

617.7
State Environmental Quality Review (SEQR)
Resolution Adopting Positive Declaration

Name of Action: Pulpit Rock Inn Development

Whereas, NADA LLC (hereafter referred to as the “applicant”) submitted an application for Site Plan Review and Approval and an application for a Special Use Permit to the Town of Warwick Planning Board (hereafter referred to as the “Planning Board”), to develop a \pm 9.022 acre parcel of land located on West Street Extension 1000 feet east of County Route 1, identified as Section 43, Block 1, Lot 48; and

Whereas, the Planning Board, has been designated as the SEQR Lead Agency for conducting the environmental review of this Type 1 Action following a Coordinated Review with other Involved Agencies; and

Whereas, the Planning Board has reviewed the Full Environmental Assessment Form (FEAF) for the proposed project, the Criteria For Determining Significance contained in 6 NYCRR 617.7(c), and the applicant’s proposed Conceptual Site Plan dated May 29, 2019; and

Whereas, the Planning Board has determined that the proposed project has the potential to have a significant adverse impact on the environment and has set forth the potential impacts that may reasonably be expected to result from the proposed action in a Positive Declaration attached to this Resolution.

Now Therefore Be It Resolved, that the Planning Board hereby adopts the attached Positive Declaration; and

Be It Further Resolved, that the Planning Board hereby authorizes its Chairman to circulate the attached Positive Declaration to all other involved and interested agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard.

On a motion by Dennis McConnell, seconded by Chris Little, and a vote of

5 for, and 0 against, and 0 absent, this resolution was adopted on
October 16, 2019

State Environmental Quality Review (SEQR)

Positive Declaration

**Notice of Intent to Prepare a Draft Environmental Impact Statement
Determination of Significance**

Date: October 16, 2019

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.

The Town of Warwick Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Pulpit Rock Inn

Location: West Street Extension (SBL 43-1-48)

SEQR Status

Type 1	<input checked="" type="checkbox"/>
Unlisted	<input type="checkbox"/>

Description of Action: The proposed action involves Site Plan and Special Use Permit review and approval for a proposed 7,853 square foot hotel with 62 rooms, an outdoor pool, parking for an initial 94 spaces and potentially 120 spaces in total, six cottages consisting of 2,236 square feet and eight units in each for an additional 48 overnight units and an additional 13,416 square feet, all served by a sewage treatment facility, an individual well, and stormwater management facilities. The site consists of former farmland and contains freshwater wetlands, forested areas, and the Wawayanda Creek, a class "C(T)" protected stream. The site is within the Town of Warwick's Suburban Residential Low Density (SL) Zoning District as well as the Town's Aquifer Protection and Biodiversity Conservation Overlay (BC-O) districts. The site is also within the Town's Traditional Neighborhood Overlay (TN-O) Zoning District but the provisions of this Zoning District do not apply to the action.

Reasons Supporting This Determination:

1. The proposed action may require construction in areas where bedrock is at or near the surface and on steep slope areas. This has the potential to cause soil erosion and subsequent sedimentation of protected surface waters, including a C(T) Stream, the Wawayanda Creek, which has been designated by New York State as "Severely Impacted" in the vicinity of the site.
2. The proposed action includes construction activities adjacent to Federal Jurisdictional wetlands and "Probable Wetland Areas" identified by New York State. The discharge of stormwater runoff from the impervious surfaces and other developed areas on the site has the potential to impact surface waters including the Wawayanda Creek and freshwater wetlands.
3. The proposed action requires development of an on-site supply of potable water of at least 16,500 gallons per day for the 110 hotel rooms and the pool. The proposed action is located within the Town's Aquifer Protection Overlay (AQ-O) Zoning District and has the potential to affect groundwater resources. An approximately equal number of gallons of sanitary sewage per day will need to be treated prior to discharge on the site.
4. The site is located within the Town of Warwick's Biodiversity Conservation Overlay (BC-O) Zoning District and the site and surrounding areas may contain habitats and/or plant and animal species identified as endangered or threatened. The site has also been identified on the Hudson River Valley Natural Resource Mapper as having "important habitat values and stormwater-related benefits" associated with the forested areas on the site.
5. The proposed action has the potential to impact traffic on Town, Village, and County roads and intersections as well as pedestrian and bicycle movements in the area.
6. The proposed action occurs in an area identified by the State of New York as sensitive for archaeological resources.
7. Removal of native vegetation along with excavation and grading of soils can impact groundwater recharge and the potential for contamination, increase stormwater runoff, soil erosion and sedimentation and remove valuable wildlife habitat.
8. The proposed action is likely to affect scenic views known to be important to the community and the State. Pulpit Rock, located on the site, is an aesthetic resource and is discussed in the Village of Warwick's Comprehensive Plan as important to the community as well as the character of the neighborhood and surrounding gateway area.
9. Pulpit Rock has been identified by Warwick's Conservation Board as a "significant open space feature" for both the Village and Town of Warwick.

10. The proposed action has the potential to affect community service providers including fire, ambulance, and police.

Public Scoping of the Draft GEIS will occur as follows:

Scoping of the Draft EIS will be conducted. The applicant's Draft Scoping Document will be forwarded to all Involved and Interested agencies, through publication of a "Notice of Project Scoping" in the official Town newspaper, and through availability of the Draft Scoping Document on the Internet for viewing or downloading at <http://www.townofwarwick.org>. The Draft Scoping Document will also be available for public review at the Town of Warwick Planning Board offices. A Public Scoping Session will be scheduled to discuss the Scoping Document and additional written comments will be accepted afterwards. Following the public Scoping Session, the Planning Board will prepare and distribute a Final Scoping Document.

For Further Information:

Contact Person: Connie Sardo, Planning Board Secretary
Address: Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990
Telephone: 845-986-1120

A Copy of this Notice Filed With:

NADA LLC, Applicant
Town Supervisor Michael Sweeton & Town Board of the Town of Warwick
Town of Warwick Planning Board
Town of Warwick Architectural Review Board
Town of Warwick Conservation Advisory Board
Village of Warwick Board of Trustees
Orange County Department of Health
Orange County Department of Planning
New York State Department of Environmental Conservation
United States Army Corps of Engineers