

TOWN OF WARWICK

132 KINGS HIGHWAY
WARWICK, NEW YORK 10990



TOWN HALL TELEPHONE (845) 986-1124
POLICE DEPT. TELEPHONE (845) 986-3423
PUBLIC WORKS TELEPHONE (845) 986-3358
TOWN HALL FAX (845) 986-9908
SUPERVISOR supervi@warwick.net
TOWN CLERK townclk@warwick.net

November 17, 2021

RECEIVED

NOV 22 2021

SUPERVISOR
TOWN OF CHESTER

To: Town Board of the Town of Chester

Re.: Lead Agency Coordination Request
Warwick Ridge II Subdivision

The Town of Warwick Planning Board is in receipt of an application for the above referenced project. The Planning Board has made a preliminary determination that it is the most appropriate agency to conduct the State Environmental Quality Review (SEQR) of this project since the anticipated impacts are of primarily local significance. Enclosed please find a copy of the Environmental Assessment Form and other application materials submitted by the applicant. The Planning Board requests a response from your office as soon as possible.

Please check all of the boxes below that apply and return this letter to the above address within 30 days.

- We **consent** to the Town of Warwick Planning Board serving as Lead Agency on this application.
- We **do not consent** to the Town of Warwick Planning Board serving as Lead Agency on this application and wish to contest lead agency designation under the procedures found in 6 NYCRR 617.6(b).
- Our agency's jurisdiction on this application is as follows:

- Potential issues of concern are as follows:

Please provide any additional comments on the reverse side of this letter. If you have any questions, please direct them to the contact person named below. Thank you for your attention to this matter.

Contact Person:

Connie Sardo, Planning Board Secretary

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Intent to be Lead Agency

Name of Action: Warwick Ridge II Subdivision

Whereas, the Town of Warwick Planning Board is in receipt of a Subdivision application by Elias Muhlrads % Ramee Products Corp. for a \pm 33.7 acre parcel of land located on the south side of Ridge Road 800 feet west of West Meadow Way, Town of Warwick, Orange County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated October 27, 2021 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is an Unlisted Action; and

Whereas, the Planning Board has determined that the proposed project within an agricultural district or on property with boundaries within 500 feet of a farm within an Agricultural District and, therefore, the requirements of 6 NYCRR 617.6(a)(5) apply meaning that an Agricultural Data Statement must be filed with the owner(s) of farm operations identified in the Statement and the Planning Board must evaluate and consider the Statement to determine possible impacts the proposed project may have on the functioning of farm operations within the agricultural district; and

Whereas, after examining the EAF, the Board has determined that there are other involved and/or federal agencies on this matter including the Town of Warwick Zoning Board of Appeals and the Town of Chester Planning Board and Town Board.

Now Therefore Be It Resolved, that the Planning Board hereby declares its intent to serve as Lead Agency for the review of this action; and

Be It Further Resolved, that the Planning Board hereby authorizes its Chairman to circulate the attached lead agency coordination request letter(s) to all other involved agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

Be It Further Resolved, that unless an objection to the Town of Warwick Planning Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF and Subdivision application documents, the Planning Board will become lead agency for the review of this action.

On a motion by Dennis McConnell, seconded by Bo Kennedy, and a vote of 4 for, and 0 against, and 1 absent, this resolution was adopted on November 17, 2021.

Town of Warwick
132 Kings Highway
Warwick, NY 10990
845-986-1127

Printed On:
11/18/2021

Project Information

Application #: 2021-07 **Application Date:** 2/17/2021
Master Parcel: 23-1-15.2 **Type of Project:** SUBDIVISION - MAJOR
Project: WARWICK RIDGE II SUBDIVISION
Location: 306 RIDGE RD
Owner: Muhlrاد, Elias
306 RIDGE RD

Applicant: Muhlrاد, Elias
c/o Remee Products Corporation
Florida NY 10921

Acreage	Zoned	Status	School Dist.	Fire Dist.
35.30	RU	Open	WAR	WAR

Description:

Application for Sketch Plat Review of a proposed 6-Lot (Major) subdivision, situated on tax parcel S 23 B 1 L 15.2; parcel located on the southern side of Ridge Road 800 feet west of West Meadow Way (306 Ridge Rd.), in the RU zone, of the Town of Warwick. At The PB Meeting of 11/17/21- Planning Board declared Intent to be Lead Agency. **On 11/19/21 - Circulated to other Involved/Interested Agencies; Town of Chester PL Bd., Chester Town Bd., & TOW-ZBA.

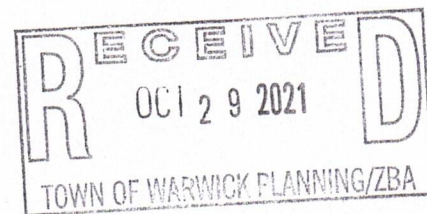
****ON 2/17/21- SUBMITTED FOR SOIL TESTS ONLY****

Applicant/Owner: Elias Muhlad c/o Remee Products Corp. - Ph. 845-651-4431
1751 Route 17A, Suite 1, Florida, NY 10921

Engineer/Surveyor: Brian Friedler & Dave Getz, Engineering Properties - Ph. 845-986-7737
17 River Street, Warwick, NY 10990

Contact/Meeting Notification: Dave Getz, Engineering Properties.

Short Environmental Assessment Form **Part 1 - Project Information**



Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Warwick Ridge II							
Project Location (describe, and attach a location map): 306 Ridge Road, between end of West Meadow Way and Kings Estates neighborhood, Section 23, Block 1, Lot 15.2 on the Town tax map							
Brief Description of Proposed Action: Applicant proposes to subdivide property into 6 residential lots, with driveways off of a new private road extending off the end of West Meadow Way.							
Name of Applicant or Sponsor: Elias Muhlrads c/o Remee Products Corp.		Telephone: (845) 651-4431 E-Mail: amuhlrads@remee.com					
Address: 1751 Route 17A, Suite 1							
City/PO: Florida		State: NY	Zip Code: 10951				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Warwick ZBA – 280-a variance for private road			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		33.73± acres					
b. Total acreage to be physically disturbed?		4.8± acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		33.73± acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

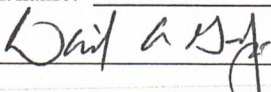
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ individual private wells _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ individual private subsurface sewage disposal systems _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

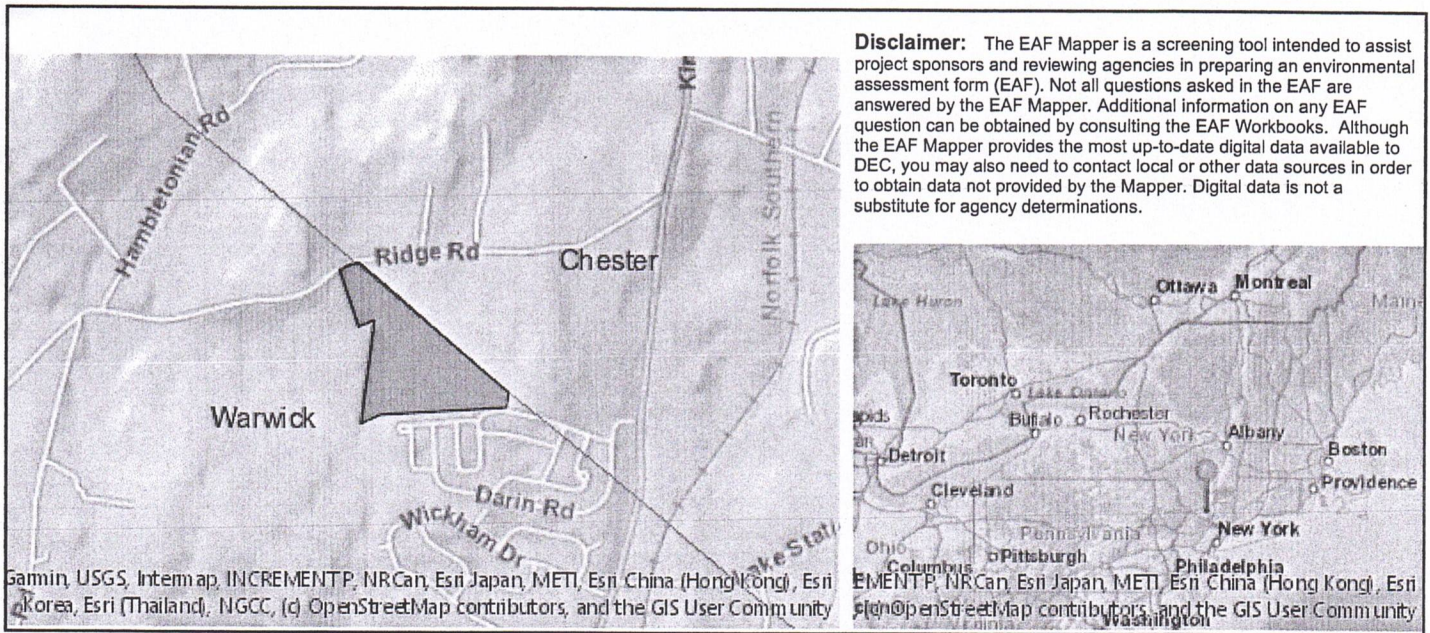
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bog Turtle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

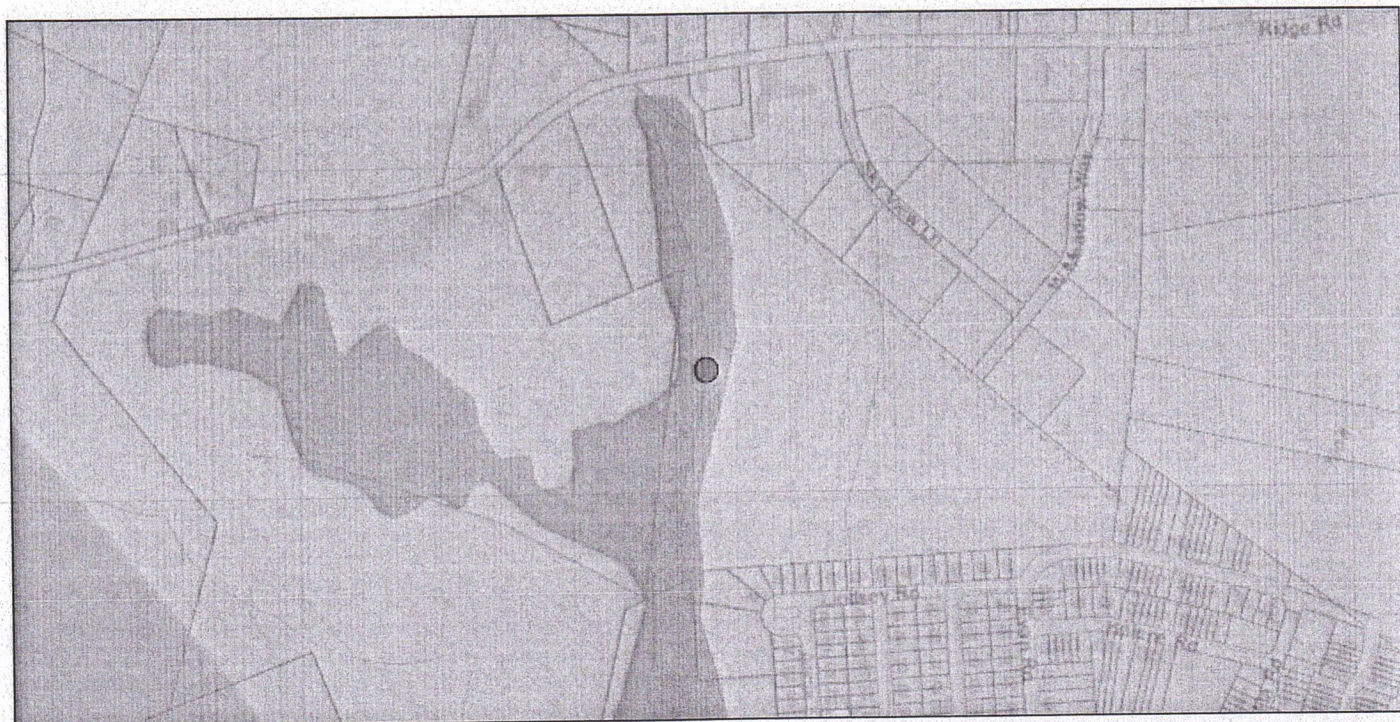
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>David A. Getz</u> Date: <u>10/27/21</u> Signature: <u></u> Title: <u>Chief Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	558538.6417800678	Northing:	4572571.844306731
Longitude/Latitude	Longitude:	-74.30075005349698	Latitude:	41.30248810592321

The approximate address of the point you clicked on is:
10990, Warwick, New York

County: Orange
Town: Warwick
USGS Quad: WARWICK

DEC Region

Region 3:
(Lower Hudson Valley) Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester counties. For more information visit <http://www.dec.ny.gov/about/607.html>.

Waterbody Classifications for Rivers/Streams

Regulation: 855.5-237
Standard: B
Classification: B

State Regulated Freshwater Wetlands

ID: WR-25**Class:** 2**Size (Acres):** 31.3**Natural Communities in the Vicinity****Natural Community Name:** NOTE**Location:** This mapping application does not include all freshwater wetlands in this town. Contact the New York Natural Heritage Program for more information.**Ecological System:** null**Rare Plants and Rare Animals****This location is in the vicinity of** Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office**National Wetlands Inventory****Attribute:** undefined**Type:** undefined**Acres:** undefinedFor more information about the National Wetlands Inventory wetlands visit <http://www.fws.gov/wetlands/>

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.