

State Environmental Quality Review Act (SEQR)

Notice of Public Scoping Session

**Mountain View Estates Subdivision
Old Ridge Road
Town of Warwick, Orange County, NY**

The Town of Warwick Planning Board, as Lead Agency, is reviewing an application from Elljay Development Inc. for a proposed 53-lot cluster subdivision of a \pm 169-acre parcel. The applicant has proposed that all 53 lots, proposed for 53 new single-family dwellings, be served by individual wells and individual septic disposal systems. Four of the proposed 53 lots would be designated for affordable housing under the Town of Warwick's affordable housing program. Approximately 5,400 feet of new roads are proposed along with two common driveways that would serve 11 dwellings. The site consists predominantly of approximately \pm 54 acres of farmland (32% of the site), \pm 112 acres of forested land (66% of the site), and \pm 2.5 acres of State Protected Freshwater wetlands (0.15% of the site). Additional areas of Federal Jurisdictional Wetlands may also be located on the parcel. The applicant has proposed that 53.5 percent of the site be conserved as open space under a proposed cluster subdivision plan. The property lies within the Town's Rural, Mountain, Ridgeline Overlay, and Agricultural Protection Overlay Zoning districts.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On February 6, 2008 at 7:30 PM, the Planning Board will hold a public scoping session at the Town of Warwick Town Hall, 132 Kings Highway, Town of Warwick. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available in the Planning Department at Town Hall for review or reproduction at 25¢ per page. The document is also available at the Wisner Library for viewing and on the Internet for viewing, downloading, or printing at <http://www.townofwarwick.org>. Written comments on the Draft Scoping Document are welcomed. Persons attending the public scoping session will have an opportunity to speak to make their scoping suggestions known. The period for submitting written comments on the scope of the DEIS will close on February 16, 2008. Comments should be submitted by that date to Connie Sardo, Town of Warwick Planning Board, 132 Kings Highway, Warwick, NY 10990. Afterwards, the Planning Board will issue a Final Scoping Document.