

**STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")  
NOTICE OF COMPLETION FOR  
FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT ("FGEIS")**

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

**Date:** June 23, 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 Final Generic Environmental Impact Statement ("FGEIS"), has been completed for the proposed action described below.

**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 FGEIS, 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 FGEIS are available for public review at:

- Town of Monroe Clerks Office - 1465 Orange Turnpike, Monroe, NY 10950;
- Online at the Town of Monroe website at <http://www.monroeny.org>

**FGEIS Distribution:** A copy of this notice and a paper copy of the FGEIS have been provided to the following interested agencies:

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

**Page 2  
June 23, 2020**

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 FGEIS 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  
Final Generic Environmental Impact Statement (“DGEIS”)  
Conservation Cluster Residential Floating Zone Text Amendment**

**Page 3  
June 23, 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  
Final Generic Environmental Impact Statement (“DGEIS”)  
Conservation Cluster Residential Floating Zone Text Amendment**

**Page 4  
June 23, 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.**