

NY State Environmental Quality Review
**NOTICE OF COMPLETION OF DRAFT EIS
AND
NOTICE OF SEQR HEARING**

LEAD AGENCY: Town of Woodbury Town Board

ADDRESS: Woodbury Town Hall
P.O. Box 1004
511 Route 32
Highland Mills, New York 10930

DATE: July 11, 2006

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.

A Draft Environmental Impact Statement (DEIS) has been completed and accepted for the proposed action described below. Comment on the DEIS are requested and will be accepted by the contact person until ten days following the close of public hearing, or such date as may be set by the Town Board whichever is later. A public hearing on the DEIS has been set for August 1, 2006, at 7:30 PM, International Brotherhood of Electrical Workers, 67 Commerce Drive South, Harriman, New York 10926.

NAME OF ACTION: Legacy Ridge at Highland Mills

**DESCRIPTION
OF ACTION:**

The applicant proposes to construct 287 single-family detached 4-bedroom homes on a site consisting of 3 existing lots totaling approximately 749 acres, of which only one lot will be developed. The other two lots will remain as open space, except for some municipal utilities and access roads. The applicant has requested a rezoning of the project site from R-3A to R-2A and is proposing that its project be designated for Conservation Cluster Development (CCDOD) in accordance with the recently adopted local law.

LOCATION:

The property is located in the northwesterly portion of the Town of Woodbury, Orange County, NY. The main and secondary access points to the development will be located on Trout Brook Road. The site is bounded by developed residential subdivisions to the south, the NYS Thruway to the west, undeveloped land located in the Town of Cornwall to the north, and West Point Military Academy to the east.

**POTENTIAL
ENVIRONMENTAL
IMPACTS:**

The proposed action may have the following potential environmental impacts, including but not limited to:

- Soil erosion and sedimentation
- Increase stormwater runoff and potential water quality impacts
- Increased sewage generation and demand for water supply
- Removal of existing vegetation and impact to ecological habitat
- Increase in number of vehicular trips and turning movements at entrances to the site and nearby roads
- Impact to existing neighborhood visual character
- Increased demand for community facilities and services

A copy of the DEIS is available for review at:

Woodbury Town Hall
511 Route 32
Highland Mills, New York 10930

The Woodbury Public Library
IDA Cornell Branch
23 Smith Clove Road
Central Valley, NY 10917

The Woodbury Public Library
Rushmore Branch
16 County Route 105
Highland Mills, NY 10930

The following address on the World Wide Web:
<http://www.hdrprojects.com/legacyridgeeis/>

A copy of this Notice and DEIS Has Been Sent to:

Federal

United States Army Corps of Engineers
New York District – Regulatory Branch
Jacob Javits Federal Building
26 Federal Plaza
New York, NY 10278

New York State

Erin Crotty, Commissioner
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

NYS Department of Environmental Conservation
Environmental Notice Bulletin
625 Broadway
Albany, NY 12233

Mark Moran, Regional Director
NYS Department of Environmental Conservation
Region III
21 South Putt Corners Road
New Paltz, NY 12561

Antonia C. Novella, Commissioner
NYS Department of Health
Corning Tower
Empire State Plaza
Albany, NY 12237

Akhter Shareef
NYS Department of Transportation
4 Burnett Boulevard
Poughkeepsie, NY 12603

NYS Office of the Attorney General
Investment Protection Bureau – Real Estate Finance
120 Broadway
New York, NY 10271

Bernadette Castro, Commissioner
NYS Office of Parks, Recreation and Historic Preservation
Peebles Island
P.O. Box 189
Waterford, NY 12188

Bob Somers
NYS Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235

Orange County

David Church, Commissioner
Orange County Department of Planning
124 Main Street
Goshen, NY 10924

Maxcy J. Smith M.D., Commissioner
Orange County Health Department
124 Main Street
Goshen, NY 10924

Edmond A. Fares, Commissioner
Orange County Department of Public Works
Route 17M
Goshen, NY 10924

Fred Budde, Senior Planner
Southeastern Orange Traffic Force
C/O Orange County Department of Planning
124 Main Street
Goshen, NY 10924

Town of Woodbury

Honorable John P. Burke, Supervisor
Town of Woodbury Town Board
P.O. Box 1004
511 Route 32
Highland Mills, New York 10930

George Sewitt, Chairman
Town of Woodbury Planning Board
P.O. Box 1004
511 Route 32
Highland Mills, New York 10930

Gary Thomasberger, Building Inspector
Maria Rubio, Clerk
Town of Woodbury Building Department
P.O. Box 1004
511 Route 32
Highland Mills, NY 10930

Peter Stabile, Superintendent
Town of Woodbury Highway Department
P.O. Box 1004
511 Route 32
Highland Mills, NY 10930

Edward Smith, Fire Chief
Town of Woodbury Fire Department
P.O. Box 77
Highland Mills, NY 12866

Robert Kwiatkowski, Police Chief
Town of Woodbury Police Department
386 Route 32
Central Valley, NY 10917

Woodbury Community Ambulance
P.O. Box 561
Central Valley, NY 10917

Town of Cornwall

Richard Randazzo, Supervisor
Town of Cornwall Town Board
Cornwall Town Hall
183 Main Street
Cornwall, NY 12518

Neil Novesky, Chairman
Town of Cornwall Planning Board
Cornwall Town Hall
183 Main Street
Cornwall, NY 12518

Cornwall Central School District
24 Idlewild Avenue
Cornwall-on-Hudson, NY 12520