

**NOTICE OF DETERMINATION OF CONSISTENCY**  
**ROBERT SILBER, VILLAGE VIEW ESTATES, LLC**  
**Subdivision and Site Plan**  
**VILLAGE OF WARWICK PLANNING BOARD**  
**County of Orange, NY**

Please take notice that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617.6, the Village of Warwick Planning Board, as Lead Agency for purposes of Coordinated Review for the project described below, has determined, following review of supplemental submissions regarding a modification to an earlier subdivision/site plan approval granted to Robert Silber, Village View Estates, LLC for subdivision of a parcel of land into 28 residential lots will be carried out in accordance with the conditions and thresholds set forth in the earlier SEQRA review. The subdivision plat now has been modified to provide for 28 clustered single-family lots as compared to the previously approved subdivision which proposed 33 lots to be constructed as 32 single family units and one lot with five two family units. There have been no other material modifications to the subdivision plan. It is the determination of the Planning Board that the Village View proposal is not materially different from the previously approved subdivision project and that the current project will be carried out in accordance with the conditions and thresholds set forth in the previous SEQRA review. Therefore, no further SEQRA review will be required.

**Name of Project:** Robert Silber, Village View Estates, LLC – 28-Lot Cluster Subdivision

**Action Type:** Unlisted Action

**Location:** Corner of Woodside Drive and Locust Street in the Village of Warwick, in Orange County, 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)

**Summary of Action:**

Robert Silber, Village View Estates, LLC (the “Applicant” or “Project Sponsor”) has proposed a residential subdivision and development on property located at the Northeast corner of the intersection with Woodside Drive and Locust Street at the Village/Town of Warwick border. The site consists of four different adjoining tax map parcels Section 201, Block 1, Lots 1.1,1.2, 1.3, and 2 (the “Project Site”). The development includes construction of twenty-eight single family residential dwellings with related infrastructure. In addition to the dwelling units, the Project includes the construction of a proposed public street, access drives, utilities, sidewalks, lighting, landscaping, reconstruction of the Robin Brae pump station, off-site traffic control devices, and related improvements (collectively the “Project”). The Project is proposed to be serviced by municipal water and sanitary

sewer systems. The proposed street will be built to serve the Project. The street will be offered for dedication to the Village. On-site stormwater management will be provided for the Project as required by the Village and NYS Department of Environmental Conservation (“NYSDEC”) stormwater regulations. The project will preserve significant open space which will be owned and managed by a homeowner’s association to be formed and organized by the Project Sponsor.

- The proposed action will not result in any physical alteration of land greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impact on geological features greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on surface water resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on groundwater resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any flooding impacts greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on air quality greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on plants and animals greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on agricultural resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision
- The proposed action will not result in any impacts on aesthetic resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on historic or archeological resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.

- The proposed action will not result in any impacts on open space and recreational resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on a critical environmental area.
- The proposed action will not result in any transportation or traffic impacts greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on energy resources greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any noise, odor, or light impacts greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action will not result in any impacts on human health greater than that proposed by the previously approved Reduced Scale Alternative Cluster Subdivision.
- The proposed action is consistent with community plans.
- The proposed action is consistent with community character.

Based on the review of the supplemental material the Village of Warwick Planning Board hereby determines that no further SEQRA review or compliance is required.

**Date of SEQRA Consistency Determination:** June 14, 2022

**Date of Mailing:** June 14, 2022

**Contact Person/Address:** Jesse Gallo, Chairperson  
Village of Warwick Planning Board  
Village Hall, Main Street  
Warwick, New York 10990  
(845) 986-2031 ext. 7

**SEQRA Documents Previously Filed with Involved and Interested Agencies**

Lead Agency Notice of Intent  
Scoping Document  
Draft Environmental Impact Statement  
Supplemental Environmental Impact Statement  
Findings Statement

**Involved Agencies:**

Village of Warwick Village Board  
Village Hall, PO Box 369  
Warwick, NY 10990

Town of Warwick Town Board  
132 Kings Highway  
Warwick, NY 10990

Town of Warwick Planning Board  
132 Kings Highway  
Warwick, NY 10990

NYS Department of Environmental Conservation  
Region 3  
21 South Putt Corners Road

NYS Office of Parks, Recreation and Historic Preservation  
Field Services Bureau – Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

Orange County Department of Health  
124 Main Street  
Goshen, NY 10924

US Army Corps of Engineers  
Regulatory Branch - New York District  
Room 1937  
26 Federal Plaza  
New York, New York 10278

**Interested Agencies:**

Orange County Department of Planning  
124 Main Street  
Goshen, NY 10924

**Applicant:**

Robert Silber, Village View Estates, LLC  
4 Fosse Road  
New City, New York 10956.