

**AGENDA - TOWN BOARD MEETING**

**October 10, 2019**

**7:30pm**

**PUBLIC HEARING: UNSAFE BUILDING– CLEARY**

**REGULAR MEETING:**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ACCEPTANCE OF MINUTES**

**1. Regular Meeting, September 26, 2019**

**CORRESPONDENCE:**

**JENNIFER L. CROVER – Supervisor of Transportation, Town of Warwick Dial – A-Bus. Email to the Town Supervisor dated October 3, 2019 recommending the transfer to Head Bus Driver position for Eustrates Vlachos.**

**PETER BARLET/NANCY BRENNER-DEANGELO – Justices, Town of Warwick. Letter dated October 3, 2019 to the Town Board regarding the 2019-2020 JCAP Grant.**

**KAREN PENNINGS – Secretary, Florida Fire District. Email dated October 1, 2019 regarding the Budget Hearing Notice for the Florida Fire District.**

**COURTNET CANFIELD – Deputy Commissioner of Elections. Email dated October 2, 2019 regarding Election Day Information.**

**MICHAEL GRANT – Manager-Regional & Community Affairs, Orange & Rockland Utilities, Inc. Email dated October 1, 2019 regarding Orange & Rockland Utilities Smart Meter Deployment Notification for November 2019.**

**MARY ELLEN F. BEAMS – Town Clerk, Town of Monroe. Letter dated September 26, 2019 to the Town Clerk regarding a Notice of Public Hearing concerning the Draft Scope for Preparation of a Draft Generic Environmental Impact Statement to solicit public comment and to permit the submission of any written comments concerning the proposed Amendments to the Town Code, Chapter 57 (Special Planning District and Conservation Cluster Residential Floating Zone.)**

**EILEEN ASTORINO – Town Clerk, Town of Warwick. Email sent October 3, 2019 to General Code regarding address change.**

**THOMAS E. MASLANKA – Lieutenant, Town of Warwick Police Department. Letter dated October 4, 2019 informing the Supervisor of his intent to retire in March 2020.**

**JENNIFER L. CROVER – Supervisor of Transportation, Town of Warwick Dial – A-Bus.**  
**Email dated October 4, 2019 to the Supervisor recommending current part-time driver Heather Vanella be place into the available full-time position.**

**DOUGLAS STAGE/WARWICK CLASS OF 1974 - Resident, Town of Warwick. Request to serve Alcohol at Wickham Woodland Manor House on October 12, 2019 for High School Class of 1974 Reunion.**

**ROBERT SCHLUTER & ROSEMARIE CURTI – Residents, Town of Warwick. Application to request participation in the Warwick Agricultural Protection Overlay District.**

**BOARD’S DISCUSSION ON CORRESPONDENCE**

**VISITING ELECTED OFFICIALS**

**REPORTS OF BOARDS AND COMMISSIONS**

**COMMITTEE REPORTS**

**DEPARTMENT OF PUBLIC WORKS REPORT**

**PARKS DEPARTMENT**

<b>ALL PARKS OPEN</b>	<b>Mowing &amp; Maintaining</b>	<b>Town &amp; Village of GWL</b>
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**COUNCILMAN DE ANGELO REPORT**

**COUNCILMAN KOWAL REPORT**

**COUNCILMAN GERSTNER REPORT**

**COUNCILMAN SHUBACK REPORT**

**ATTORNEY’S REPORT**

**TOWN CLERK’S REPORT**

**1. FEES COLLECTED – SEPTEMBER 2019**

<b>Interest in Town Clerk’s Checking Account</b>	<b>\$1.62</b>
<b>Wickham Lake Permit Fee Resident</b>	<b>\$20.00</b>
<b>Wickham Lake Permit Non-Resident</b>	<b>\$30.00</b>
<b>Wickham Lake Permit Renewal Resident</b>	<b>\$10.00</b>
<b>Wickham Lake Permit Renewal Non-Resident</b>	<b>\$60.00</b>
<b>Copy of Map</b>	<b>\$130.00</b>
<b>Marriage Certified</b>	<b>\$130.00</b>

<b>Photocopies</b>	<b>!110.00</b>
<b>Postage</b>	<b>\$5.00</b>
<b>Special Event Permit</b>	<b>\$25.00</b>
<b>Town Park Pavilion</b>	<b>\$175.00</b>
<b>Marriage License Fee</b>	<b>\$367.50</b>
<b>Bingo License</b>	<b>\$7.50</b>
<b>Conservation</b>	<b>\$862.93</b>
<b>Dog Licenses</b>	<b>\$1,496.00</b>
<b>Use of Room Senior Center</b>	<b>\$60.00</b>
<b>Registrar Town of Warwick</b>	<b>\$450.00</b>
<b>WF Park Daily Non-Res</b>	<b>\$840.00</b>
<b>WF Park Daily Res</b>	<b>\$896.00</b>
<b>Street Opening Inspection Fee</b>	<b>\$50.00</b>
<b>Town Park Deposits</b>	<b>\$200.00</b>
<b>Total Local Shares Remitted</b>	<b>\$5,927.05</b>

## **2. FEES PAID – SEPTEMBER 2019**

<b>NYS Dept. of Health</b>	<b>\$472.50</b>
<b>NYS Ag &amp; Markets for Spay/neuter program</b>	<b>\$190.00</b>
<b>NYS Environmental Conservation</b>	<b>\$14,766.07</b>
<b>State Comptroller for Bingo License</b>	<b>\$11.25</b>
<b>Village of Warwick for Registrar Fees</b>	<b>\$1,550.00</b>
<b>Total Non-Local Revenues</b>	<b>\$16,989.82</b>

## **SUPERVISORS REPORT**

### **PRIVILEGE OF THE FLOOR (AGENDA ITEMS)**

#### **NEW BUSINESS:**

- 1. APPROVE TRANSFER OF HEAD DIAL-A-BUS DRIVER POSITION – EUSTRATES VLACHOS**
- 2. REFUND PARK FEES – GREGORY SOBO**
- 3. SUPPORT JUSTICE COURT 2019-2020 JCAP GRANT APPLICATION**
- 4. APPOINT JACOBOWITZ AND GUBITS, LLP – 2019-2020 TAX CERTIORARI PROCEEDINGS**
- 5. ACCEPT RESIGNATION– POLICE LIEUTENANT THOMAS E. MASLANKA**
- 6. APPOINT FULL-TIME DIAL-A-BUS DRIVER -HEATHER VANELLA**
- 7. AUTHORIZE SUPERVISOR TO ATTAIN TOWN OF WARWICK CREDIT CARD**
- 8. AMEND RESOLUTION #R2019-245 BUDGET TRANSFER - BUILDINGS**
- 9. AUTHORIZE SUPERVISOR TO CONTRACT FOR PROPERTY MAINTENANCE – 129 HUNT DRIVE**
- 10. REQUEST TO SERVE ALCOHOLIC BEVERAGES WICKHAM WOODLAND MANOR – WARWICK VALLEY CLASS OF 1974**

11. **REQUEST TO PARTICIPATE – AGRICULTURAL PROTECTION  
OVERLAY DISTRICT- SECTION 46 BLOCK 1 LOT 12**
12. **AUTHORIZE SUPERVISOR TO SIGN A MEMORANDUM OF  
AGREEMENT- FLORIDA UNION FREE SCHOOL DISTRICT**

**PRIVILEGE OF THE FLOOR (GENERAL)**

**RECONVENE:**

**ADJOURN:**

**NOTICE IS HEREBY GIVEN** that a hearing will be conducted by the Town of Warwick Town Board at the Town Hall of the Town of Warwick, 132 Kings Highway, Warwick, New York 10990 on October 10, 2019 at 7:30 PM, pursuant to resolution adopted the Town Board on August 15, 2019, to determine the order to repair contained in said resolution to repair or remove the structure or persons having an interest in the premises hereinafter described shall be affirmed, modified or vacated and, in the event of modification or affirmance, to assess all costs and expenses incurred by the Town in repair or removal of such building or structure against the land on which such building or structure is located.

1. The premises are: 4 Waterbury Road, Warwick, New York 10990: Town of Warwick Tax Map designation, Section 42 Block 1, Lot 80.1.
2. The owner and/or person in possession of the premises are Karen Cleary.
3. The dwelling unit on the premises is in severe disrepair, as set forth in the annexed report from the Town of Warwick Building Department.
4. The Order of the Town Board to make safe and secure the premises is annexed hereto.
5. That the securing or removal of said structure shall commence within 30 days of the service of the notice and shall be completed within 60 days thereafter.
6. At the aforesaid time and place of hearing, the owner or/occupant of the premises shall have to contest the order and findings of the Town Board.
7. In the event the owner, occupant or the other person having an interest in the premises shall fail to contest such order and fail to comply with the same, the Town Board will order the repair or removal of such building or structure by the Town, and that the Town will assess all costs and expenses incurred in such removal against the land on which the building or structure is located.

DATED: October 2, 2019

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF WARWICK  
EILEEN ASTORINO  
TOWN CLERK**

**Town Hall**  
1465 Orange Turnpike  
Monroe, New York 10950  
[www.monroeny.org](http://www.monroeny.org)  
Tel: 845-783-1900  
Fax: 845-782-5597

**Town Clerk:**  
Mary Ellen Beams  
845-783-1900 ext. 203

**Highway Superintendent:**  
John Scherne  
845-783-1900 ext. 211

**Attorney:**  
Brian Nugent  
845-353-2000



**Supervisor**  
Tony Cardone  
845-783-1900 ext. 104

**Councilpersons:**  
Richard Colon  
Michael McGinn  
Mary Bingham  
Salvatore Scancarello

**Town Justices:**  
Steven Milligram  
Audra Schwartz  
845-783-1900 ext. 209

**Building Inspector:**  
Benigno Maldonado  
845-783-1900 ext. 208

**Assessor:**  
April McDonald  
845-783-1900 ext. 206

**RECEIVED**

OCT 01 2019

Town of Warwick  
Town Clerk

September 26, 2019

Town/Village Clerk's

The Town Board of the Town of Monroe will conduct such Public Hearing concerning the Draft Scope for Preparation of a Draft Generic Environmental Impact Statement to solicit public comment and to permit the submission of any written comments until October 25, 2019 at 4:00 P concerning the proposed Amendments to Town Code, Chapter 57 (Special Planning District and Conservation Cluster Residential Floating Zone).

Sincerely yours,

Mary Ellen F. Beams RMC

Town Clerk, Town of Monroe

**PUBLIC HEARING  
TOWN OF MONROE**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Town Board of the Town of Monroe, Orange County, New York, on October 7, 2019 at 7:00 PM. at the Town of Monroe Senior Center, 101 Mine Road, Monroe, New York 10950.

The Town Board of the Town of Monroe will conduct such Public Hearing concerning the Draft Scope for Preparation of a Draft Generic Environmental Impact Statement to solicit public comment and to permit the submission of any written comments until October 25, 2019 at 4:00 P concerning the proposed Amendments to Town Code, Chapter 57 (Special Planning District and Conservation Cluster Residential Floating Zone).

The Town of Monroe will make every effort to assure that the public hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

The Draft Scope for Preparation of a Draft Generic Environmental Impact Statement, is available on the Town website [www.monroeny.org](http://www.monroeny.org) and at the Town Clerk's Office, at 1465 Orange Turnpike, Monroe, New York, 10950, Monday – Friday, 9:00 am – 4:00 pm.

BY ORDER OF THE TOWN CLERK  
MARY ELLEN F. BEAMS  
TOWN OF MONROE

**LOCAL LAW NO. \_\_ OF 2019**  
**OF THE INCORPORATED TOWN OF MONROE, NEW YORK TOWN BOARD**  
**AMENDING CHAPTER 57 OF THE CODE OF THE TOWN OF MONROE**

A LOCAL LAW to amend the Code of the Town of Monroe Chapter 57 to add Article XXI entitled "Special Planning Districts."

**BE IT ENACTED AS FOLLOWS:**

Section 1. Legislative Intent.

A Local Law to amend the Code of the Town of Monroe by amending Chapter 57 to add Article XXI entitled "Special Planning Districts" pursuant to Municipal Home Rule Law Section 10 et. seq.

This Chapter is authorized by the New York State Constitution Article IX, § 2, the provisions of the New York Municipal Home Rule Law, and the provisions of the Statute of Local Governments.

This Local Law shall be known and may be cited as "Local Law No. \_\_ of 2019."

Section 2. Effect.

Chapter 57 of the Code of the Town of Monroe is hereby amended by adding Article XXI entitled "Special Planning Districts" and Section 57-94 entitled "Conservation Cluster Residential Floating Zone" and shall read as follows:

**Article XXI Special Planning Districts**

**§ 57-94 Conservation Cluster Residential Floating Zone.**

**A. Statement of intent and objectives.**

- (1) It is the intent of this Conservation Cluster Residential ("CCR") Floating Zone to provide a more flexible zoning framework to incentivize more intensive clustering of residential development along the boundaries of the Town's villages in order to preserve large expanses of continuous open space to serve as a "growth edge" and discourage a sprawling, land- and resource-consumptive, large-lot development pattern. In the place of prescribed standards for uses, lot sizes, yards and setbacks, this district favors a more process-based approach, wherein an applicant will develop a Master Development Plan designed to meet several identified planning purposes and criteria, as a basis for more flexible use, bulk and design standards. The CCR District is a floating zone that may be affixed to parcels by the Town Board as provided below.
- (2) Among the Comprehensive Plan goals to be achieved through use of the CCR Floating Zone include the following:
  - (a) Residential neighborhoods will be designed to blend with and preserve, not dominate,



the existing rural woodland landscape, and developed at an appropriate range of densities that take into consideration proximity to open space and sensitive ecological habitat, proximity to major transportation corridors, proximity to employment and shopping opportunities, and availability of sewer and water service.

- (b) Encourage an interconnected system of open space and recreational lands that provides a supporting sustainable framework for the neighborhoods within the Town and preserve the environmental resources that sustain the health and welfare of the Town's residents.
  - (c) Implement regulations necessary to ensure that applicants submit development applications that fully disclose the proposed density, intensity, size, environmental constraints and design of projects so that the boards can fully assess a project's potential impacts and adopt mitigation measures that are consistent with the goals and objectives and policies of this Plan Update.
- (3) Among the Comprehensive Plan objectives to be achieved through use of the CCR Floating Zone include the following:
- (a) Allow medium density, suburban residential neighborhoods in those areas that are close to existing Village residential neighborhoods, are served by central water and sewer, and proximate to major employment and shopping centers within the Town.
  - (b) Allow limited high density, urban residential neighborhoods which are immediately adjacent to one or more of the Town's villages and are not significantly constrained by sensitive environmental features, and allow a variety of housing types in these neighborhoods.
  - (c) Ensure that large developments proposed within urban residential neighborhoods, e.g., over 50 dwelling units, be designed to provide a mix of housing units, e.g., a mix of two-, three-, multifamily, townhome, and other housing types, rather than one single dwelling unit type, so as to promote housing diversity.
  - (d) Require that applications for subdivisions which meet a defined minimum number of proposed lots submit both a conventional and cluster development layout, and allow the Planning Board to determine whether the cluster development must be pursued so that the Town's objective for preserving undisturbed open space are met.
  - (e) Ensure that all developments are designed to "fit" within the existing landscape, and that a minimum percentage of undisturbed woodland is integrated into all new developments to promote healthy and attractive neighborhoods.

#### B. Application procedure and approval process.

- (1) Petition for the CCR overlay to be applied to a parcel or parcels shall be made to the Town Board along with a Master Development Plan illustrating the general layout and mix of uses.
- (2) Master Development Plan (MDP) required. In order to allow the Town Board and the petitioner to reach an understanding on the basic use mix, density and layout, prior to

designation of the CCR, a Master Development Plan shall be submitted that meets the following criteria:

- (a) The MDP shall be prepared by an architect, engineer or land surveyor licensed in the State of New York.
- (b) The MDP shall be drawn to an engineering scale and contain the date of last revision, north arrow and graphic scale.
- (c) The MDP shall contain the stamp or seal and be signed by the professional preparing the map.
- (d) The interior road system of all existing and proposed rights-of-way and easements shall be provided and indicated as to whether public or private ownership is proposed.
- (e) Use areas shall be designated with conceptual footprints indicating the number of dwelling units and bedrooms by each housing type and indicating the floor area of non-residential, general community facilities and accessory structures.
- (f) In order to determine the conservation value of open space, the MDP shall include a "conservation plan" of the project site, identifying areas with "conservation value" which may include historic, ecological, agricultural, water resource, scenic, or other natural resource value. Lands with conservation value include scenic view corridors, agricultural land, land with prime farmland soils or soils of statewide importance, aquifers and their recharge areas, ecological habitat for sensitive species, historic buildings or landscapes, large areas or contiguous forest, ridgelines and hillsides visible from public roads or other public areas, state or federal wetlands, lakes, water bodies, and stream corridors. These areas shall be mapped on a separate conservation plan which clearly demarcates these areas.
- (g) Proposed common open spaces shall be outlined on the MDP and a narrative provided indicating how open spaces are to be preserved in perpetuity, owned and maintained.
- (h) Proposed bulk requirements applicable to designated use areas of the site, including building heights, setbacks and yards from proposed site roadways or external existing Town roadways, coverage restrictions, FAR restrictions, separation between buildings, and any other bulk constraints necessary to ensure site plans for component use areas are consistent with the plan portrayed in the MDP.
- (i) Conceptual elevations of proposed buildings in each use area, and identification of general architectural or site design features necessary to ensure the community character and or aesthetic character of the component use area identified in the MDP.
- (j) The relationship between the proposed road system, parking lots, buildings, utilities and open spaces shall be provided.
- (k) The proposed water, storm and sanitary sewer systems shall be shown and how they

are proposed to be connected to the system of adjoining areas shall be indicated.

- (l) Environmental characteristics of the project site shall be shown, including topography, areas of slope in excess of 30%, soils, flood zones, rock outcrops, streams, swamps, lakes, ponds and other wetlands and all proposed alterations of said environmental characteristics.
  - (m) Estimates of peak-hour traffic generation derived from the proposed development and its relation to surrounding development and its relation to surrounding roads and intersections, including design elements to mitigate traffic impacts shall be provided in an accompanying narrative.
  - (n) If the development is to be phased, a clear indication of the phasing process shall be provided. The MDP shall show each phase of development with the dates of anticipated commencement and completion of the same.
  - (o) Narrative of how the proposal would be consistent with the official planning objectives of the Town as well as the criteria listed in subsection C.
  - (p) Fiscal impact analysis indicating predicted assessed value of the project and anticipated public service costs based on the per-capita multiplier methods and or proportional valuation (for any assisted living or non-residential development proposed) average costing methods.
- (3) Every application for CCR authorization shall be accompanied by a fee as set forth in the Town fee schedule.
- (4) State Environmental Quality Review. The authorization of CCR zoning to any parcel shall be deemed a Type 1 action pursuant to 6 NYCRR 617.
- (5) Referral to Planning Board. The Town Board may refer the application to the Planning Board at its discretion. In the case of such referral, the Planning Board shall submit its report on the proposed petition to the Town Board within 60 days of receipt of a referred petition. Such referral shall include the proposed petition; Master Development Plan; and a Negative Declaration of Environmental Significance or an Environmental Impact Statement pursuant to 6 NYCRR 617. The Planning Board shall review the petition and Master Development Plan against the criteria in subsection C, the intent of the CCR floating zone and the goals and objectives of subsection A in recommending whether to authorize the CCR floating zone. The Planning Board shall also review the layout of the Master Development Plan as well as the scale and intensity of proposed development. The Planning Board shall recommend whether the MDP should be approved, approved with modifications or denied and is encouraged to provide recommendations for how the MDP could be improved in order to incorporate best practices of sustainable land development.
- C. Criteria for authorization of CCR Floating Zone. Authorization of the CCR floating zone is subject to the same discretion as any zoning map amendment. Compliance with indicated criteria in no way compels the Town Board to designate the site for CCR Floating Zone. The Town Board shall consider the following criteria among other relevant considerations in

determining whether or not to authorize the "landing" or designation of the CCR Floating Zone to a particular parcel or group of parcels in connection with a proposed petition and MDP.

- (1) The parcel or assembly of parcels to be included in the CCR Floating Zone shall contain at least 80 contiguous acres. Solely for the purposes of interpretation of this requirement, contiguous shall include lands divided by a Town or County road so long as lands directly perpendicular to the street centerline on both sides of the road are in common ownership (see provision 11 of this subsection) for a distance of no less than 100 feet.
- (2) The site must be served by a central water and sewer system approved by the Town Board.
- (3) The proposed MDP must preserve at least 65% of the total gross lot area as open space subject to conservation easement in favor of the Town of Monroe and/or acceptable alternative land trust or dedication to the Town of Monroe, County of Orange or State of New York as parkland, and the area to be preserved shall be prioritized as follows:
  - (a) Those areas most constrained by sensitive environmental resources.
  - (b) Areas of high conservation value.
  - (c) The portion of the site furthest from existing village boundaries.
  - (d) Areas currently used for agriculture, which use may continue to operate post-development subject to elimination of development rights through covenant or easement.
- (4) Where located with primary access from a County Road, the project site must be within 1,600 feet of the boundary of an incorporated Village within the Town of Monroe. Where not located with primary access from a County Road, the site must be within 600 feet of the boundary of an incorporated Village within the Town of Monroe. Such distance shall be measured from the Village boundary to the closest lot line to the Village boundary.
- (5) Permitted residential density. The maximum residential density of the proposed MDP shall be equal to the gross lot area (without reduction of environmentally constrained lands) divided by one-half acre per unit.
- (6) At least 20% of units are restricted to sale or lease to families earning less than 100% of area median income (workforce housing), and an adequate means of enforcing and administering the restriction for a period of no less than 30 years is provided. Sale and lease of all income-restrictive units shall be made available to the general public on an on-going basis, and where necessary a waiting list structure shall be proposed to offer units to the general public in a fair manner as they become available. Where allowed under law, a weighting system that gives preference to existing Town residents, public servants, local emergency service volunteers, or other identified selected groups via a weighting system may be proposed for the income-restricted units.
- (7) At least 15% of units are restricted to sale or lease to families where at least one person is

over the age of 55 and no permanent resident is under the age of 18 and an adequate means of enforcing and administering the restriction for a period of no less than 30 years is provided.

- (8) An average of no more than 2.25 bedrooms per unit are provided across the entire MDP and no more than 20% of units have more than three bedrooms, as a means of limiting impacts on school resources and providing a diversity of housing, not currently served by the Town's existing mostly single-family detached housing supply, which currently provides adequate options for units with more than three bedrooms per dwelling unit.
- (9) The proposal is conceptually sound in that it meets a demonstrated community or market need and it conforms to sustainable design principles in the layout of the proposed roadway system, in the land use configuration, open space and drainage system and in the scale of the elements, both absolute and as they relate to one another.
- (10) There are adequate public facilities, services, utilities and road access available to support the development or adequate facilities are proposed to be made available.
- (11) Ownership. The land proposed for a CCR may be owned by one or more persons or corporations but shall be combined into a single contiguous parcel of land at or prior to final site plan approval by the Planning Board for development of any portion or phase of an approved MDP. The petition shall be jointly made by all record owners, and requirements of approval shall be imposed jointly and severally on all of them. The requirement for merger of component lots shall not prevent the subsequent subdivision of the tract as part of the approved project to accommodate single-family homes on fee-simple lots, phases, or separate home owner's associations or to support financing of component project elements, but such subdivision shall require the approval of the Planning Board pursuant to the Town's Subdivision of Land Regulation Chapter and compliance with the relevant requirements of NY Town Law and NY General Municipal Law.
- (12) A fiscal impact analysis shall be provided demonstrating that the project is not anticipated to result in adverse fiscal impacts to any Town, school or emergency service taxing jurisdictions.
- (13) Permitted principal uses. The following uses may be authorized as parts of an MDP for development of a CCR district:
  - (a) Single-family detached dwelling units on individual lots of not more than 15,000 square feet.
  - (b) Single-family attached dwelling units.
  - (c) Single-family semi-attached dwelling units.
  - (d) Multiple-family residences including but not limited to workforce apartments or condominium flats.
  - (e) Assisted living facilities.

- (f) Open space preserves and parkland.
  - (g) Hotels, spa facilities and conference centers.
  - (h) Sit-down restaurants, personal service establishments and/or retail uses restricted to no more than 5% of the gross floor area of the proposed development and integrated into clubhouses, recreational uses or other accessory non-residential structures.
- (14) Permitted accessory uses. The following uses may be authorized accessory to a principal permitted use proposed as part of an MDP for development of a CCR district:
- (a) Accessory uses as permitted elsewhere in this chapter for principal uses allowed in the CCR, except that accessory apartments shall not be permitted for any unit within a CCR. Any apartment, is expected to be counted as part of the density calculation of the CCR.
  - (b) Other accessory uses related to the planned development and subordinate to the principal use, including storage and maintenance buildings, management offices, clubhouses, recreational uses and facilities, sales centers, security facilities, and utility structures serving the proposed development.
  - (c) Common dining, laundry, restaurant, medical, personal services and housekeeping facilities, principally for the use of senior residents, in conjunction with assisted living facilities or groups of at least 50 dwelling units restricted to senior occupancy.
- (15) Design standards.
- (a) Coverage in development area. Within the 35% of lot area designated for development, no more than 65% of the area may be covered with impervious surfaces, the rest to be comprised of landscaped areas, lawns or open areas left substantially in their natural state.
  - (b) Buffering from sensitive environmental resources. No impervious surfaces shall be proposed within 100 feet from a DEC or US ACOE jurisdictional wetland, except that access roads or driveways may be proposed through such areas where necessary to provide adequate emergency access to the community. Areas within the buffer may be used for active and passive recreational use by residents, unless otherwise prohibited by other laws or regulations.
  - (c) Distance between principal buildings. At a minimum, the distance between two principal buildings shall be not less than their average height.
  - (d) Separation from existing public street. No building shall be proposed within 50 feet of an existing public street. Generally, the area along an existing public street shall be maintained in a naturally, wooded state, or in a state of equivalent appearance, except for areas where the project is proposed to be accessed.
  - (e) Increased perimeter setbacks may be required whenever it is determined that they are

warranted by the topography, the nature of the existing vegetation or the relationship to and impact on neighboring properties and uses.

- (f) Off-street parking and loading. Off-street parking and loading shall be provided in accordance with the ratios established in §57-49 of this chapter.
  - (g) The right-of-way and pavement widths for internal roads shall be determined from sound planning and engineering standards to be adequate and sufficient in size, location and design to accommodate the maximum traffic, parking and loading needs and the access of fire-fighting equipment and police or emergency vehicles. The construction of roads shall meet Town requirements for design and materials and be approved by the Town Highway Superintendent.
- (16) Design considerations. The following design elements shall be considered advisory and shall not be mandatory in the design of the MDP.
- (a) Visual screening between adjoining residential yards and between residences and nonresidential areas shall be accomplished through the use of vegetation, walls or fencing.
  - (b) Buildings and accessory structures shall be set back a minimum of 25 feet from any street intended to carry through-traffic.
  - (c) Front load garages shall be discouraged, and where unavoidable, should not project closer to the street than the balance of the front façade of the structure. For townhouses and multifamily structures, community garage structures and/or rear loaded garages accessed via an alley are favored.
  - (d) Sidewalks should be provided on each side of a residential street or parking area where residences are proposed. Along through streets with no directly adjacent residences, sidewalks shall be provided on one side.
  - (e) Reasonable attempt will be made to incorporate historic resources including stone walls and foundations into the design of the proposed development.

D. Town Board action on the petition for a CCR floating zone designation.

- (1) Upon receipt of a valid and complete application including a Negative Declaration of Environmental Significance or a complete Draft Environmental Impact Statement, the Town Board shall set a date for and conduct a public hearing for the purpose of considering an amendment to the Zoning Map to "land" or designate the CCR floating zone district designation to the subject property. A public hearing shall be set by the Town Board within 30 days of receipt of the valid and complete application, if the Town Board elects to proceed with consideration of the Petition. Such public hearing shall be conducted within sixty (60) days of receipt of the valid and complete application.
- (2) The Town Board shall refer the petition to involved and interested agencies in conformance with 6 NYCRR 617.

- (3) The Town Board shall refer the petition to Orange County Planning Department for comment pursuant to the applicable provisions of GML §239.
- (4) The Town Board shall disapprove, approve or approve subject to conditions the petition in accordance with the provisions of NY Town Law Section 265 Article XVIII (Amendments) of this chapter, in the form of a local law.
- (5) Decision. The Town Board when deciding whether to disapprove, approve, or approve with conditions a petition for CCR, the Town Board will consider:
  - (a) The consistency of the proposed petition and MDP with the intent of the CCR floating zone.
  - (b) The consistency with the goals and objectives of the Comprehensive Plan as listed in subsection A.
  - (c) The consistency with the criteria listed in subsection C.
  - (d) The report of the Planning Board including any recommended modifications.
  - (e) The input of any interested or involved agencies as defined by 6 NYCRR 617.
  - (f) The suitability of the MDP to meet the purposes of this chapter as well as their incorporation of best practices for sustainable land development.
- (6) The Town Board, in its discretion, may impose reasonable conditions to an approved CCR authorization as necessary to assure conformance of the project with the intent, objectives and requirements of these regulations.
- (7) The approved CCR shall be designated on the Zoning Map of the Town of Monroe, New York and reference the local law authorizing the designation shall be included on the Map.
- (8) Standard conditions regarding CCR authorization. Unless otherwise overridden by the Town Board, authorization for CCR shall be conditioned upon the following:
  - (a) Securing of site plan approval in accordance with Article VI of the Code of the Town of Monroe prior to issuance of a building permit in connection with the construction of any element of an approved MDP.
  - (b) If a valid and complete application for site plan approval is not presented to the Planning Board for approval within six months of the date of CCR authorization or if no development is initiated on the site within 18 months of the date of approval of a site plan by the Planning Board, the zoning of said parcel shall revert back to the zoning of said parcel prior to its change to a CCR district.
- (9) Upon designation, the MDP and attendant narratives, design requirements, indicated bulk standards and other conditions of approval shall override any competing provisions of the Zoning Local Law.



E. Additional requirements applicable to subsequent site plans. In addition to any requirements imposed by the Planning Board during review of subsequent site plan applications, the following requirements shall be imposed on any application for site plan approval of a component of any approved MDP within a designated CCR.

(1) Homeowners' association. Where common areas exist, the ownership, maintenance and preservation of such property shall be permanently assured to the satisfaction of the Town Board by the filing of appropriate easements, covenants and restrictions and through a private land trust or association of all property owners (hereafter "homeowners' association" or "HOA") established in accordance with applicable law and pursuant to the following requirements:

(a) The HOA certificate of incorporation, the bylaws and the organization's declaration of restrictions shall be submitted to the Town Attorney and the Planning Board for approval before any final site plan approval may be granted. They shall clearly provide:

[1] That the HOA will be responsible for all insurance, taxes, governmental assessments, utility costs, maintenance, operation, repair and the management of the common areas, including recreational facilities and other amenities.

[2] That a capital reserve fund for future major maintenance and repairs will be created.

[3] That membership in the HOA will be mandatory for all unit owners within the planned development.

[4] That the assessments levied by the HOA which are unpaid in excess of 60 days shall become both a lien on individual title and a personal obligation against the unit owner.

[5] The HOA must be formed prior to the issuance of a building permit for the first dwelling unit. The HOA must be formed pursuant to the applicable regulations promulgated by the New York State Attorney General's Office. All requirements in this chapter for HOAs shall be equally applicable to homeowners' associations, condominiums and cooperatives.

(b) Where there is to be a lease of any portion of the common areas, it must be submitted for approval to the Town Board, which will examine the relationship of the lease to the HOA with regard to rights of use and access by the unit owners in and to the common areas.

(c) The HOA shall not be dissolved.

(d) The HOA shall not dispose of or convey any common areas for any uses other than those specified in the approved Master Development Plan and as amended.

(2) Planned development deed restrictions.

(a) The developer shall, prior to final approval and as a condition thereof, designate common areas. The common areas shall consist of all land in residentially developed

areas which is not to be developed as residential units. Such areas shall include but not be limited to all roadways, recreation facilities, common accessways, buffer zones and open space areas, except those areas proposed for dedication to the Town, and shall be duly noted as such on the site plan map filed prior to site plan approval, which map shall also include a separate listing of all site plan approval conditions. The filed map shall be referred to by its filing number in the deed restriction and incorporated by reference therein.

- (b) As a condition of approval, the Town Board shall require that any deed granted by the developer with respect to the residential units in the planned development shall contain a clause or clauses which create permanent rights of use and enjoyment in the designated common property and easements for the same which shall be appurtenant to each unit and benefit the owners thereof.
  - (c) In addition, each deed granted by the developer shall contain a restrictive covenant, in recordable form satisfactory to the Town Attorney, restricting the disposal or conveyance of the common property for any purpose other than those specified in the approved planned development site plan. The covenants as set forth above shall inure to the benefit of each individual purchaser of a residential unit within the planned development and shall further name the Town as third-party beneficiary for enforcement purposes and shall prohibit the extinguishment of said covenants.
  - (d) The Town's emergency maintenance rights set forth in E(3) below in and to the common property as described herein shall also be included in the Deed restriction.
  - (e) All mortgages, leases and similar encumbrances on the common property shall be subordinate to the deed restrictions and shall be reviewed by the Town Attorney to assure that they are actually subordinate thereto. In order to facilitate this review, the developer shall submit a full title report on the premises to the Town Attorney prior to any site plan application to the Planning Board.
  - (f) Prior to any final site plan approval, the developer shall file a separate declaration of restrictions, thus encumbering the common property in the planned development coincident with final site plan approval and prior to any development thereon. In the event that the developer is a contract vendee for all or part of the site, such declaration of restrictions shall be filed simultaneously with the title closing on the site or part thereof.
  - (g) The permanent rights of use and access and the restrictive covenants described herein shall run with the land, and no site plan shall be approved without the prior approval of the language and form of all documents describing such rights, covenants and restrictions by the Town Board.
- (3) Town's emergency maintenance rights.
- (a) In the event that the HOA established to own and maintain common property, or any successor organization, shall at any time after establishment of the CCR fail to maintain the common property in reasonable order and condition in accordance with

the plan, the Town may serve written notice upon such organization or upon the residents and the owners of the development, setting forth the manner in which the organization has failed to maintain the common property in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be cured within 30 days thereof and shall state the date and place of a hearing thereon which shall be held within 14 days of the notice. At such hearing, the Town may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said 30 days or any extension thereof, the Town, in order to preserve the taxable values of the properties within the planned development and to prevent the common property from becoming a public nuisance, may enter upon said common open space and maintain the same for a period of one year. Said entry and maintenance shall not vest in the public any rights to use the common open space except when the same is voluntarily dedicated to the public by the residents and owners and accepted by the Town Board after public hearing thereon. Before the expiration of said year, the Town shall, upon its initiative or upon request of the organization theretofore responsible for the maintenance of the common property, call a public hearing upon notice to such organization or to the residents and owners of the development to be held by the Town, at which hearing such organization or the residents and owners of the planned development shall show cause why such maintenance by the Town shall not, at the election of the Town, continue for the succeeding year. If the Town shall determine that such organization is ready and able to maintain said common property in reasonable condition, it shall cease to maintain said common property at the end of said year. If the Town shall determine such organization is not ready and able to maintain said common property, it may continue to maintain said property for the next succeeding year, subject to a similar hearing and determination in each year thereafter.

- (b) The cost of such maintenance by the Town shall be assessed, equally, against the properties within the planned development that have a right to enjoyment of the common property and shall become a tax lien on said properties and may be collected in the same manner as an unpaid tax. The Town, at the time of entering upon said common property for the purpose of maintenance, shall file a notice of such lien in the office of the County Clerk upon the properties affected by such lien within the development.

(4) Site and structure requirements.

- (a) Natural features, such as streams, rock outcrops, topsoil, trees and shrubs, shall be preserved or replaced and incorporated in the landscaping plan of the development.
- (b) Where adequate surface drainage is not possible by grading alone, a supplementary drainage system, approved by the Town, shall be required.
- (c) To improve the quality of the environment and to reduce inconvenience during bad weather, all electrical and telephone distribution lines shall be installed underground.

- (d) The developer shall provide all necessary fire hydrants, refuse disposal facilities, water and sewer facilities, storm drainage, paved road access, paved parking and loading facilities and off-street lighting, making reasonable provision for utility service connections with adjoining properties in other ownerships.
- (e) Parking and loading areas, refuse disposal facilities and other accessory uses within the planned development shall be located so as to be compatible with nearby residential uses. Such uses shall be adequately screened and buffered where adjacent to residential development.
- (f) All utilities and drainage facilities shall be built to the approval of the Town Engineer.
- (g) Performance guaranty. The Planning Board shall require that public improvements, recreational facilities and landscaping be secured by a performance guaranty in the same manner as prescribed in the Town subdivision regulations, or as the Planning Board may require. Provision shall be made to secure the maintenance of landscaping by the HOA and approval and successors in interest.
- (h) The applicant, as part of the site plan approval process, shall be required to enter into a Public Improvement Security Agreement with the Town as set forth in Town Code Section 57-26.

### Section 3. State Environmental Quality Review Act.

This Section will be amended prior to adoption to reflect the SEQRA Type and required SEQRA process.

### Section 4. Severability.

If any portion this Local Law, or the application thereof to any person, entity, or circumstance, shall be determined by any court or tribunal of competent jurisdiction to be invalid or unenforceable, such determination shall be confined in its operation to the invalid part hereof, or in its application to such person, entity, or circumstance as is directly involved in the controversy in which such determination shall have been rendered, and the remainder of this Local Law shall not be impaired thereby and such determination shall not be deemed or construed to apply to other persons, entities, or circumstances.

### Section 5. Effective Date.

This Local Law shall take effect immediately upon filing with the Office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance

**Project Number****Date** September 23, 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 Monroe Town Board, as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

**Name of Action:**

Conservation Cluster Residential Floating Zone Text Amendment

**SEQR Status:**    Type 1    ☒  
                         Unlisted    ☐

**Scoping:**    No    ☐    Yes    ☒ If yes, indicate how scoping will be conducted:

A draft scope is available at <https://www.monroeny.org/government/town-board.html> or at Town Hall - 1465 Orange Turnpike, Monroe, NY 10950. A scoping hearing for the purpose of collecting comment on the draft scope will be conducted on October 7, 2019 at the Town of Monroe Senior Center - 101 Mine Road, Monroe, NY 10950 at 7:00 PM. Written comments on the scope will be accepted by the Town Clerk at Town Hall until 4:00 PM on October 25, 2019.

**Description of Action:**

The action is the adoption of zoning amendments to create a floating zone that may be designated for certain eligible parcels or assemblies of parcels by the Town Board for planned development of a site with a mix of predominantly residential uses clustered on a small portion of the site closest to an existing village, and preserving the majority of the site as protected open space. The intent of the local law is to implement several Comprehensive Plan goals, encourage more intensive clustering, preserve large expanses of continuous open space, establish a "growth edge," and discourage a sprawling development pattern.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Town of Monroe, Orange County, NY

**Reasons Supporting This Determination:**

The action could potentially effect the following areas:

Topography and Soils  
Water Resources  
Ecological Resources  
Land Use, Zoning and Plans  
Community Services and Facilities  
Traffic and Transportation  
Community Character, Visual Resources and Historic and Archeological Resources  
Other Environmental Factors

**For Further Information:**

Contact Person: Maximilian Stach, AICP - Town Planner

Address: 156 Route 59, Suite C6, Suffern, NY 10901

Telephone Number: 845-368-1472 x106

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Monroe

Any person requesting a copy

All Involved agencies

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Conservation Cluster Residential Floating Zone Local Law		
Project Location (describe, and attach a general location map): Town of Monroe, County of Orange		
Brief Description of Proposed Action (include purpose or need): The action is the adoption of zoning amendments to create a floating zone that may be designated for certain eligible parcels or assemblies of parcels by the Town Board for planned development of a site with a mix of predominantly residential uses clustered on a small portion of the site closest to an existing village, and preserving the majority of the site as protected open space. The intent of the local law is to implement several Comprehensive Plan goals, encourage more intensive clustering, preserve large expanses of continuous open space, establish a "growth edge," and discourage a sprawling development pattern.		
Name of Applicant/Sponsor: Town of Monroe Town Board		Telephone: 845-783-1900 E-Mail: tcardone@monroeny.org
Address: 1465 Orange Turnpike		
City/PO: Monroe	State: NY	Zip Code: 10950
Project Contact (if not same as sponsor; give name and title/role): Maximilian A. Stach - Town Planner		Telephone: 845-368-1472 ext. 106 E-Mail: mstach@nelsonpope.com
Address: 156 Route 59 Suite C6		
City/PO: Suffern	State: NY	Zip Code: 10901
Property Owner (if not same as sponsor): NA		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of a Local Law	July 1, 2019
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Hudson River Valley Greenway; Highlands Region	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	



<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Multiple Districts: _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? <u>Action is the adoption of a text amendment for an "unlanded" Floating Zoning District</u>	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? <u>Monroe-Woodbury Central School District;</u>	
b. What police or other public protection forces serve the project site? <u>New York State Police; Orange County Sheriff</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Monroe Joint Fire District; Monroe Volunteer Ambulance Corps</u>	
d. What parks serve the project site? <u>Harriman State Park; Mombasha Park; Alex Smith Pavilion; Smith's Clove Park; Airplane Park; Ponds Park;</u>	

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____	
b. a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	
_____	
_____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	
_____	
_____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?  
If Yes, describe:

☐ Yes ☐ No

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  
If Yes:

☐ Yes ☐ No

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: \_\_\_\_\_
  - Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
  - Is the project site in the existing district? ☐ Yes ☐ No
  - Is expansion of the district needed? ☐ Yes ☐ No
  - Do existing lines serve the project site? ☐ Yes ☐ No
- iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

\_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

\_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)

- ii. Describe types of new point sources. \_\_\_\_\_

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

\_\_\_\_\_

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

\_\_\_\_\_

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

\_\_\_\_\_

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☐ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

---

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

---

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

---

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

---

l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: _____	• Monday - Friday: _____
• Saturday: _____	• Saturday: _____
• Sunday: _____	• Sunday: _____
• Holidays: _____	• Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation?  i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  If Yes,  i. Identify Facilities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?  If Yes:  i. Dimensions of the dam and impoundment:  • Dam height: _____ feet  • Dam length: _____ feet  • Surface area: _____ acres  • Volume impounded: _____ gallons OR acre-feet  ii. Dam's existing hazard classification: _____  iii. Provide date and summarize results of last inspection: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  If Yes:  i. Has the facility been formally closed?  • If yes, cite sources/documentation: _____  ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____  iii. Describe any development constraints due to the prior solid waste activities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  If Yes:  i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  If Yes:  i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database  Provide DEC ID number(s): _____  Provide DEC ID number(s): _____  ii. If site has been subject of RCRA corrective activities, describe control measures: _____  iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  If yes, provide DEC ID number(s): _____  iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No           <input type="checkbox"/> Yes <input type="checkbox"/> No



v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? _____ feet													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 10%; text-align: right; border-bottom: 1px solid black;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> </table>			%		%		%						
	%												
	%												
	%												
d. What is the average depth to the water table on the project site? Average: _____ feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 30%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input type="checkbox"/> Well Drained:	_____ % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><input type="checkbox"/> 0-10%:</td> <td style="width: 30%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input type="checkbox"/> 0-10%:	_____ % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input type="checkbox"/> 0-10%:	_____ % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:													
i. Name of aquifer: _____													

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: _____</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Tony Cardone Date September 23, 2019

Signature Tony Cardone Title Supervisor

**PRINT FORM**

**Town of Monroe**

**Draft Scope**

**for Preparation of a**

**Draft Generic Environmental Impact Statement**

**for the**

**Proposed Conservation Cluster Residential Floating Zone**

Town of Monroe, Orange County, New York

Date: September 23, 2019

Classification of Action: Type 1

Lead Agency: Monroe Town Board  
1465 Orange Turnpike  
Monroe, New York 10901  
(845) 783-1900

## **A. DESCRIPTION OF PROPOSED ACTION**

The Town of Monroe has introduced a Local Law to amend Chapter 57 ("Zoning") of the Code of the Town of Monroe to enact a "Conservation Cluster Residential Floating Zone."

The action is the adoption of zoning amendments to create a floating zone that may be designated for certain eligible parcels or assemblies of parcels by the Town Board for planned development of a site with a mix of predominantly residential uses clustered on a small portion of the site closest to an existing village, and preserving the majority of the site as protected open space. The intent of the local law is to implement several Comprehensive Plan goals, encourage more intensive clustering, preserve large expanses of continuous open space, establish a "growth edge," and discourage a sprawling development pattern.

The full text of the CCR Floating Zone is attached.

## **B. SITE DESCRIPTION**

The proposed floating zone will not be mapped. Future mapping of the floating zone will require a process that involves the same legislative discretion as any other zoning map amendment, except that sites will be required to meet certain concrete criteria including a maximum distance from an existing Village incorporated from the Town of Monroe and a minimum lot size among others. A test site is being employed for the purpose of evaluating environmental impacts of the CCR. This test site is comprised of parcels generally along the south side of Rye Hill Road and are designated on the Town of Monroe Tax Map as: Section 31, Block 1, Lots 1.11, 1.12, 2.4, 29, 31, 62 and 63.

## **C. FRAMEWORK FOR ENVIRONMENTAL REVIEW**

Article 8 of the New York State Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA) requires a lead agency to analyze the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An Environmental Impact Statement (EIS) is a comprehensive document used to systematically consider environmental effects, evaluate a reasonable range of alternatives, and identify and propose mitigation, to the maximum extent practicable, of any potentially significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose among alternatives in their decision-making processes related to a proposed action.

### *Generic Environmental Impact Statement*

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency's action. The GEIS follows the same format as the EIS for a more specific project, but its content is necessarily broader.

A GEIS will be prepared in accordance with SEQRA and its implementing regulations found at 6 N.Y.C.R.R. Part 617.

The environmental review will analyze and compare two scenarios. The No-Action scenario is the prediction of what the Project Site would be without the Proposed Project. The No-Action scenario includes expected development, growth factors, and other expected changes not related to the Proposed Project.

#### *Reasonable Worst Case Development Scenario*

The Proposed Action is anticipated to facilitate the development of properties on land that is either currently vacant, abandoned or being utilized for some purpose. While the actual development will depend on developer proposals and future market conditions, in order to consider the impacts of development under the new zoning provisions, a test case is being conducted on an assembly of parcels within the Town that meet minimum eligibility requirements and have been the subject of recent development interest. A maximum development envelope has been established, referred to as the Reasonable Worst Case Development Scenario (RWCDs). To the extent that actual development proposals differ from the RWCDs, they may be subject to additional environmental review. The RWCDs described herein, will be used as a framework to assess potential impacts.

#### *Environmental Review Process*

The Monroe Town Board is the lead agency and project sponsor for the preparation of the GEIS. The Town Board has determined that the proposed project may potentially result in significant adverse environmental impacts and directs that a Generic Environmental Impact Statement be prepared.

Scoping initiates the EIS preparation process and is intended to provide an early opportunity for the public and other agencies to participate. The purpose of the scoping process is to focus the GEIS on potentially significant adverse impacts and to identify impacts that are not relevant or insignificant and to eliminate them. This Draft Scope outlines the analyses and methodologies that will be used to prepare the GEIS. During the scoping period, interested parties may review the Draft Scope and provide comments to the lead agency. The next step in the process will be a Public Scoping Session that provides the opportunity for interested parties to provide oral or

written comments on the draft scope. Following the Scoping Meeting, the comment period will remain open for an additional eighteen (18) days.

A Public Scoping Session will be held on Monday, October 7, 2019 at 7:00 p.m. at the Town of Monroe Senior Center, 101 Mine Road, Monroe, New York 10950. Comments received during the comment period, Public Scoping Session, and written comments received by the Town Clerk located at Town Hall, 1465 Orange Turnpike, Monroe, NY 10950 by 4:00 p.m. on October 25, 2019 will be considered. Relevant revisions will be incorporated into a Final Scope revising the extent or methodologies of the studies, as appropriate. The Final Scope, adopted by the Town Board, will guide the preparation of the draft GEIS.

When the Town Board determines that the draft GEIS is adequate for public review and government agency review in accordance with the Final Scope, the document will be made available for review and comment. Publication of the draft GEIS and issuance of the Notice of Completion for the draft GEIS mark the beginning of the public review period, during which time the public and other interested parties may review and comment on the draft GEIS. A public hearing will be held on the draft GEIS to receive oral comments on the document. The written comment period will remain open for a minimum of ten (10) days following the public hearing. At the close of the public review period, a final GEIS will be prepared that incorporates, as appropriate, changes made in response to comments on the draft GEIS. The final GEIS will include a new chapter that summarizes and responds to comments made on the draft GEIS.

When the lead agency determines that the final GEIS is complete, it will publish the final GEIS and issue a Notice of Completion for the document. The lead agency will use the final GEIS to evaluate project impacts and proposed mitigations in its decision-making process and will issue a Statement of Findings no sooner than ten (10) days following the Notice of Completion.

The GEIS is intended to analyze generically, the order of magnitude of impacts that are likely to occur for a proposal to "land" the CCR floating zone. However, any future landing of the floating zone will require a site specific SEQR review to be conducted. The one exception to this will be the test site, for which environmental impacts will be explored for a reasonable worst case development scenario. Based on the environmental review and balancing of environmental impacts and other considerations, the GEIS will establish thresholds beneath which the test site may be rezoned to CCR and developed without undertaking further SEQR review.

#### **D. GENERAL DGEIS FORMAT**

Unless otherwise directed by this Scope, the provisions of 6 N.Y.C.R.R. §§ 617.9 and 617.10 apply to the content of the Draft Generic Environmental Impact Statement ("DGEIS") and are incorporated herein by reference.

The DGEIS shall cover all items in this scope. Each impact issue (*e.g.*, water resources, traffic and transportation, etc.) should be presented in a separate subsection as it relates to existing conditions, future conditions without the project (as may be applicable) and future conditions with the project as presently planned, and any mitigation measures designed to minimize the identified impacts.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

#### **E. FORMAT AND SCOPE OF THE DGEIS**

Cover Sheet: The DGEIS must begin with a cover sheet that identifies the following:

1. Identification as the Draft Generic Environmental Impact Statement;
2. The date the document was submitted to the Town Board;
3. The name and location of the Proposed Action;
4. The Town Board as the Lead Agency for the Project, and the name, address, telephone number of the contact person for the Lead Agency, and the SEQRA status (Unlisted action);
5. The name and address of the Project Sponsor, and the name and telephone number of the contact person representing the applicant
6. The name, address and email address of the primary preparers of the DGEIS, and a contact person representing the preparer;
7. The date the DGEIS was accepted by the Lead Agency as complete (to be inserted at a later date);
8. The date of the public hearing and subsequent adjournments (to be inserted at a later date);
9. The date which public written comments on the DGEIS are due (to be inserted at a later date); and
10. All revision dates of the DGEIS.

List of Consultants Involved with the Project: The names, addresses and project responsibilities of all consultants involved with the project shall be listed.



Table of Contents: All headings that appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional DGEIS volumes, if any.

Executive Summary: The major facts, analyses and conclusions contained in the main text will be summarized in the Executive Summary

Main Text:

- 1.0 DESCRIPTION OF THE PROPOSED ACTION
  - 1.1 Introduction (Provide brief explanations of the purpose of the DGEIS, of the overall SEQRA process, and of SEQR steps already taken.)
  - 1.2 Study Area Location and Description (Describe and map location of CCR Eligible Area, representative site boundary, roadway access and adjacent/nearby significant properties, districts and services; provide a brief description of the existing representative site conditions, and note any existing assets, problems and/or planned improvements.)
  - 1.3 Project Background (Include a description of the impetus for consideration of the proposed zoning amendments).
  - 1.4 Public Need and Objectives (Relate the Proposed Action to Town goals; discuss the community's need for the Proposed Action and the benefits to the community from the Proposed Action.)
  - 1.4 Description of the Proposed Action (Provide a detailed description of the Proposed Action; various elements of the amendments. as appropriate to fully quantify and depict the amounts and type(s) of development expected under the theoretical development scenario.)
  - 1.5 Theoretical Development Scenario (Explain relationship of this scenario to the Proposed Action; potential layout of new streets and development parcels; breakdown of anticipated uses; provide tables, figures, etc. as appropriate to quantify and describe this scenario.)
  - 1.6 Required Reviews, Permits and Approvals (Provide brief discussion of SEQRA process and review stages required for the Proposed Action; list all required permits, reviews and approvals. Describe future SEQRA-related actions/reviews necessary after adoption of Proposed Action.)
- 2.0 TOPOGRAPHY AND SOILS
  - 2.1 Existing Conditions (Identify soils on representative site and constraints per Orange County Soil Survey; describe subsoils based on available information; describe topographic elevations, slopes and any soil constraints.)
  - 2.2 Anticipated Impacts (Discuss potential impacts due to soil constraints or other soil related issues from future development under the CCR; generally discuss extent of anticipated grading based on topography and soil characteristics for proposed redevelopment and new construction; potential excavations based on any subsurface improvements such as

parking, drainage, etc., describe possible erosion and sedimentation control measures and conformance with the Stormwater General Permit; discuss potential surface and subsoil constraints that may be necessary for development and redevelopment.)

2.3 Proposed Mitigation

3.0 WATER RESOURCES (GROUNDWATER, SURFACE WATER AND WETLANDS)

3.1 Existing Conditions (Using narrative, mapping, tables and quantitative methods where possible, identify groundwater and water/sewer supply conditions including: groundwater elevation, depth and direction of flow, water supply systems, surface waters, wetlands, drainage recharge basins, flood plains, any known contamination or drainage issues.)

3.2 Anticipated Impacts (Using quantitative and qualitative methods, discuss potential for impact to groundwater resources and characteristics; discuss method of sanitary wastewater handling, assess conformance with County requirements, discuss drainage, identify potential impacts and best management practices, consider any necessary groundwater remediation issues or concerns from future development under the proposed zoning.)

3.3 Proposed Mitigation

4.0 ECOLOGICAL RESOURCES

4.5.1 Existing Conditions (Using narrative, mapping and/or tables, describe/list the vegetation species found on-site and the pattern of this vegetation; contact NY Natural Heritage for program file information; provide description of the habitats found in representative site. Describe vegetation cover and reported presence of rare and protected species.)

4.5.2 Anticipated Impacts (Discuss proposed disturbance in vegetation pattern and habitats on-site and impacts to natural habitats and wildlife from theoretical development concept).

4.5.3 Proposed Mitigation

5.0 LAND USE, ZONING AND PLANS

5.1 Existing Conditions

5.1.1 Land Use (Provide detailed description of the pattern of land uses in the vicinity of the representative site; note any existing trends in this pattern and existing development conditions. Utilize maps, tables, etc. as appropriate in support.)

5.1.2 Zoning (Provide detailed description of the pattern of zoning in the vicinity of the representative site; note any existing trends in this pattern, and basic zoning parameters and constraints.)

5.1.3 Plans (Provide brief descriptions of the relevant land use plans and/or studies, along with the applicable recommendations of each. Utilize any appropriate maps, tables, etc. in support of this information.)

5.2 Potential Impacts (Impact analysis of the Proposed Action and Development Scenario.)

5.2.1 Land Use (Describe changes in pattern, form, density and types of land uses; discuss increase in population from buildout; utilize figures, tables, etc. from the proposed zoning amendments as appropriate.)

- 5.2.2 Zoning (Describe proposed zoning changes and analyze proposed changes in zoning parameters; utilize figures, tables, etc. from the zoning amendments as appropriate.)
  - 5.2.3 Plans (Describe conformance to recommendations of applicable land use plans and discuss consistency.)
- 5.3 Mitigation Measures
- 6.0 COMMUNITY SERVICES AND FACILITIES
  - 6.1 Existing Conditions (List/describe services available and districts; prepare letters to service providers regarding existing conditions and capacity of the provider to service the proposed project; summarize findings from any meetings conducted by Town Planning with critical community service providers; provide information on the current status of the following public/community services that serve the subject site and/or vicinity:
    - public schools
    - police protection
    - fire/ambulance protection
    - water supply
    - sanitary waste treatment
    - electric
    - natural gas
    - solid waste management
    - current tax revenue stream & distribution (fiscal analysis)
    -
  - 6.2 Potential Impacts (Discuss potential for impact on the various community services based on input received, qualitative assessment of demand for services and expected tax revenue; potential impact to services districts and the school district will be described.)
  - 6.3 Mitigation Measures
- 7.0 TRAFFIC, TRANSPORTATION AND PARKING
  - 7.1 Existing Conditions (Based on the Traffic Impact Study [TIS]; summarize applicable data collected; describe existing road conditions; discuss existing traffic volume data and turning movement counts; summarize existing seasonally adjusted traffic conditions; summarize accident data; discuss other planned developments in the area; identify existing traffic flow problems; discuss existing public transportation services; pedestrian improvements; discuss existing parking conditions and counts.)
  - 7.2 Potential Impacts (Based on the TIS and Parking Analysis (see below), indicate the anticipated number of peak-hour vehicle trips at buildout under the theoretical concept development scenario; summarize modal split, trip distribution and assignment; summarize buildout traffic projections and the results of the capacity analysis described including any potential impacts on TIS evaluated intersections; identify recommended parking ratios and peak parking demand; assess parking impacts.)
  - 7.3 Mitigation Measures

8.0 COMMUNITY CHARACTER, VISUAL RESOURCES AND HISTORIC AND ARCHAEOLOGICAL RESOURCES

8.1 Existing Conditions

8.1.1 Community Character and Visual Resources (Using photographs, maps, etc. as appropriate, describe the visual character in the vicinity of the representative site, including but not limited to structures and the built environment, sightlines, and vegetation/buffers and significant viewsheds; utilize photographs taken during field inspection.)

8.1.2 Historic/Archaeological Resources (Using Federal, State, Town and other available sources, list and describe the cultural resources of the Study Area; include maps and photographs as appropriate; review OPRHP available information; determine potential sensitivity with respect to cultural resources.)

8.2 Potential Impacts (Impact analysis of the Proposed Action and Development Scenario.)

8.2.1 Community Character and Visual Resources (Describe potential impacts, whether beneficial or adverse, on the visual character of the Study Area; use renderings, building elevations and illustrations.)

8.2.2 Historic/Archaeological Resources (Summarize the findings of the literature review to determine if the representative site is historically or archaeologically sensitive; determine need for any site-specific study.) As necessary a Phase 1 Historical and Archeological resources survey will be conducted.

8.3 Mitigation Measure

9.0 OTHER ENVIRONMENTAL IMPACTS

9.1 Unavoidable Adverse Environmental Impacts (Provide a list and brief descriptions of those adverse impacts described and discussed in greater detail elsewhere in the document that cannot be avoided.)

9.2 Irreversible and Irretrievable Commitment of Resources (Identify those natural and human resources that will be consumed, converted or made unavailable for future use as a result of the Proposed Action.)

9.3 Growth-Inducing, Secondary and Cumulative Impacts (Growth-inducing aspects of the proposed action include its direct and indirect effects that promote additional development in the area. The nature of such anticipated growth as related to the Proposed Action will be described, and the impacts of that growth will be assessed. Cumulative impacts are the potential impacts of a proposed action taken in conjunction with those of other active or anticipated nearby development projects. The cumulative impacts of the Proposed Action will be analyzed with other pending applications in or near the Study Area, to be provided by the Town Planning office.)

9.4 Energy Use and Conservation, Greenhouse Gas Emissions, and air quality (Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation.)

- 9.5 Construction-Related Impacts (Describe anticipated construction-related vehicle routes into, within and out of the Study Area; any demolition- and/or remediation-related activities; construction scheduling; and general construction-related impacts.)
- 10.0 ALTERNATIVES
- 10.1 Alternative 1: No Action (Discuss the scenario where the status of existing land use remains unchanged.)
- 10.2 Alternative 2: Development Under Existing Zoning (Provide a comparative analysis of a reasonable build out for modified code provisions or that could be anticipated under the existing zoning without a sewage treatment plant).
- 11.0 FUTURE ACTIONS
- Pursuant to SEQRA, Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance. Outline necessary thresholds and requirements for supplementary impact analyses and mitigation measures for future development of the representative site under the proposed action and include applicable thresholds and standards identified by the previous GEIS. Future site-specific actions (e.g., petitions for CCR and site plans) will undergo a preliminary SEQRA consistency review and the preparation of an EAF to determine the appropriate level of review in conformance with 6 NYCRR Part 617.10(d).
- 12.0 REFERENCES (Provide listing of the various documents and information sources utilized in the preparation of the Draft GEIS.)

## Warwick Town Clerk

**From:** Grant, Michael M. (O & R) <grantmi@oru.com>  
**Sent:** Tuesday, October 01, 2019 1:56 PM  
**To:** Michael Sweeton  
**Cc:** Warwick Town Clerk; Thomas McGovern - Town of Warwick (TMcGovern@townofwarwick.org)  
**Subject:** Warwick - Orange & Rockland Utilities Smart Meter Deployment Notification for November 2019  
**Attachments:** O&R Smart Meter Contractor Information.docx; SmartMeter 90 Day Postcard-OR-English.pdf; 04-OR SM FAQ Sheet.pdf; AMI Installations - Warwick Municipal Notification November 2019.docx



# Smart Meters Are Coming!

Re: Orange & Rockland Utilities - Smart Meter Deployment Notification for November 2019

Supervisor Sweeton,

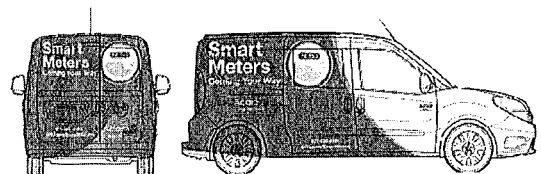
This email is to inform you that customers in or near the **Town of Warwick** and residing on the streets listed below, will have their new Smart Meters installed during the month of **November 2019**. This notification is part of the NYS PSC approved customer outreach and education plan for O&R.

Customers receive several notifications prior to installation including: a postcard 90 days prior; a detailed letter 45 days prior; and a reminder telephone call 10 days prior to installation. For your convenience, I have attached the following documents should you receive any inquiries.

- O&R Smart Meter Contractor Identification Information
- Smart Meter FAQ Sheet
- Post Card sent to each customer.

O&R has engaged **Aclara** to perform the Smart Meter installations. All contractor employees carry a contractor badge and wear a bright yellow vest and helmet that reads Aclara. Additionally, the contractor's vehicles are wrapped in orange with O&R's logo, Aclara's logo and the slogan "**Smart Meters Coming Your Way**".

As the Smart Meter deployment progresses, additional notifications for other routes in your community will be provided on a monthly basis.



### Smart Meter Installation Routes for: November 2019

#### **Bellvale**

BELLVALE RD  
CASCADE RD  
IRON-FORGE RD  
MARTIN CIR  
MIRIAM DR  
MOUNT-PETER RD  
OLD-MOUNT-PETER RD  
PUMPKIN-HILL RD  
ROUTE-17A  
TURKEY-HILL RD

**Florida**

MINTURN RD

**Pine Island**

PINE-ISLAND TPKE

**Warwick**

ABBAY RD  
ALMOND-TREE LN  
ANGELA PL  
ASHLEY-MEADOW RD  
BARRETT CIR  
BELCHER RD  
BELLVALE BLVD  
BELLVALE-LAKES RD  
BIRDSALL RD  
BLAKE RD  
BLOOMS-CORNERS RD  
BRADNER DR  
BRADNER WAY  
BRILLER RD  
BUTTERMILK-FALLS RD  
CADCADE RD  
CALIFORNIA RD  
CASCADE-LAKE RD  
CEDAR HL  
CEDAR-HILL RD  
CHERRY-HILL RD  
CHERRY-TREE-HILL RD  
CLIFFORD CT  
CONTINENTAL RD  
COUNTY-HWY-1  
COUNTY-ROUTE-1A  
COUNTY-ROUTE-I  
COUNTY-RTE-1  
COZY LN  
CRABTREE LN  
DEKAY RD  
DEMAREST RD  
E RIDGE RD  
EAST-RIDGE RD  
EDENVILLE RD  
EXCELIOR RD  
FOLEY RD  
FOUR-CORNERS RD  
HANSEN PL  
HARVEST CIR  
HATHORN RD  
HIDDEN-HILLS CT  
HIDDEN-MEADOW  
HILLSIDE AVE  
HORSE-HILL LN  
HOYT RD  
IRON-FORGE RD  
JOHNSON DR  
JOLIE DR  
JONATHAN CT  
KINGS HWY  
LAKEVIEW DR  
LAKEVIEW-DRIVE EXT  
LOAFER LN  
LOWER-HILLMAN RD  
MARTIN CIR  
MASTERS CT

MILL-POND LN  
MINTURN RD  
MIRIAM DR  
MONA-LISA LN  
MORNINGLORY RD  
MOUNT-PETER RD  
N ROUTE-94  
OCHS LN  
OLD-MT-PETER RD  
PELTON RD  
PENNINGS LN  
PINE-ISLAND TPKE  
POINTS-OF-VIEW ST  
PUMPKIN-HILL RD  
RANIERI PL  
RESERVOIR RD  
ROUTE-17A  
ROUTE-94  
S ROUTE-94  
SANDFORDVILLE RD  
SANFORDVILLE RD  
SEMINOLE DR  
SKI LN  
STAGECOACH RD  
STRIPER WAY  
ST-STEPHENS LN  
UPPER-HILLMAN RD  
UPPER-WISNER RD  
VISTA CT  
W LAKE RD  
WARWICK TPKE  
WATERBURY RD  
WAWAYANDA RD  
WEST ST  
WEST-LAKE RD  
WEST-STREET EXT  
WILDER CIR  
WILDER DR  
WINTERGREEN CT



If you if any questions or would like to learn more about the meter deployment process, please contact me at (845) 783-5480 or by e-mail [grantmi@oru.com](mailto:grantmi@oru.com) .

Thank you,

Michael

Michael M. Grant  
Manager - Regional & Community Affairs  
Orange & Rockland Utilities, Inc.  
500 Route 208  
Monroe, NY 10950

*Michael M. Grant*

Manager - Regional & Community Affairs

Orange & Rockland Utilities, Inc.  
500 Route 208  
Monroe, NY 10950

Phone: 845-783-5480  
Fax: 718-923-7170  
E-mail: [grantmi@oru.com](mailto:grantmi@oru.com)

# Smart Meters Are Coming!

Re: Orange & Rockland Utilities - Smart Meter Deployment Notification for November 2019

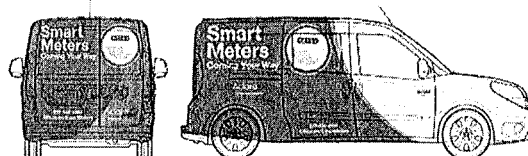
Supervisor Sweeton,

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MINTURN RD

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PINE-ISLAND TPKE

### **Warwick**

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ANGELA PL  
ASHLEY-MEADOW RD

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BIRDSALL RD  
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BLOOMS-CORNERS RD  
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BRADNER WAY  
BRILLER RD  
BUTTERMILK-FALLS RD  
CADCADE RD  
CALIFORNIA RD  
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COUNTY-RTE-1  
COZY LN  
CRABTREE LN  
DEKAY RD  
DEMAREST RD  
E RIDGE RD  
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EDENVILLE RD  
EXCELIOR RD  
FOLEY RD  
FOUR-CORNERS RD  
HANSEN PL  
HARVEST CIR  
HATHORN RD  
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If you if any questions or would like to learn more about the meter deployment process, please contact me at (845) 783-5480 or by e-mail [grantmi@oru.com](mailto:grantmi@oru.com) .

Thank you,

Michael

Michael M. Grant  
Manager - Regional & Community Affairs  
Orange & Rockland Utilities, Inc.  
500 Route 208  
Monroe, NY 10950

# Smart Meters Are Coming!

Here's what you should know.

---

## What's a smart meter?

It's a digital meter that communicates between your residence or business and Orange & Rockland through a secure wireless communication network.

## What's the difference between my current meter and a smart meter?

They both do the same job: They collect information about how much energy you use. While we can only collect your usage information from your current meter once a month, a smart meter sends readings every day, using the same type of extremely low-frequency radio signals that allow you to use your smartphone, listen to the radio, or watch TV. Smart meters will also let us know right away when problems arise, so we can get to work on restoring power even faster.

## How will a smart meter help me?

Your smart meter will let you keep track of how you are using energy and help you manage your bill.

Once your smart meter is installed, you'll have online access to detailed information about your daily energy use. You can use that information to make choices that can help you save energy and money.

- See your energy usage in 15-minute increments.
- Get high-bill alerts (and tips on how to avoid them).
- Get information about energy-saving products and services.

Smart meters will allow us to read your meter remotely. That means no more waiting for a meter reader, and no more estimated bills. We will also be able to activate service remotely.

If you use solar energy, a smart meter will help us integrate these renewable resources more efficiently.

## When will I get my new meter?

Installation will begin in Rockland County during the summer of 2017. O&R plans to install smart meters throughout its entire service territory by 2020. O&R will notify you with a postcard and a letter before installation starts in your area. If you need to be home for us to access your meter, we'll let you know how to set up an appointment. Installation takes only about 15 minutes.

## Will my power be interrupted while you install my new meter?

Yes, there will be a brief pause in your electric service (a couple of minutes at most). For many commercial customers, we may be able to avoid a service interruption. We will leave you a reminder to reset your clocks and other appliances, and we apologize for this inconvenience.

## Will I need to do anything to start my meter?

Nope, we'll handle everything for you. But we'll be providing you with instructions on how to access and make the best use of information from your smart meter.

## How are you protecting my privacy?

We take cyber security seriously, so all information is transmitted through an encrypted network. No personal information is captured or transmitted by the smart meter, and all your energy usage information is kept confidential by O&R and our vendors.

## Do I still need to call O&R to report an outage?

Yes. Smart meters will alert us about most outages in your neighborhood. But we suggest you continue to tell us about any problems you are having so that we can address them as quickly as possible.

---

## What if I don't want a smart meter?

For information about how to opt out, please call us at 1-877-434-4100.

## How can I get more information?

Visit [oru.com/smartmeters](http://oru.com/smartmeters) or call us at 1-877-434-4100.

## Warwick Town Clerk

---

**From:** Canfield, Courtney <ccanfield@orangecountygov.com>  
**Sent:** Wednesday, October 02, 2019 9:51 AM  
**To:** townofbloominggrovetownclerk@yahoo.com; lzappala@thetownofchester.org;  
townclerk@cornwallny.gov; townclerk@townofcrawford.org; flostc@aol.com;  
pgersbeck@townofgoshen.org; townclerk@optonline.net;  
townofhamptonburgh@hvc.rr.com; jpatterson@highlands-ny.gov;  
jnaumchik@middletown-ny.com; minisinktownclerk@gmail.com;  
Maryellen@monroeny.org; tstickles@townofmontgomery.com;  
clerk@townofmounthope.org; dgreen@town.new-windsor.ny.us;  
lvitek@cityofnewburgh-ny.gov; Town-clerk@townofnewburgh.org; gskjkj@gmail.com;  
pjnytreas@citlink.net; townclerk@tuxedogov.org; townclerk@townofwallkill.com;  
Warwick Town Clerk; ksherlock10940@yahoo.com; dpotvin@woodburyny.us  
**Cc:** Green, David; Vandemark, Louise; Staltare, Bianca  
**Subject:** Election Day Information, Survey & Updates  
**Attachments:** GE19 POLLING PLACE LIST CONSOLIDATED .pdf; Town Clerks Election Survey GE19.doc;  
FINAL VR english traditional form.pdf; AbsenteeBallot-English.pdf; 2019 Early Voting  
Flyer.pdf

Election Day is fast approaching and it will be here before you know it! We have a few items we wanted to share with you.

1. Please find a polling place list is attached for your reference.
2. We would appreciate you filling out the attached survey and returning to us by **Friday, October 11** so we can confirm election assignments and finalize logistics for this election. We do appreciate all your assistance with the election process and especially asking the Police Department to collect bags election night which is a huge help.
3. Reminder – the last day to Register to Vote is **Friday, October 11**, all forms have to be in person or postmarked that day.
4. Effective September 26, 2019, the Governor signed a new bill into law allowing party changes until February 14, 2020. A change of enrollment now takes effect immediately, which means it is a valid application the day it is filed. The exception is a change of enrollment filed between February 15<sup>th</sup> and seven days after the June primary. The changes of enrollment filed in this period will take effect on the 7<sup>th</sup> day after the June primary.
5. Absentee Ballot Applications can be postmarked to our office no later than 10/29/19. Applications will be accepted in person at our office up to day before Election Day. Please find an application is attached for your convenience.
6. The office will be open 9am to 5pm daily to process absentees, and the office will be open additional hours on Tuesday, 10/22 – 9am – 8pm, Thursday, 10/24 – 9am – 8pm, Saturday, 10/26, 9am-3pm, Monday, 10/28 - 9am -8pm, , Wednesday, 10/30 - 9am – 8pm and Saturday, 11/2 – 9am to 3pm.

7. Early Voting – a poster is attached for your reference. Please feel free to post it on your websites, social media sites or public buildings. Our office will be open 1 hour before each day of early voting and we will be open at least an hour after.
8. Election Inspectors - Inspectors assignments will be going out very soon and we will notify who has been assigned.

Let us know if you have any questions. Thank you!

**Courtney Canfield Greene**

*Deputy Commissioner of Elections*

Orange County Board of Elections

75 Webster Ave, PO Box 30

Goshen, NY 10924

Office Line: (845) 360-6507

Email: [ccanfield@orangecountygov.com](mailto:ccanfield@orangecountygov.com)



Like us on Facebook!

**No free time on Tuesday November 5, 2019 ..... No worries .....**

## **GO VOTE EARLY !!!**

Saturday - October 26, 2019 10am to 3pm	Sunday - October 27, 2019 10am to 3pm	Monday - October 28, 2019 Noon to 8pm
Tuesday - October 29, 2019 7am to 3pm	Wednesday - October 30, 2019 Noon to 8pm	Thursday - October 31, 2019 9am to 5pm
Friday - November 1, 2019 Noon to 8pm	Saturday - November 2, 2019 1pm to 6pm	Sunday - November 3, 2019 10am to 3pm

**Are you a resident of Orange County?**

**What town or city do you reside in?**

**Find your Early Voting Poll Site from the chart below:**

Blooming Grove	Cornwall Ambulance Building: 1 Clinton Street, Cornwall	
Chester	Warwick Town Hall: 132 Kings Highway, Warwick	
Cornwall	Cornwall Ambulance Building: 1 Clinton Street, Cornwall	
Crawford	Village of Montgomery Senior Center: 36 Bridge Street, Montgomery	
Deerpark	Farnum House: 21 Ulster Place, Port Jervis	
Goshen	Warwick Town Hall: 132 Kings Highway, Warwick	
Greenville	Farnum House: 21 Ulster Place, Port Jervis	
Hamptonburgh	Village of Montgomery Senior Center: 36 Bridge Street, Montgomery	
Highlands	Cornwall Ambulance Building: 1 Clinton Street, Cornwall	
Middletown/City	Middletown Senior Center: 62-70 West Main Street, Middletown	
Minisink	Farnum House: 21 Ulster Place, Port Jervis	
Monroe	Monroe Town Hall: 1465 Orange Turnpike, Monroe	
Montgomery	Village of Montgomery Senior Center: 36 Bridge Street, Montgomery	
Mount Hope	Farnum House: 21 Ulster Place, Port Jervis	
New Windsor	City of Newburgh Activity Center: 401 Washington Street, Newburgh	
Newburgh/City	City of Newburgh Activity Center: 401 Washington Street, Newburgh	
Newburgh/Town	City of Newburgh Activity Center: 401 Washington Street, Newburgh	
Port Jervis	Farnum House: 21 Ulster Place, Port Jervis	
Palm Tree	Monroe Town Hall: 1465 Orange Turnpike, Monroe	
Tuxedo	Warwick Town Hall: 132 Kings Highway, Warwick	
Wallkill	Middletown Senior Center: 62-70 West Main Street, Middletown	
Warwick	Warwick Town Hall: 132 Kings Highway, Warwick	
Wawayanda	Middletown Senior Center: 62-70 West Main Street, Middletown	
Woodbury	Cornwall Ambulance Building: 1 Clinton Street, Cornwall NY 12518	

**You may contact the Orange County Board of Elections with any questions by calling:  
(845) 360-6500, Toll Free (888) 879-7655 or by email at [elections@orangecountygov.com](mailto:elections@orangecountygov.com)**

**No free time on Tuesday November 5, 2019 ..... No worries .....**

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**Are you a resident of Orange County?      What town or city do you reside in?**

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(845) 360-6500, Toll Free (888) 879-7655 or by email at [elections@orangecountygov.com](mailto:elections@orangecountygov.com)**



**Budget Hearing Notice**  
**October 15, 2019 at 7:30 p.m.**  
**Florida Fire District**

**RECEIVED**  
**OCT 02 2019**  
Town of Warwick  
Town Clerk

The Florida Fire District will be holding a Public Hearing on the proposed 2020 budget on October 15, 2019 at 7:30 p.m. at the fire house located at 19 South Main Street, Florida, New York. The budget is available for inspection at the Goshen and Warwick Town Clerks' offices.

By Order of the Board of Commissioner of the Florida Fire District

AFFIDAVIT OF POSTING – TOWN CLERK  
FLORIDA FIRE DISTRICT BUDGET HEARING

Town Clerk  
State of New York  
County of Orange  
Town of Warwick

I Eileen M. Astorino, Clerk of the Town of Warwick, being duly sworn  
deposes and says:

The attached notice of the Public Hearing on the proposed 2020 budget  
for the Florida Fire District:

1. Was posted on the official signboard of the Town of  
Warwick on October 2, 2019 through October 16, 2019.
2. Was posted on October 2, 2019 on the website of the  
Town of Warwick through October 16, 2019.

Eileen M. Astorino  
Town Clerk

Dated: October 2, 2019

Sworn to me this 2 day of October,  
2019.

Melissa A. Stevens  
NOTARY PUBLIC

Melissa A. Stevens  
Notary Public, State of New York  
No. 01ST6062297  
Qualified In Orange County  
Commission Expires August 6, 2021

## Warwick Town Clerk

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**From:** Karen Pennings <kjpennings@gmail.com>  
**Sent:** Tuesday, October 01, 2019 9:54 PM  
**To:** Warwick Town Clerk  
**Subject:** Legal Notice for Florida Fire District  
**Attachments:** Budget Hearing Notice Florida Fire District.docx; Budget Hearing Notice Florida Fire District.pdf

Hello Eileen,

I apologize for the delay.  
Can our future Legal notice, attached, be posted?

I sent it as a pdf and word.  
Please confirm that you receive the Florida Fire District Proposed 2020 budget (Sent Sept. 4)

Karen J. Pennings  
Florida Fire District – Secretary

cc: TBD / X



# JACOBOWITZ AND GUBITS LLP

COUNSELORS AT LAW

September 27, 2019

RECEIVED

SEP 28 2019

Town of Warwick  
Town Clerk

Gerald N. Jacobowitz\*\*  
David B. Gubits\*\*  
Howard Protter  
Donald G. Nichol\*\*  
Larry Wolinsky\*\*  
J. Benjamin Gailey  
Mark A. Krohn\*  
John C. Cappello  
George W. Lithco  
Michele L. Babcock  
Gary M. Schuster  
Marcia A. Jacobowitz  
William E. Duquette  
Kara J. Cavallo  
Kelly A. Pressler  
Robert M. Lefland  
Christopher J. Cardinale  
Michael Wagner  
Marissa G. Weiss  
Martin S. Butcher  
Samuel C. Bergsohn

Hon. Michael Sweeton, Supervisor  
and Town Board  
Town Hall, Town of Warwick  
132 Kings Highway  
Warwick, New York 10990

RE: 2019-20 Tax Certiorari Proceedings  
Our File No. 3911-021

Dear Supervisor Sweeton and Town Board:

The Town Clerk has forwarded to this office tax certiorari proceedings that were commenced against the Town to contest the 2019-20 tax roll. The cases are as follows:

1. Shlomo Ekstein Index # EF006005-2019

Enclosed please find proposed original and (1) one copy of the resolution authorizing this law office to defend the above cases. Please put it on you agenda for the next scheduled board meeting and advise.

Thank you for your cooperation in this matter.

Very truly yours,

  
William E Duquette

\*LLM IN TAXATION  
\*\*OF COUNSEL

**REPLY TO:**  
158 Orange Avenue  
P.O. Box 367  
Walden, NY 12586  
tel. (845) 778-2121  
fax (845) 778-5173

548 Broadway  
Monticello, NY 12701  
tel. (845) 791-1765  
fax (845) 794-9781

JACOBOWITZ.COM

BED/sl  
cc: Hon. Deborah Eurich, Assessor

**TOWN OF WARWICK**  
**County of Orange, State of New York**

 **COPY**

**RESOLUTION**

**2019-2020**  
**TAX CERTIORARI PROCEEDINGS**

***BE IT RESOLVED,***

That the Town of Warwick Town Board hereby appoints Jacobowitz and Gubits, LLP, to represent the Town in the tax certiorari proceedings commenced against the Town to contest the 2019-20 tax roll. The cases are as follows:

1. Shlomo Ekstein      Index No. EF006005-2019

On a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, the foregoing resolution was adopted on a vote of \_\_\_\_\_ Ayes, \_\_\_\_\_ Nays.

STATE OF NEW YORK)

..SS.

COUNTY OF ORANGE )

I, Eileen Astorino, Town Clerk of the Town of Warwick, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the Town Board of the Town of Warwick at a meeting of said Board held on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Eileen Astorino

X

## Warwick Town Clerk

---

**From:** Michael Sweeton  
**Sent:** Thursday, October 03, 2019 7:39 AM  
**To:** Warwick Dial A Bus  
**Cc:** Warwick Town Comptroller; Warwick Town Clerk  
**Subject:** Re: Head Bus Driver Posting

RECEIVED

OCT 03 2019

Town of Warwick  
Town Clerk

Are you asking that he be promoted?

Sent from my iPhone

On Oct 3, 2019, at 7:25 AM, Warwick Dial A Bus <[dialabus@warwick.net](mailto:dialabus@warwick.net)> wrote:

Mike,

~~Mike is transferring to the Head Bus Driver position effective Monday 10/14/19. This will be a great~~

Can you please have a resolution at the Board meeting to make this official?

Thank you.

*Jen*

Jennifer L. Crover  
Supervisor of Transportation  
Town of Warwick Dial-A-Bus  
Cell- 845-774-6313  
Office 845-986-4174  
[dialabus@warwick.net](mailto:dialabus@warwick.net)

**TOWN OF WARWICK JUSTICE COURT**

132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990  
TELEPHONE: 845-986-1128  
FACSIMILE: 845-987-1815

*Peter D. Barlet, Justice*

*Nancy Brenner-DeAngelo, Justice*

*Lois Weslowski, Court Clerk*

*Lori Mosher, Court Clerk*

RECEIVED

OCT 03 2019

Town of Warwick  
Town Clerk

October 3, 2019

Town Supervisor & Board

RE: 2019/2020 JCAP Grant

The Town Court is going for a grant for renovation on public restrooms to accommodate upgrades for ADD compliance. The total grant amount awarded for each Court can be \$30,000.

*Sincerely,*

*Court Staff*

**Warwick Town Clerk**

---

**From:** Warwick Town Clerk  
**Sent:** Thursday, October 03, 2019 4:02 PM  
**To:** eCodeHelp  
**Subject:** Town of Warwick Mailing Address

Hello,

Please be aware the Town of Warwick Mailing Address is

132 Kings Highway  
Warwick, New York 10990

Mail from General Code was recently sent to a P.O. Box that is NOT owned by the Town ( the new owner gets aggravated with us)

Please make any changes on your end. Thank you so much.

*Eileen M Astorino*  
Town Clerk/Registrar  
132 Kings Highway  
Warwick, NY 10990  
845-986-1124 ext. 246  
Town of Warwick





## Warwick Town Clerk

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**From:** Warwick Dial A Bus <dialabus@warwick.net>  
**Sent:** Friday, October 04, 2019 8:44 AM  
**To:** Michael Sweeton; Warwick Town Comptroller  
**Cc:** Warwick Town Clerk  
**Subject:** Full Time Bus Driver Posting

Mike,

The Full Time Bus Driver posting has ended. At this time I would like to place our current part time driver Heather Vanella into this full time position. She would be a very good fit to our team at a full time level. If there could be a resolution for this and it would start Tuesday 10/15/19 at Grade 2 step 1. Please note she is a Tuesday start because her work week is Tuesday- Saturday.

Thank you

*Jen*

Jennifer L. Crover  
Supervisor of Transportation  
Town of Warwick Dial-A-Bus  
Cell- 845-774-6313  
Office 845-986-4174  
[dialabus@warwick.net](mailto:dialabus@warwick.net)

RECEIVED  
OCT 04 2019  
Town of Warwick  
Town Clerk

cc  
TBD ✓  
TCL ✓  
S. Brown ✓

# TOWN OF WARWICK

## DEPARTMENT OF POLICE

132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990  
845-986-3423

RECEIVED

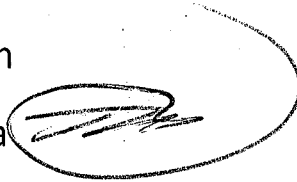
OCT 04 2019

Town of Warwick  
Town Clerk

October 4, 2019

To: Supervisor M Sweeton

From: Lt Thomas E Maslanka



RE: Retirement

I wish to advise you that I intend to retire from full time service as a Police Lieutenant for the Town of Warwick. As per my contractual agreement with the Town I wish to provide the Town six months notice of my intent to retire. Therefore my date of retirement will be March 27, 2020.

For the past 32 years I have served the Town of Warwick as a Police Officer. I have been very fortunate to have served in many roles within the police department. I will always take great pride in my department and the great officers with whom I serve and have served.

I would also like to thank you and the entire Town Board for the trust and faith you have had in my ability to help lead this great department and protect our citizens.

Cc: Chief McGovern

