

NOTICE OF COMPLETION TO FINAL ENVIRONMENTAL IMPACT STATEMENT
(FEIS)

Lead Agency: Village of Woodbury Board of Trustees

Name of Action: Legacy Ridge at Highland Mills subdivision and site plan and Local Laws relating to Conservation Cluster Development Overlay District and Rezoning from R-3A to R-2A

Address of Lead Agency: Village of Woodbury
P.O. Box 546
Central Valley, New York 10917

Date of Notice of Completion of FEIS:

January 8, 2008

Date of Filing FEIS: January 11, 2008

SEQR Classification: Type I

This Notice has been prepared pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

Location of proposed Development project:

Village: Woodbury
County: Orange
Street address: Trout Brook Road
Tax map parcels: 203-1-11, 203-1-12.5, 207-3-55

Size of parcel: Approximately 749 acres.

Description of action: The first aspect of the proposed action relates to the application by Legacy Ridge at Highland Mills, LLC for the proposed residential development of an approximately 749 acre site located north and south of Trout Brook Road and west of Smith Clove Road ("the Project Development site") as a residential project containing 287 single-family detached units with primary project access from Trout Brook Road and Smith Clove Road. The project would be served by central water and sewer, and would preserve more than 430 acres as open space.

The proposed action discussed in the DEIS and FEIS also includes adoption of two local laws:

The two local laws are proposed as part of the action:

Proposed Zoning Amendments

The entirety of the property is currently zoned R-3A, residential, which imposes a three-acre minimum lot size. As-of-right development is approximately 155 units. The proposed zoning changes allow 287 units to be built on the property. This is the preferred plan proposed and analyzed in the EIS.

The property to be rezoned is identified on the Village Tax Map as parcels 207-3-55, 203-1-11 and 203-1-12.5. Two change of zone petitions have been filed with the Village: one requesting a rezoning of the property from R3-A to R-2A pursuant to Village of Woodbury Zoning Law Article XI, Section 310-52; the other requesting a designation of the property as a Conservation Cluster Development Overlay Zoning District (“CCDOD”) pursuant to Village of Woodbury Zoning Law Article V, Section 310-31.1.

The proposed increase in density would allow the project sponsor to fund a significant rehabilitation and upgrade to the Valley Forge Wastewater Treatment facility. Such an upgrade is estimated to save the Village taxpayers as much as \$1,100,000.00 and benefits the environment by significantly improving effluent quality.

Designation as a CCDOD is a mechanism and incentive for developing cluster subdivisions, which permanently preserves larger tracts of open space. The Applicant proposes to preserve approximately 430 acres, nearly 57% of the property as open space.

Each of the proposed local laws would take effect immediately upon filing with the Secretary of State.

Potential Environmental Impacts

Potential Environmental Impacts discussed in the EIS include: potential impact on transportation/traffic on local and county highways; potential impacts from increased demands on community services, schools, and infrastructure; potential impacts due to clearing, grading and construction, including storm drainage, water quality impacts and vegetative impacts; potential visual impacts on slopes and ridgelines; and potential impacts to rare, threatened and endangered species. The EIS also discussed how the local laws may additionally have impacts on land use, zoning, and neighborhood character.

Additional information, including, a copy of the FEIS; a copy of the Addendum to the FEIS a copy of the DEIS, incorporated by reference in the FEIS and any further SEQRA information, may be obtained from:

Contact Person: Stephanie Berean-Weeks, Mayor
Village of Woodbury

Address: 455 Route 32
Highland Mills, NY 10930
P.O. Box 546
Central Valley, New York 10917
Phone: (845) 928-7558
Fax: (845) 928-7263

Copies of the FEIS are also available for public inspection during regular business hours at:

1. The Village Clerk's Office at the Village offices Village Hall, 455 Route 32, Highland Mills, New York 10930, phone (845) 928-7578.
2. The Town Clerk's Office at Town Hall
511 Route 32
Highland Mills, NY 10930
3. The reference desk at the Rushmore Branch of the Woodbury Public Library, 16 County Route 105, Highland Mills, NY 10930.
4. The reference desk of the Ida Cornell Branch of the Woodbury Public Library, 23 Smith Clove Road, Central Valley, NY 10917.

Date of Filing the FEIS: January 11, 2008

DESIREE POTVIN
Village Clerk
Village of Woodbury

A copy of this notice and the FEIS including the FEIS and Addendum is being filed with:

Mayor Stephanie Berean-Weeks
Village offices
455 Route 32
Highland Mills, NY 10930
Or
P.O. Box 546
Central Valley, NY 10917

Village of Woodbury Board of Trustees (5 Copies)
455 Route 32
P.O. Box 546
Central Valley, NY 10917

The applicant:
Legacy Ridge at Highland Mills, LLC
16 Microlab Road, Suite D
Livingston, NJ 07039

New York Department of Environmental Conservation
Division of Environmental Permits
625 Broadway
Albany, NY 12233-1750
Attn: Denise Sheehan, Acting Commissioner

Village of Woodbury Village Clerk: 1 copy, plus 2 extra for public review)
455 Route 32
Highland Mills, NY 10930

Village of Woodbury Planning Board: 6 copies (5 for members, 1 for Planning Board clerk)
P.O. Box 546
Central Valley, NY 10917

Town of Woodbury, Town Clerk (one copy)
Town Hall
511 Route 32
Highland Mills, NY 10930

A copy of this notice is also being sent to the

Environmental Notice Bulletin (ENB)
New York State Department of Environmental Conservation
Environmental Notice Bulletin
625 Broadway
Albany, NY 12233-1750
[by e-mail]

Involved Agencies

Village of Woodbury Board of Trustees
P.O. Box 546
Central Valley, New York 10917

Village of Woodbury Planning Board
P.O. Box 546
Central Valley, New York 10917

Additional filings:

Supervisor John P. Burke
Town of Woodbury Town Hall
511 Route 32
Highland Mills, NY 10930

Town of Woodbury Highway Department
PO Box 1004
511 Route 32
Highland Mills, NY 10930
Attn: Peter Stabile, Superintendent

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561
Attn: Mark Moran, Regional Director
Margaret Duke, Division of Environmental Permits

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

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

New York State Department of Health
Corning Tower
Empire State Plaza
Albany, NY 12237
Attn: Antonia C. Novella, Commissioner

New York State Department of Transportation
4 Burnett Boulevard
Poughkeepsie, NY 12603
Attn: Akhter Shareef

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

United States Army Corps of Engineers
New York District—Regulatory Branch
Jacob Javits Federal Building
26 Federal Plaza
New York, NY 10278-0090

List of Interested Agencies

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

Edward Smith, Woodbury Fire Chief
PO Box 77
Route 32
Highland Mills, NY 10930

Robert Kwiatkowski, Police Chief
Woodbury Police Dept
386 Route 32
Highland Mills, NY 10930

Woodbury Community Ambulance
PO Box 561
376 Route 32
Central Valley, NY 10917

Village of Woodbury Building Department
P.O. Box 546
Central Valley, NY 10917
Attn.: Gary Thomasberger, Building Inspector
Maria Rubio, Building Department Clerk

Southeastern Orange Traffic Task Force
c/o Orange County Department of Planning
12 Main Street
Goshen, NY 10924
Attn: Fred Budde, Senior Planner

NYS Office of Parks, Recreation, and Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188
Attn: Bernadette Castro, Commissioner

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

Town of Cornwall Planning Board
Town Hall
183 Main Street
Cornwall, NY 12518
Attn: Planning Board Chair

Cornwall School District
24 Idlewild Avenue
Cornwall-on-Hudson, NY 12520
Attn: Tim Rehm, Superintendent of Schools

New York State Department of Agriculture and Markets
10 B Airline Drive
Albany, NY 12235
Attn: Bob Somers

Copies for Consultant Review:

Dennis Lindsay, P.E.
Riddick Associates
139 Lafayette Avenue
Suffern, NY 10901

Stuart Turner, FAICP, PP
Turner Miller Group
2 Executive Boulevard
Suite 401
Suffern, NY 10901

John Canning
Adler Consulting, Inc.
235 Main Street
White Plains, NY 10601-2401

Richard Liberth, Esq.
Tarshis, Catania, Liberth, Mahony & Milligrim
One Corwin Court
Newburgh, NY 12550

Rick Golden, Esq.
Burke, Miele & Golden
30 Matthews Street
P.O. Box 216
Goshen, NY 10924

Robert Bristol
The Saratoga Associates
Old Saratoga Square
443 Broadway
Saratoga Springs, NY 12866