

VILLAGE OF KIRYAS JOEL
POSITIVE DECLARATION

State Environmental Quality Review Act

Notice of Intent to Prepare a Draft Environmental Impact Statement
and Lead Agency Determination of Significance

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 Planning Board of the Village of Kiryas Joel 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. The Planning Board hereby adopts a Positive Declaration in order to investigate and evaluate the potential environmental impacts of this Proposed Action.

Name of Action: Karlsburg Acres Development

Lead Agency: Planning Board of the Village of Kiryas Joel, Orange County

Date:

SEQR Status: Upon review of the Application, the Village of Kiryas Joel Planning Board has determined that the Project is subject to the State Environmental Quality Review Act and its implementing regulations (6 NYSCR Part 617) as a Type I Action.

Location: The proposed action is located between Seven Springs Mountain Road and Seven Springs Road in the Village of Kiryas Joel, NY.

Description of Action: The proposed action involves the construction of a 608-unit subdivision within the existing community of Kiryas Joel. The proposed action will include the construction of 82 new buildings; 80 residential buildings, 1 public shul, and 1 commercial building. The proposed action will include parking to service all proposed facilities as well as public utilities including water, sewer, storm sewer, electric, and gas services. The existing lot is wooded and bordered by residential development to the south, woods to the north, and rural development to the east and west. Development will occur on tax parcels 367-1-4, 5, 6, 7, 8, and 367-1-1 through 32.

Scoping: A draft scoping document was submitted by the applicant for consideration. This document is being forwarded as an attachment with this Notice for review and comment by the Interested and Involved Agencies. There will be no public hearing on the scope. However, the Board welcomes written comments on the scope. The draft scoping document will be available for public review on (www.cscos.com/KarlsburgAcresDevelopment) and comments will be accepted until within 30-days of publication of the document. A copy of the scope is also available at the Village of Kiryas Joel Village Hall at 51 Forest Road, Monroe NY 10949.

Reasons Supporting this Determination: Potential environmental impacts associated with the proposed action are identified in the Full Environmental Assessment Form. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6

N.Y.C.R.R. § 617.7(c)(2) and (3). The Planning Board finds that the Proposed Action may result in one or more significant impacts on the environment, and an Environmental Impact Statement (“EIS”) will be prepared to address, at a minimum, the following elements of the Proposed Action, which may result in potential impacts:

1. The project will create 608 new units in a community of less than 150,000 people.
2. The Proposed Action will result in the conversion of more than 10 acres of forested area or grassland.
3. The proposed Action may result in increased erosion due to physical disturbance and vegetation removal at the project site.
4. The proposed action will allow or result in residential uses in areas currently not served by water and sewer services.
5. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply.
6. The proposed Action may result in the reduction or degradation of habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.
7. The proposed Action will increase traffic and may exceed the capacity of the existing road network.
8. The proposed Action may result in the construction of paved parking for 454 cars.
9. The proposed Action may create demand for additional community services.

A copy of this Notice is being sent to the following Involved and Interested Agencies:

Agency Circulation: This notice is being sent to the following involved agencies:

NYS Department of Environmental Conservation
Division of Environmental Permits
625 Broadway
Albany, New York 12233-1010

Environmental Notice Bulletin – via email
enb@gw.dec.state.ny.us

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

Orange County Department of Health, Division of Environmental Permits
1887 County Building
124 Main Street
Goshen, New York 10924
Contact: Edwin Sims, PE, Acting Director

Orange County Department Public Works, Division of Environmental Facilities and Services
24-55-2459 Route 17M
Goshen, NY 10924-0637

Village of Kiryas Joel DPW
PO Box 566
Monroe, NY 10949

Village of Kiryas Joel Board
P.O. Box 566
Monroe, NY 10949

Interested Agency Circulation: This notice is being sent to the following interested agencies:

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

Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950

Town of Palm Tree
PO Box 566
Monroe, NY 10949

Kiryas Joel Fire Department
1 Chevron Road
Monroe, New York 10950

Kiryas Joel Village Union Free School District
48 Bakertown Road, #401
Monroe, New York 10950

State Historic Preservation Office
1 Delaware Avenue North
Cohoes, NY 12047
(via CRIS on-line submittal)

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