

State Environmental Quality Review Act (SEQR)

Notice of Public Re-Scoping

Homarc Office, Retail and Food Service Development
Route 94
Town of Warwick, Orange County, NY

The Town of Warwick Planning Board, as SEQR Lead Agency, is reviewing Site Plan and Special Use Permit applications from Homarc Land, LLC for a proposed development of a ± 5.1-acre parcel on State Route 94 near Warwick Turnpike. The Planning Board issued a Positive Declaration on April 16, 2008 and conducted project scoping (or contents) for a Draft Environmental Impact Statement (DEIS) to be prepared on the project. Since that time, changes occurred that have resulted in a modified project. The applicant has presented a Draft Modified Scoping Document.

The modified project consists of a smaller building of ± 21,900 square feet (the previous building was proposed at ± 29,120 square feet) for office, retail and food services. The project is proposed in the Town's Community Business (CB) Zoning District. This represents a change from the Town's former Design Shopping (DS) Zoning District in existence in 2008. The proposed one-story Building (previously a two-story building was proposed) calls for 84 surface parking spaces. Previously, some of the parking was proposed in the basement of the building. The applicant has proposed that the building be served by municipal water and sewage disposal. Previously, a well and septic system had been proposed. Access is proposed from a new marginal access road that parallels Route 94 and connects with the adjoining Price-Chopper plaza. The site consists predominantly of meadow/brushland, a forested area, and protected freshwater wetlands.

Involved and Interested Agencies and members of the public are invited to participate in defining the revised scope of the DEIS reflecting their concerns and information needs. Written comments on the revised Draft Scoping Document are welcomed. The document is available at <http://www.townofwarwick.org/departments/seqr.shtml>. The period for submitting written comments on the revised scope of the DEIS will close on June 28, 2013. 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.