

617.6

State Environmental Quality Review (SEQR)

Resolution

Type 1 Action

Name of Action: Mountain Green Partners LLC SP & SUP 43-1-28 Application

Whereas, the Town of Warwick Planning Board is in receipt of an application for review and approval of a Site Plan and Special Use Permit known as the Mountain Green Partners SP & SUP care of (c/o) Steven Sullivan, Mountain Green Partners LLC, for the proposed development of **hotel- and motel-style accommodations** on the existing 29.2 +/-acre site, on tax parcel: Section 43, Block 1, Lot 28, located at 5 Hathorn Road, in the SL (Suburban Residential Low-Density) zoning district, in the Town of Warwick, Orange County, New York; and

Whereas, the Town of Warwick Planning Board has reviewed the submittal including drawings entitled Mountain Green Partners, LLC, including the following: Overall Site Plan; Vicinity Map & Notes; Entrance Drive; Grading, Utility, and Stormwater Management (East); Grading, Utility, and Stormwater Management (West); Construction Details (2 sheets); Erosion Control Details; and Sewage Disposal System Details, , prepared by David A. Getz, PE, Engineering & Surveying Properties, showing a set of site plans proposing the creation of 30 units of “Tourist Accommodations” structures in 2 “Court” areas and 25 guest rooms in the “Lodge” building, an existing building, which will become the proposed “Caretaker’s Residence”, a proposed new “Pavilion” structure with access via one (1) twenty foot (20’) wide main driveway to Hathorn Road, which encircles the interior of the site providing additional smaller access loops to the court areas and individual buildings; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and .5, the Planning Board has determined that the proposed project is a Type 1 Action under SEQR as per the SEQR regulations sections 617.4 (b)(6)(i) and (8), yet further information is needed for continued review of the application;

Now Therefore Be It Resolved, that the Town of Warwick Planning Board hereby declares that the proposed project is a Type 1 Action under SEQR; and

Be It Further Resolved, that the Town of Warwick Planning Board hereby declares its intent to serve as Lead Agency in the review of the application under SEQR;

Be It Further Resolved, that the Town of Warwick Planning Board hereby authorizes the circulation of this resolution and project information to the following Involved and Interested Agencies and other agencies to inform them of the SEQR review of the proposed action:

- United States Army Corps of Engineers (US ACOE);
- New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) aka State Historic Preservation Office (SHPO);
- New York State Department of Environmental Conservation (NYSDEC);

- Orange County Department of Planning (OCDP);
- Orange County Department of Public Works (OCDPW);
- Orange County Department of Health (OCDH);
- Town of Warwick Town Board; and
- Town of Warwick Zoning Board of Appeals.

On a motion by Dennis McConnell, and seconded by Bo Kennedy, and a vote of 5 for, and 0 against, and 0 absent, this resolution was adopted on November 15, 2023.