



Hudson Valley Planning & Preservation
26 Laura Road, Monroe, NY 10950
(845)893-0134 Fax (845) 230-8749 Hudsonvalleyplanning.com

George Aulen, Chairman
Village of Warwick Planning Board
77 Main Street Warwick, NY 10990

Re: Village View Estates Cluster Subdivision, SEIS Scoping Document public comments

8/10/2019

Dear Chairman Aulen and members of the Board:

This letter is to respond to the public comments generated for the SEIS scope for the proposed Village View Subdivision proposal.

At this stage, our purpose of soliciting public comment is to consider those comments that would yield information useful to the Planning Board's review of the environmental impacts of the project and require a change to the Scoping Document for the SEIS.

We had a variety of comments on the proposed SEIS scope, many of which were related to the proposal and not the need for an additional study in the SEIS. We have no intention to be dismissive to any of the concerns raised by the public. However, the SEQRA process dictates that we hold onto these comments and respond to them in accordance with procedures outlined in SEQRA. Once the SEIS has been subject to public hearing, any public comments submitted not related to the scope of the SEIS would be required to be disclosed in the FEIS and would have appropriate responses. It is my current understanding that the intention is to combine the FEIS into one that responds to the questions and comments raised in the DEIS and SEIS, so that a clear picture of the project, any concerns and questions can be fully understood.

As mentioned before the SEIS, is meant to supplement information in the DEIS that resulted because of changes in the project. The board determined that the changes in the layout and the potential street access are the driving force behind this SEIS. The Village and Town also agreed that it would be acceptable to study the additional housing created in the Town in accordance to the Town's subdivision and zoning regulations, since it was felt that the new Town road would encourage the subdivision of the parcel, and could potentially affect traffic and drainage patterns.

A summary of each letter, and changes that were made to the scope follow:

1. Letter from Barbara Hilly: Most of the comments are not related to the scope, with exception of the wildlife comment. There will be new information in the SEIS regarding the wildlife and fauna on site completed by a licensed ecologist, who was also retained to look at the study that was in the DEIS and provide a formal opinion. This was already part of the scope, and no changes were made.

2. Letter from Raymond and Lugene Maher: The new intersection for the new road and Woodside Drive were examined as part of the traffic study in the DEIS, however, additional information regarding the configuration of the new road and the surrounding area will be included in the SEIS as requested. **A change to the scope was made in Section III-G.**

3. Letter from Jon Desrats: The commenter mentions site distance on Woodside Drive as a potential hazard for pedestrians. Site distances were part of the DEIS, however with the expanded discussion of the Intersection, site distance will be discussed in the SEIS. While the applicant is not required to put sidewalks on Woodside Drive, the new subdivision will have sidewalks on both sides of the road. **Changes were made to the scope in Section III-G.**

4. Letter from Mary Ann Buckley: The SEIS will provide updates, if any on the sewer and water districts that will eventually serve the new housing constructed in the Village. This is already planned as part of the SEIS, no changes to the scope is required. The SEIS will also be required to summarize and include a copy of the Stormwater Protection and Pollution Protection Plan, (SWPPP), which has changed because of the layout, and the need to include additional runoff that would come from the Town. All other statements are not related to the scope. No changes are required to the scope as a result of the comments.

5. Letter from Merritt Guy and Donna Kipp: The Flora and Fauna study was revisited by a licensed ecologist while he was in the field looking at the parcel within the Town, and these updates will be provided in the SEIS. Per DEC state standards for studies for developments such as these, Flora and Fauna Studies focus more on the preservation of higher quality habitats rather than create inventories of observed species. In the current plan, the sensitive habitat has been better preserved with more generous buffers and with no road crossings over the stream. No changes to the scope are recommended. The new SWPPP is required to consider changes in the drainage patterns that would affect sensitive habitat and wetlands were there may be turtles. No changes to the SEIS scope are recommended.

Ground and water studies like the one referenced in the DEIS, are carried out by municipalities, and require a significant undertaking of time and resources. No changes to the SEIS scope are recommended.

The SEIS will include an updated SWPPP that is required to conform to State and Village Standards. No changes to the scope of the SEIS are recommended.

The traffic study was performed by a professional traffic engineer, in accordance with methods acceptable to the profession. No changes are recommended to the scope of the SEIS.

The SEIS will provide any updates to the plans to improve sewer conveyance, no changes are required of the scope.

All other comments are not relevant to the scope of the SEIS.

6. Letter from HDR, Laura Barca, P.E. Town Engineer.

Comment 1 requested that a description of the permit be included in the SEIS and will be done. No change to the scope required.

Comment 2: All areas in Section III of the SEIS will address the development in the Town, and if there is no change, the reader will be informed. No change to the scope required.

Comment 3 and 4: The full SWPPP and Traffic Study will be included in the Appendix of the SEIS, no changes are required of the Scope.

Comment 5: The SEIS will provide a description of any planned changes to Locust Street. **This was added to the Scope of the SEIS in Section III-G.**

Comment 6: The SEIS scope was changed to remove these statements after her review to leave the discussion open if necessary. No change is required to the current scope.

Other comments offered by the Town Engineer are not related to the scoping document.

7. Letter from Greenplan, Theodore Fink, Town Planner

Comments 1 and 2: **The SEIS will discuss the impact of the potential development on the Town of Warwick zoning provisions, and the Ridgeline overlay district in Section III-H.**

Comment 3: The Town planner requested that we include a discussion of the fiscal impact analysis of the planned road once it is constructed, in terms of cost of maintenance vs. taxes generated to cover the costs prior to establishment of the houses. This was added to the SEIS scope after the review by the Town Planner, and prior to the submission to the Village Board. No changes to the scope are required.

Comment 4: The SEIS scope was changed to remove these statements after the Town Planner's review to leave the discussion open if necessary. No change is required to the current scope. We included the alternative to discuss options that would be available to the applicant if the site plan and special use permit for the proposed Town Road are not approved in the Alternatives Section prior to submission of the scope to the Village, no changes to the scope are necessary.

The revised scope is attached, with changes highlighted in red and underlined. Feel free to contact me with any comments or questions regarding this review.

Sincerely yours,

A handwritten signature in blue ink that reads "Susan Roth". The signature is fluid and cursive, with the first name "Susan" and the last name "Roth" clearly distinguishable.

Susan Roth, AICP
Hudson Valley Planning and Preservation.

Attachments: Revised SEIS scope dated August 10th, 2019