

Town of Warwick Planning Board  
Homarc Commercial Development  
RESOLUTION ACCEPTING DRAFT EIS AS COMPLETE

WHEREAS, the Town of Warwick Planning Board (the “Planning Board”) received an application from Homarc Land, LLC (the “Applicant”) for Site Plan and Special Use Permit approval for development of a new ± 21,900 square foot professional and office development on a 5.1 acre site located at 152 New York State Route 94 near the intersection with Warwick Turnpike (County Route 21) in the Town of Warwick, Orange County, New York; the parcel is identified as Tax Map Section 51, Block 1, Lot 5.231; and

WHEREAS, the applicant’s stated purpose of the development is to “attract economic development and reduce the increasing tax burden on local residents without destroying the rural character of the Town” through the provision of 12 to 14 new office and/or retail spaces for rent in the Community Business Zoning District; and

WHEREAS, the Project includes a one-story building, 84 parking spaces, entrance and exit drives through a marginal access road connecting with the adjoining Price Chopper Plaza, landscaping, on-site stormwater management, and water and sewer services through interconnections with the Town of Warwick’s Fairgrounds systems; and

WHEREAS the Planning Board was established as the SEQR lead agency for the Project on April 16, 2008 following a coordinated review with other Involved Agencies; and

WHEREAS, the Planning Board adopted a Positive Declaration on April 16, 2008, requiring the preparation of a Draft Environmental Impact Statement (“DEIS”) to assess potential environmental impacts of the Project; and

WHEREAS, Public Scoping of the DEIS was undertaken with a Final Scoping Document adopted on March 4, 2009, and due to a downsizing of the overall project, later amended with an Amended Final Scoping Document adopted on July 17, 2013; and

WHEREAS, a DEIS was prepared by the Applicant and submitted to the Planning Board for a completeness review beginning on November 20, 2013; and

WHEREAS, on March 5, 2014, the Planning Board determined that the DEIS was not complete for commencing public review and provided a list of deficiencies that needed to be provided before the DEIS could be accepted; and

WHEREAS, on June 17, 2014, the Planning Board received a revised DEIS from the applicant for a second completeness review; and

WHEREAS, the Planning Board and its planning, engineering and legal consultants have now completed their second review of the revised DEIS document against the Amended Final Scoping Document.

NOW, THEREFORE, BE IT RESOLVED that the Town of Warwick Planning Board hereby accepts the Homarc Commercial Development DEIS as adequate for public review, authorizes the Planning Board Chairman to file and distribute the DEIS and the attached Notice of Completion of Draft EIS and Notice of Public Hearings in accordance with requirements of SEQRA, and to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action.

On a motion by Dennis McConnell seconded by Christene Little, the foregoing resolution was adopted on a vote of 5 in favor, 0 opposed and 0 abstentions.

Dated: Warwick, New York  
July 16, 2014

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BENJAMIN ASTORINO, CHAIRMAN