

VILLAGE OF WARWICK PLANNING BOARD
NOTICE TO INVOLVED AGENCIES
ACCEPTANCE OF SEIS AND NOTICE OF PUBLIC HEARING
FOR PROJECT KNOWN AS
VILLAGE VIEW ESTATES CLUSTER SUBDIVISION PLAN

Date of Notice: November 18, 2019

PLEASE TAKE NOTICE, that the Village of Warwick Planning Board at its November 12st, 2019 meeting, accepted the Supplemental Environmental Impact Statement (SEIS) as complete and adequate for public review. The Planning Board intends to hold a public hearing on such SEIS and the subdivision plan, and the public and involved and interested agencies are invited to submit comments either in person at the Public Hearing for the SEIS or in writing before the end of the Public Comment Period (see dates below). The Village of Warwick Planning Board, as Lead Agency is conducting a coordinated review on behalf of the involved agencies listed in this notice.

This Notice and the SEIS was prepared and distributed in accordance with the applicable requirements set forth in SEQRA, 6 NYCRR Part 617.

LEAD AGENCY: Village of Warwick Planning Board, Village Hall, P.O. Box 369, Warwick, NY 10990.

PUBLIC HEARING DATE: The public hearing on the SEIS will be held at 7:30 PM on December 10th, 2019 at the Town of Warwick Town Hall located at 132 Kings Highway, Warwick, NY. This is a combined public hearing for the subdivision plan and the SEIS. Applicable comments on the plan or the SEIS will be formally answered in the FEIS, which will be distributed after the close of the Public Comment Period.

PUBLIC COMMENT PERIOD: The beginning of the Public Comment Period officially started at the filing of this notice. The Planning Board will accept public comments for this project anytime during the public comment period. This public comment period will be held open at least until December 20th or 10 days after the close of the Public Hearing, whichever is later.

WRITTEN COMMENTS: Written comments will be accepted by the Planning Board from the Public and Agencies during the public comment period for the SEIS, or the proposed subdivision plan. Please address all comments to the Planning Board Chairman James Patterson, P.O. Box 369, Warwick, NY 10990.

PROPOSED ACTION: The applicant, Village View Estates, LLC, has proposed a 33-lot subdivision in the Village of Warwick prepared in accordance with Village Zoning Regulations for Cluster Subdivisions. This subdivision is an alternative to the original subdivision proposed in the Village of Warwick and discussed in a DEIS accepted on June 21st, 2018, which is on file with Village of Warwick Planning Board, and available online at www.villageofwarwick.org. This SEIS incorporates all the information in the DEIS by reference.

The current alternative under consideration by the Planning Board would create 42 new residences in the Village of Warwick comprised of 32 single family residential units, and 10 townhouse residential units. It is proposed that the subject site will be served by the extension of existing municipal water

and sewer service. This project includes the use of property within the Town of Warwick controlled by the applicant for access and egress to and from the Village site as well as for stormwater detention ponds. Once approved as proposed, all residential lots would be located within the Village of Warwick municipal boundaries. The SEIS also discusses the impacts of creating a new road in the Town of Warwick on adjacent property held by the applicant and includes a potential development scenario of the Town property. The potential yield of the applicant's holdings within the Town, in accordance with Town Zoning provisions is 25 single family homes.

SITE LOCATION: The project is generally located at the intersection of Locust Street and Woodside Drive, Warwick, New York.

TAX MAP PARCELS:

Section 201, Block 1, Lots 1.1,1.2,1.3 and 2 (Village of Warwick)
Section 31, Block 2, Lot 84.1, 84.2, 85.2, (Town of Warwick)
Section 43, Block 1, Lot 3 (Town of Warwick)

SEQRA CLASSIFICATION : Unlisted Action

DOCUMENTS INCLUDED WITH THIS NOTICE: SEIS for Village View Subdivision Plan and Set of Subdivision Plans for the Village View Reduced Scale Subdivision.

CONTACT PERSON FOR DEIS: Questions on this submission or this notice should be directed to the Planning Board Secretary, Maureen Evans, who will direct your question to the appropriate person. She can be reached during regular Village business hours at (845) 986-9888.

CIRCULATION LIST

A copy of this Notice is being sent to the following Involved Agencies:

Town of Warwick Planning Board
132 Kings Hwy.
Warwick, NY 10990
Attn: Ben Astorino, Chairman

Orange County Dept. of Planning
124 Main Street
Goshen, NY 10924
Attn: David Church

Town of Warwick
32 Kings Hwy
Warwick, NY 10990
Attn: Town Board

Village of Warwick
Village Board
77 Main St.
Warwick, NY 10990

Orange County Dept. of Health
124 Main St.
Goshen, NY 10924

NYS Dept. of Environmental Conservation
21 South Putt Corner Rd. Region 3
New Paltz, NY 12561

NYS Office of Parks, Recreation & Historic
Field Services Bureau-Pebbles Island
P.O. Box 189
Waterford, NY 12188-0189

A copy of the DEIS and the SEIS is also on file for public inspection at the following location:

Wisner Library
1 McFarland Drive
Warwick, NY 10990

Town of Warwick Clerks Office
132 Kings Highway
Warwick NY 10990

Village of Warwick Planning Board Office
77 Main Street
Warwick, NY 10990

In addition, a digital copy of this document is available online at www.villageofwarwick.org