email to:

Planning Department Town of Thompson 4052 Route 42 Monticello, NY 12701 Fax: (845) 794-8600 Email: planning@townofthompson.com

BBIS AUTO AUCTION PROPOSED AUTO AUCTION AND SALVAGE YARD INVOLVED AND INTERESTED AGENCY LIST

Involved Agencies:

Town of Thompson Planning Board 4052 Route 42 Monticello, NY 12701

New York State Department of Environmental Conservation Region 3 21 South Putt Corners Road New Paltz, New York 12561 Sullivan County Division of Public Works 100 North Street PO Box 5012 Monticello, NY 12701

Sullivan County Planning, Community Development & Real Property 100 North Street PO Box 5012 Monticello, NY 12701

Interested Agencies/Parties:

Army Corps of Engineers New York District 26 Federal Plaza New York, New York 10278

NYSDOH Monticello Office 50 North St # 2, Monticello, NY 12701

New York State Department of Transportation – Region 9 44 Hawley Street Binghamton, NY 13901 Monticello Joint Fire Department 23 Richardson Avenue Monticello, NY 12701

Sullivan County Sheriff 8 Bushnell Avenue Monticello, NY 12701

Sullivan County Division of Planning 100 North Street PO Box 5012 Monticello, NY 12701

New York State DEC, ENB 625 Broadway, 4th Floor Albany, New York 12233