

## Project of Concern

### Dragon Springs

Dragon Springs Buddhist LLC is the owner of 470+ acres of land, located on Galley Hill Rd, Deerpark, Orange County, NY. Site includes 2 schools, rehearsal spaces, various warehouses and greenhouses, ornamental structures, a man made lake, and miles of asphalt roads.

The facility is encircled by a 2 lane curving road, with no shoulder, and limited capacity for heavy traffic and large commercial vehicles, including buses. The property abuts the lower Basha Kill, before it meets the Neversink River and abuts the Neversink River for about a half mile. Sensitive species that make their habitat in the area include the Bald Eagle and the Dwarf Wedgemussel.

Currently has multiple applications pending for expansion, plans include 2000 seat theatre/rehearsal hall, multi-level parking, dormitories, and other heavy use buildings.

#### ***The Players:***

Applicant: Dragon Springs Buddhist LLC

Lawyer for applicant: Richard Golden - Burke, Miele, Golden & Naughton LLP Goshen

Project engineers for applicants: Kaijin Liang, John D. Fuller PE, PC

Lead Agency: Town of Deerpark

Lawyer for agency: Glen Plotsky - Plotsky and Bavoso

Project engineer for agency: Alfred Fusco, Jr. - Fusco Engineering

***History of Plans and Approvals Submitted, Received, or Denied:*** There have been no new applications filed with the town since the public hearing on the Draft Environmental Impact Statement (DEIS) in Spring 2019. The supplementary EIS ordered by the town following that hearing has not been submitted.

***Current Condition:*** The site currently teaches students at the schools, and contains residences for Dragon Spring's leadership, including being the rumored residence of Falun Gong founder Hongzhi Li. Schools are in operation, there is a sizable farming operation, as well as numerous workshops and warehouses spread around the property. Huge amounts of construction materials are stored on lots, and many heavy industrial vehicles including excavators and cranes are seen on site. There are frequent deliveries of building materials including truckloads of cement.

## ***Known Issues of Concern:***

### On the Site

- Sewage/waste run off
- Suspicious labor practices
- Unpermitted building and expansion of structures
- Inadequate fire and safety equipment
- Refusal of entrance to site and buildings to public and municipal inspection, in many instance even contractors are not allowed to perform deliveries inside the facility, with Dragon Springs employees taking control of vehicles arriving at the gate, and returning them to the gate them after emptying their contents
- Heavy on-site security, including armed guards
- Extensive fencing erected inside the property (impacts animal movement)

### With the Town

- Sporadic and incomplete site inspections
- Lack of enforcement of fines, consent orders
- Lack of information made available to the public about site issues and resolutions

## ***Documented Violations/Events:***

### Sewage events

- Numerous documented instances of sewage and construction waste discharged into the lower Bashakill, visible ponding of water on the river bank, multiple test instances have shown high Chloroform counts (above safety level for human contact)

### Unpermitted 2nd Waste Water Treatment Plant (WWTP)

- A consent order (fine) is currently under negotiation with the DEC due to its existence

### Construction

- Unsafe construction/unpermitted 8th wooden story on school. No fire system and in tests local fire department equipment is unable to reach the height required to extinguish a blaze
- Illegally constructed walkway. This was ordered demolished by the town in 20xx. Only partial demolition completed to date

## NYenvironcom Summer Report Cards 2021

---

**Forecast:** We see no indication of proactive measures by the leaders of Dragon Springs to address existing issues, or open a dialogue to increase transparency and communication with the local community. In the time since the DEIS hearings, all indicators are that they continue to work on incremental expansion, as well as focusing on their satellite developments adjacent to Lake Helen and Rt 209, and New Century Films. The town, to its credit, has been less rushed in reviewing applications and issuing new approvals, though they are still severely lacking in capacity and initiative to oversee and rectify existing issues.

**Our Take/What We're Watching:** Recent uptick in activity since this Summer of 2021, stalled resolution with DEC of consent order, no new application with the town for permits and plans, although there is a growing level of activity and traffic entering the facility.

## Project of Concern

### Rivendale

A proposed 21 lot subdivision on 41 acres, the 20 homes proposed are set on 8 acres of this lot. A high pressure gas line runs through the upper half of the lot, and the eastern half of the lot lies in the floodplain and floodway of the Neversink River. Each home lot as proposed is approximately  $\frac{1}{3}$  of an acre. Piping to the septic field would cross under the river in current plans.

#### ***The Players:***

Applicant: Lorne McCune, LM Property Holdings LLC  
Project engineer for applicant: John D. Fuller PE, PC

Lead Agency: Town of Deerpark  
Lawyer for agency: Glen Plotsky - Plotsky and Bavoso  
Project engineer for agency: Alfred Fusco, Jr. - Fusco Engineering

***History of Plans and Approvals Submitted, Received, or Denied:*** The applicant first submitted an EAF form and a public hearing was held on it last October, 2020.

After review by the town of public comments and reports, including reports provided by NYenvironcom consultants Paul Rubin of HydroQuest, and Kevin Draganchuk of CEA Engineering, and recommendations by the town attorney and engineer, the Town has issued a positive declaration on SEQRA. Rivendale will be required to complete a scoping document and DEIS before progressing further.

***Current Condition:*** The town will draft a scoping document, on which there may be a public hearing. Following that would be the drafting and submission of a DEIS by the applicant, also followed by a public hearing.

#### ***Known Issues of Concern:***

- Proximity of structures to the Millennium gas pipeline that runs across the lot
- Septic field disturbs the Neversink River if built as designed, access to the field also depends on right of way (not given as yet) though adjacent private property
- There are deed restrictions held by the Nature Conservancy on parts of the riverbank
- Density of project indicates that occupancy will be high, increasing environmental impact and the chance of failures to waste and water systems

**Forecast:** We expect the applicant to continue to minimize the scope of the potential impact of this proposal as they prepare for the scoping documents and drafting of a DEIS.

**Our Take/What We're Watching:** We are encouraged that the Town has seen the need for a scoping, as well as a full DEIS. We will continue to monitor the project, and send plans submitted to our consultants for review and analysis.

## Project of Concern

### **850 Rt 28**

Located in the Town of Kingston, with entry from State Route 28, this is a proposed cement structure fabrication facility, located directly adjacent to Onteora lake and the Bluestone Wild Forest. The site is a former quarry, and is the sole remaining plot of privately held land (roughly 110 acres) adjacent to 884 acres of state owned preserved land.

#### ***The Players:***

Applicant: 850 Rt 28 LLC (address)(email)

Project engineers for applicants: Barry Medenbach, P.E., Medenbach & Eggers

Lead agency: Town of Kingston

Lawyer for agency: Richard Golden - Burke, Miele, Golden & Naughton LLP Goshen

#### ***History of Plans and Approvals Submitted, Received, or Denied:***

This project originally received a negative declaration on March 28, 2019 on their Environmental Assessment Form from the town. This negative declaration was rescinded August 29, 2019 following public objections, and the process restarted. There have since been a series of hearings which lead up to a new vote on a positive/negative declaration under SEQRA.

On 7.19.2021 the town issued a positive declaration by unanimous vote. Drafting will begin of scoping documents, then a DEIS.

#### ***Current Condition:***

The owner is currently using the site as a storage location for heavy vehicles, specifically cranes and related equipment.

### ***Known Issues of Concern:***

- The lack of transparency on how much of the material to be removed from the site under the pretense of lot preparation is actually to be sold as a commercial product
- Air quality and public health impacts from dust and particulate matter generated by the removal and processing of stone products
- The significant historical sites and trails that would be destroyed upon construction of new structures
- Impact on nearby water bodies, especially Onteora Lake and Pickerel Pond
- The incompatibility of a sole heavy industrial site in contrast to the vast surrounding pristine preserved lands
- Submitted plans call for clearing 21 acres of trees, blasting 405,000 cubic yards of rock, and construction activity that is expected to involve nearly 12,500 truck trips in and out of the property over a five-year period.

***Forecast:*** The scoping process is key at this point, if there is a public hearing and comment period, that will be a critical time for early review and continued participation by concerned parties in the process.

***Our Take/What We're Watching:*** We will be keeping a close eye on the scoping process, and hope the Town will be thorough and accurate in identifying all the issues that should be included in the DEIS. A full scoping doc that includes all environmental issues is critical. We also encourage the town to draft an Alternate Site Analysis as part of the process.