

**TOWN OF MAMAKATING PLANNING BOARD
CORDINATED ENVIRONMENTAL REVIEW**

**NOTICE TO INVOLVED AGENCIES
DECLARATION OF INTENT TO BE LEAD AGENCY**

BE-ECO, LLC MAMAKATING AGRICULTURAL COMPLEX

January 4, 2017

The Planning Board of the Town of Mamakating, located in Sullivan County, New York, is considering the applications for the reinstatement and modification of Site Plan Approval and a Special Use Permit from BE-ECO, LLC for the development of an advanced agriculture complex on the site of the previously approved Yukiguni Maitake of Japan (herein "YM") Maitake Mushroom Production & Processing Facility. BE-ECO, LLC is acquiring the US assets of Yukiguni Maitake of Japan including the subject real property and rights to all previously granted regulatory permits and approvals.

Enclosed is a site location map, an Environmental Assessment Short Form and copy of the application documents which have been submitted by BE-ECO, LLC to the Town of Mamakating Planning Board.

The Applicant is proposing the phased construction of an advanced agricultural complex on McDonald Road in the Town of Mamakating. The Applicant through acquisition of the YM assets will own the 47.8-acre lot located at the southeast corner of the intersection of New York State Route 209 and McDonald Road in the Town of Mamakating. The parcel is identified as Section 26 Block 1 Lot 25 on the Town of Mamakating Tax Map. The project area is defined as the 47.8(+/-) acre site that contains the proposed facility.

BE-ECO has submitted plans to revise the Site Plan and Special Use Permit previously approved for the Yukiguni Maitake project and develop an advanced agriculture complex on the site. This complex will host a number of uses including:

- An indoor vertical farm which will grow high-end leafy greens and microgreens under LED lights
- High-tech greenhouses for growing tomatoes, strawberries and other value added produce which can be sold as "local" food into the NYC and regional markets
- A research and development facility for indoor agriculture consisting of office space, test growing areas and laboratory facilities
- A testing laboratory for use by growers to examine and assess their products
- An advanced distribution facility to allow packaging, presorting, and loading of the produce grown on site onto electric box trucks
- Regulatory agency office space to certify the grown products as USDA, organic and kosher
- A test kitchen for use by food companies to conduct market research and tasting studies

- Office space for the operating companies conducting the above activities, as well as other like-minded companies involved in the agricultural, food and sustainability businesses.

In general the proposed development of the McDonald Road site by BE-ECO, LLC will mimic the previous approved site development plan of the former Yukiguni Maitake (“YM”) project with two significant differences:

- The previously planned 428,890 sq. ft. Main Building consisting of two stories with a foot print of 214,445 sq. ft. will be reduced to a single story building with a total area of 214,445 sq. ft.
- The proposed first phase of the development will include the location of up to 12 greenhouses of 3,000 sq. ft. each located within a portion of the footprint area of the Main Building along with an associated internal access road. At the time of construction of the Main Building the greenhouses will be removed.

The following potential involved and interested agencies have been identified:

- Town Of Mamakating Town Board
- Town Of Mamakating Planning Board
- Town Of Mamakating Zoning Board Of Appeals
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Department of Health (Monticello District Office)
- Sullivan County Department of Planning

PLEASE TAKE NOTICE, that within thirty (30) days of the date that these documents are mailed to you, a lead agency for the coordinated environmental review of the proposed action is to be designated by agreement among the involved agencies.

Under the applicable standards of SEQR 6 NYCRR Part 617.6, the Planning Board of the Town Of Mamakating has concluded that it is the appropriate agency to serve as lead agency in the coordinated environmental review of the proposed action given the substantial site planning and local considerations associated with the proposed facility. In addition the Planning Board of the Town of Mamakating previously served as the Lead Agency for the coordinated review of the former YM project approvals which were the subject of a Draft and Final Environmental Impact Statements and SEQRA Findings Statement. At a regular meeting held on December 27, 2016 the Planning Board of the Town Of Mamakating declared its intent to serve as lead agency for the coordinated environmental review of the proposed action and authorized circulation of said intent to other involved agencies.

This Notification is being sent to potentially involved agencies with the request that each consent to the Planning Board of the Town Of Mamakating serving as lead agency for the coordinated environmental review of the proposed action. If, however, an involved agency does not agree that the Town Of Mamakating Planning Board be designated as the lead agency, it may follow the procedures set forth in SEQR 6 NYCRR Part 617.6.

If you have any questions or comments, you may contact:

Stosh Zamonsky, Chair
Town of Mamakating Planning Board
2948 Route 209
Wurtsboro, New York 12790

This Notice is being mailed on January 4, 2017. The Planning Board of the Town Of Mamakating would ask that each involved agency fill out the annexed form either consenting or not consenting to the Planning Board of the Town Of Mamakating serving as lead agency and return it to Chairman Zamonsky at the above address.

**IF YOU DO NOT RESPOND WITHIN 30 DAYS, IT WILL BE INTERPRETED AS
CONSENT THAT THE TOWN OF MAMAKATING PLANNING BOARD SERVE AS LEAD
AGENCY.**

Sincerely,

TOWN OF MAMAKATING PLANNING BOARD

Date: January 4, 2017

TOWN OF MAMAKATING PLANNING BOARD
UNLISTED ACTION – COORDIANATED ENVIRONMENTAL REVIEW

BE-ECO, LLC MAMAKATING AGRICULTURAL COMPLEX

CIRCULATION LIST

INVOLVED AND INTERESTED AGENCIES

Town of Mamakating Town Board
2948 Route 209
Wurtsboro, New York 12790

Town Of Mamakating Planning Board
2948 Route 209
Wurtsboro, New York 12790

Town Of Mamakating Zoning Board of Appeals
2948 Route 209
Wurtsboro, New York 12790

Sullivan County Department of Planning and Community Development
Sullivan County Government Center
100 North Street
Monticello, New York 12701

New York State Department of Environmental Conservation
Region 3, Director of Regulatory Affairs
21 South Putt Corners Road
New Paltz, NY 12561

New York State Department of Transportation
Region 9, Director of Regulatory Affairs
Binghamton State Office Building
44 Hawley Street
Binghamton, New York 13901

New York State Department of Health
Monticello District Office
50 North Street
Suite 2
Monticello, New York 12701

TOWN OF MAMAKATING PLANNING BOARD
COORDINATED ENVIRONMENTAL REVIEW

CONSENT
THAT THE TOWN OF MAMAKATING PLANNING BOARD BE LEAD AGENCY
BE-ECO, LLC MAMAKATING AGRICULTURAL COMPLEX

On behalf of

(INSERT NAME OF AGENCY)

I, _____ acknowledge receipt of the lead agency notice on the above referenced matter.

The above named involved agency hereby:

(Please Check One)

- () **CONSENTS** that the TOWN OF MAMAKATING Planning Board serve as lead agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.
- () **DOES NOT CONSENT** to the TOWN OF MAMAKATING Planning Board serving as lead agency and wish that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures in accordance with SEQR 6 NYCRR Part 617.6.

DATED/ SIGN: _____

Please return to:

Stosh Zamonsky, Chair
Town of Mamakating Planning Board
2948 Route 209
Wurtsboro, New York 12790
Email: Planningandzoning@mamakating.org
Fax (845) 888-5677