617.9

State Environmental Quality Review (SEQR)

Notice of Completion of Draft EIS and Notice of Public Hearings on Draft EIS and Preliminary Subdivision Application

Lead Agency: Town of Warwick Planning Board

Address: Town Hall
132 Kings Highway
Warwick, NY 10990

Date: November 18, 2009

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 Draft Environmental Impact Statement (EIS) has been completed and accepted for the proposed action described below by the Town of Warwick Planning Board, the SEQR Lead Agency for the action. Comments on the Draft EIS are requested and will be accepted by the contact person until 4:00 PM on February 3, 2010. A public hearing on the Draft EIS will be held at 7:30 PM on January 20, 2010 in the Town of Warwick Town Hall on Kings Highway, Warwick, New York. As suggested by the SEQR Regulations, the Public Hearing on the Draft EIS will be held jointly with the Public Hearing on the application for preliminary subdivision approval. At this stage of the environmental review process under SEQR, the DEIS evaluates several subdivision plan alternatives including the applicant's preferred subdivision plan together with a Traditional Neighborhood subdivision plan, a reduced scale subdivision plan, a conventional subdivision plan, an alternative cluster subdivision plan and a cluster subdivision plan with community septic disposal systems as an alternative to individual septic disposal systems.

Name of Action: Warwick Views Subdivision

Description of Action: The applicant has requested approval from the Town of Warwick Planning Board for subdivision of a ± 249.9 acre site known as the Stanford Farm, consisting of three parcels of land, into 53-lots for construction and sale of 53 single-family dwellings. The site is located on Bloom Corners Road just southwest of the Hamlet of Edenville. One new access point and a new road, to be developed and dedicated to the Town of Warwick, would serve the subdivision off Bloom Corners Road

and a future connection with the recently approved Luft Subdivision would be developed for a total of about 6,020 lineal feet of new Town road and 1,033 lineal feet of new private road. The proposed subdivision has been planned to be constructed over a period of three years. Water supply and sewage disposal are proposed to be provided by on-site community systems. In addition to subdivision approval from the Planning Board, other permits from local, County, State and Federal agencies are required. Most of the project site currently contains woodland (42% of the site), active farmland (27% of the site), State and Federal Jurisdictional wetlands (18.7% of the site) and idle grasslands (12% of the site). A classified stream bisects the site and passes through the State and Federal wetlands. The subdivision has been proposed as a Cluster Subdivision that would result in permanent protection of 69.4 percent of the site (± 173.35 acres) through a conservation easement pursuant to Article 49 of the New York State Environmental Conservation Law. The site is surrounded by residential and agricultural uses and is in close proximity to the Hamlet of Edenville. The DEIS discusses a total of six alternatives to the proposed action.

Location: Bloom Corners Road in the Rural (RU) Zoning District, Town of Warwick, Orange County, New York.
Tax Map Parcels 27-1-41.131, 27-1-47, and 27-48.1

Potential Environmental Impacts:

1. The proposed action will result in the disturbance of approximately 41.23 acres of land, including active and inactive farmland, woodland and wetland areas.
2. The proposed action will result in a reduction in groundwater recharge and increased surface water runoff as a result of the introduction of approximately 8.95 acres of new impervious surfaces.
3. The proposed action will result in potential water quality degradation to surface waters as a result of pollutants released during rain and snow falling on new lawn areas (largely pesticides and fertilizers) and roads and driveways (largely petroleum-based chemicals, salt and other snow removal chemicals and metals). Soil erosion and subsequent sedimentation of surface waters can also be expected during the construction phase of the project.
4. Approximately 17.91 acres of important farmland soils will be converted to residential uses including the permanent loss of Prime Farmland Soils and Soils of Statewide Importance.
5. Approximately 9,840 square feet of State and Federal wetlands and approximately 30,390 square feet of State wetland buffer will be removed and replaced by the proposed Town road.
6. Existing wooded areas and agricultural field vegetation on-site will be replaced with structures, lawns, and landscaping vegetation.
7. Approximately 41.23 acres of wildlife habitat will be altered. No Endangered or Threatened Species habitats are known to exist on the site.

8. Approximately 47 new vehicle trips are expected during the AM Peak Hour and 59 new vehicle trips during the PM Peak Hour on Bloom Corners Road, dispersed to and from the surrounding areas. Additional traffic on local roads can be expected to be generated from the proposed subdivision, dispersed throughout the day.
9. Approximately 21,200 gallons of water will be pumped from the ground each day and a corresponding amount of sanitary sewage will be generated and discharged to the ground through the proposed septic disposal system by the proposed use.
10. Community services such as police, fire, and schools may be affected by increased demands from the expected 195 additional residents including 46 public school age children. A negative fiscal impact to the Warwick School District is expected to be -$101,517 with a positive fiscal impact to other jurisdictions including the Town, County and Fire and Ambulance districts.
11. The proposed subdivision will alter the existing agricultural and forested landscape of the site and change the visual character from rural to suburban.

The Draft EIS is herewith circulated to all agencies. A Copy of the Draft EIS is available through the contact person named below. Additional paper copies of the Draft EIS are available for examination at the Warwick Town Hall and electronic versions are available for downloading and printing on the Town of Warwick Internet website at http://www.townofwarwick.org/.

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 Draft EIS Filed With:

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

Warwick Views, 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 Public Works Department

Town of Warwick Conservation Board

Town of Warwick Architectural Review Board

NY State Department of Environmental Conservation
Division of Regulatory Services
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Albany, NY 12233

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New Paltz, NY 12561

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PO Box 509
Goshen, New York 10924

Orange County Department of Health
124 Main Street
Goshen, New York 10924

Orange County Department of Planning
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