

**STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")
NOTICE OF COMPLETION AND PUBLIC HEARING FOR
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT ("DGEIS")**

**CONSERVATION CLUSTER RESIDENTIAL FLOATING ZONE TEXT AMENDMENT
TOWN OF MONROE
ORANGE COUNTY, NEW YORK**

Date: March 2, 2020

Lead Agency: Monroe Town Board

Address: 1465 Orange Turnpike
Monroe, New York 10950

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

A Draft Generic Environmental Impact Statement ("DGEIS"), submitted February 21, 2020, has been completed and accepted for the proposed action described below. A public hearing on the DEIS will be held at the Town of Monroe Senior Center, 101 Mine Road, Monroe, New York 10950 at 7:00 PM on March 25, 2020, during which public comments will be accepted. Written comments on the DGEIS will also be accepted by the contact person until April 6, 2020 at 3:00 PM.

Name of Action: Conservation Cluster Residential Floating Zone Text Amendment

Location: Town of Monroe, Orange County, NY – Test Case Site is located on the east side of Rye Hill Road approximately ¼ mile south of Reynolds Road.

SEQR Classification: Type 1

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.

In order to assess potential impacts of the unmapped floating zone, a test case development was analyzed for a site located as described above. As part of the DGEIS, thresholds are proposed within which future development at this site would not be required to undergo additional SEQR review.

Availability of Document: Copies of the DEIS are available for public review at:

- Town of Monroe Clerks Office - 1465 Orange Turnpike, Monroe, NY 10950;
- Monroe Free Library – 44 Millpond Parkway, Monroe NY 10950.
- Online at the Town of Monroe website at <http://www.monroenv.org>

**Notice of Completion and SEQR Hearing for
Draft Generic Environmental Impact Statement ("DGEIS")
Conservation Cluster Residential Floating Zone Text Amendment**

**Page 2
March 2, 2020**

DEIS Distribution: A copy of this notice and a paper copy of the DGEIS with appendices on thumbdrive have been provided to the following interested agencies:

Orange County Department of Planning
1887 County Building
124 Main Street
Goshen, New York 10924

This notice is also being sent along with a copy of the DEIS on thumb drive or DVD-ROM to the following Interested Agencies:

Department of Environmental Conservation, Division of Environmental Permits (DVD-ROM)
625 Broadway
Albany, NY, 12233-1750.

Chief Executive - Town of Monroe
Anthony Cardone, Supervisor
1465 Orange Turnpike
Monroe, New York 10950

Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, New York 10950

Town of Monroe Conservation Commission
1465 Orange Turnpike
Monroe, New York 10950

Town of Monroe Joint Parks and Recreation Commission
1465 Orange Turnpike
Monroe, New York 10950

Town of Monroe Highway Department
87 Mine Road
Monroe, NY 10950

Orange County Department of Health
1887 County Building
124 Main Street
Goshen, New York 10924

Orange County Department of Public Works
2455-2459 Route 17M
P.O. Box 509
Goshen, New York 10924

**Notice of Completion and SEQR Hearing for
Draft Generic Environmental Impact Statement ("DGEIS")
Conservation Cluster Residential Floating Zone Text Amendment**

**Page 3
March 2, 2020**

NYS Department of Environmental Conservation
Division of Environmental Permits – Region 3
21 South Putt Corners Road
New Paltz, New York 12561

New York State Office of Parks, Recreation and Historic Preservation (via CRIS system)
Post Office Box 189, Peebles Island
Waterford, New York 12188

Village of Harriman
Attn: Steven H. Welle, Mayor
One Church Street
Harriman, NY 10926

Village of Monroe
Attn: Neil Dwyer, Mayor
7 Stage Road
Monroe, New York 10950

Village of Kiryas Joel
Attn: Gedalye Szegedin, Administrator
P.O. Box 56
Monroe, NY 10950

Village of South Blooming Grove
Attn: James LoFranco, Mayor
811 Route 208
Monroe, NY 10950

Village of Woodbury
Attn: Timothy Egan, Mayor
P.O. Box 546
Central Valley, NY 10917

Town of Blooming Grove
Attn: Robert C. Jeroloman, Supervisor
6 Horton Road
Blooming Grove, NY 10914

Town of Chester
Attn: Craig R. Leggett
1786 Kings Highway
Chester, NY 10918-3012

**Notice of Completion and SEQR Hearing for
Draft Generic Environmental Impact Statement ("DGEIS")
Conservation Cluster Residential Floating Zone Text Amendment**

**Page 4
March 2, 2020**

Town of Palm Tree
Attn: Abraham Wieder, Supervisor
P.O. Box 56
Monroe, NY 10950

Town of Tuxedo
Attn: Ken English, Supervisor
One Temple Drive
Tuxedo, NY 10987

Town of Warwick
Attn: Michael Sweeton, Supervisor
132 Kings Highway
Warwick, NY 10990

Town of Woodbury
Attn: Frank J. Palermo, Supervisor
P.O. Box 1004
Highland Mills, NY 10930

Monroe Joint Fire District
1465 Orange Turnpike
Monroe, NY 10950

Monroe Woodbury Central School District
c/o: Elsie Rodriguez, Superintendent
278 Route 32
Central Valley, New York 10917

Monroe Volunteer Ambulance Corps
PO Box 841
Monroe, New York 10950

Any person receiving a digital copy of the DEIS may request a printed paper copy from the lead agency contact person below. The lead agency may require a fee to recover its printing costs as applicable.

Contact Person: Mary Ellen Beams, Town Clerk

Address: Monroe Town Hall
1465 Orange Turnpike
Monroe, New York 10950

Telephone No.: (845) 783-1900 ext 100

This Notice has also been forwarded for publication in the Environmental Notice Bulletin.