

617.9

State Environmental Quality Review (SEQR)

Notice of Completion of Final EIS

Lead Agency: Town of Warwick Planning Board

Address: Town Hall
132 Kings Highway
Warwick, NY 10990

Date: February 4, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Final Environmental Impact Statement has been completed, for the proposed action described below, by the Town of Warwick Planning Board acting in its capacity as the SEQR Lead Agency for the action.

Name of Action: Homarc Commercial Development

Description of Action: The applicant has requested approval from the Town of Warwick Planning Board for construction and operation of a new ± 21,900 square foot professional and office development on a 5.1 acre site located on New York State Route 94 near the intersection with Warwick Turnpike (County Route 21). The project site is located in the Town's Community Business (CB) Zoning District. It consists of a one-story building that has been proposed for interconnection with the Town's water and sewer system, located on parcels adjoining the contiguous Price Chopper Plaza site. Site access would be from a proposed Marginal Access Road connection with the Price Chopper Plaza site. A total of 84 parking spaces have been proposed to accommodate the use. Landscaping the site following construction would be in accordance with Town of Warwick design requirements.

Location: 152 New York State Route 94 South, Town of Warwick, Orange County, New York. The parcel is identified as Section 51, Block 1, Lot 5.231

Potential Environmental Impacts:

1. Increased susceptibility to erosion from the loss of natural vegetation on the site during construction and a potential increase in downstream sedimentation of surface waters in the Wawayanda Creek watershed.

2. Increase in the volume of stormwater runoff from 1.52 acres of new impervious surfaces.
3. An increase in pollutant loadings in stormwater runoff from the proposed impervious surfaces.
4. An increase in air emissions and fugitive dust generated during construction activity. An on-site increase in emissions from natural gas use and an increase in electricity use during operation of the project, potentially creating an off-site increase in emissions.
5. An increase in the volume of traffic and delays through local intersections.
6. An increase in the demand for police, fire and ambulance services.
7. An increase in the demand for potable water supplied by the Town of Warwick. An increase in the volume of wastewater received by the Town of Warwick's Fairgrounds Wastewater Treatment Facility.
8. An increase in the volume of solid waste generated locally.
9. An increase in the amount of light visible at the site during nighttime hours, an increase in noise from traffic going to and from the site and from HVAC equipment installed on the site.
10. The project will increase the extent of commercial uses in the Route 94 corridor.
11. The project will create a net increase in tax revenues to the Town and special districts in the Town.
12. A decrease in the amount of land currently being used for agricultural production.

The Final EIS is circulated herewith to all agencies. A Copy of the Final EIS is available through the contact person named below, is available for downloading from the Town of Warwick's Website at <http://www.townofwarwick.org/> and additional paper copies of the Final EIS are available for examination at the Warwick Town Hall.

Contact Person: Connie Sardo, Secretary
Address: Town of Warwick Planning Board
Town Hall
132 Kings Highway
Warwick, NY 10990
Telephone: 845.986.1127

A Copy of this Notice and Final EIS Filed With:

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

Homarc Land, LLC. (applicant)

Environmental Notice Bulletin (Notice Only)
Email: enb@gw.dec.state.ny.us

Michael Sweeton, Town Supervisor

Town Board of the Town of Warwick

Town of Warwick Architectural Review Board

Town of Warwick Conservation Advisory Board

Orange County Department of Health

Orange County Department of Planning

New York State Department of Environmental Conservation

New York State Department of Transportation

New York State Office of Parks Recreation and Historic Preservation

United States Army Corps of Engineers

United States Fish & Wildlife Service

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Town of Warwick Planning Board
Homarc Commercial Development
RESOLUTION ADOPTING FINAL EIS

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, on July 16, 2014, the Planning Board accepted the Homarc Commercial Development DEIS as adequate for public review, filed and distributed the DEIS in accordance

Homarc Final EIS Adoption Resolution

with requirements of SEQR, held a public hearing on the Draft EIS on August 20, 2014 and accepted written comment on the Draft EIS until September 10, 2014, and

WHEREAS, the applicant has prepared and submitted a Preliminary Final EIS document for the Planning Board's consideration, and

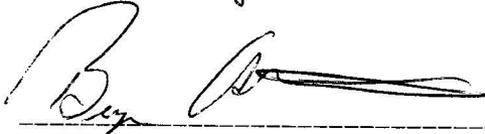
WHEREAS, the Planning Board and its Planning, Engineering, and Legal consultants have reviewed the Preliminary Final EIS document and has directed the applicant to prepare a number of changes to the Preliminary Final EIS document prior to filing it in accordance with SEQR requirements.

NOW THEREFORE BE IT RESOLVED that the Town of Warwick Planning Board hereby adopts the Homarc Commercial Development Final EIS subject to the completion of the changes detailed on the attached list, and once such changes are prepared authorizes the Planning Board Chairman to file and distribute the Final EIS and the attached Notice of Completion of Final EIS in accordance with requirements of SEQR, 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 Chris Little, the foregoing resolution was adopted on a vote of 5 in favor, 0 opposed and 0 abstentions.

Dated: Warwick, New York

February 4, 2015



BENJAMIN ASTORINO, CHAIRMAN