

**STATE ENVIRONMENTAL QUALITY REVIEW  
POSITIVE DECLARATION**

**Notice of Intent to Prepare a Draft EIS**

**Lead Agency:** Town of New Windsor Planning Board

**Date:** April 27, 2011

**Address:** Town Hall, 555 Union Avenue, New Windsor, NY 12553

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 Town of New Windsor Planning Board, as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared.

**Name of Action:** Apple Ridge

**SEQR Status:** Type I

**Scoping:** Not required.

**Description of  
Action:**

Heritage Oak, LLC and New Windsor Farm, LLC, collectively referred to as the project sponsor, propose to develop the Apple Ridge Major Subdivision consisting of one hundred and thirty eight (138) clustered residences and associated infrastructure including a public road system, public sewer and water. A conventional residential subdivision of forty-nine (49) lots on a portion of the project site previously received a negative declaration and preliminary subdivision approval from the Town of New Windsor Planning Board on November 14, 2007. Subsequently, the project sponsor submitted an application for a one hundred and three (103) lot cluster subdivision, which application requires Town Board cluster authorization, which the Town Board granted on May 6, 2009. The project sponsor subsequently obtained an additional 101.1 acres of land which increased the gross acreage to 419.15 acres, and the total number of residences to 138. The project was re-referred to the Town Board for confirmation of the cluster authorization for the increased development, which the Town Board granted. The project sponsor proposes to preserve approximately 267.65 acres of open space, subject to a conservation easement, intended to conserve natural areas and native wildlife habitats and corridors. The project sponsor also proposes to preserve approximately 85.82 acres of public open space to be dedicated to the Town of New Windsor. Additional approvals, including special

use permit and site plan approvals, and various other approvals from Federal, State and County agencies will also be required.

**SEQR Notice of Positive Declaration/Notice of Public Scoping Session**

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**Location:** The project site consists of eight tax parcels consisting of 419.15 acres all owned by Heritage Oak, LLC and New Windsor Farm, LLC, and located entirely in the Town of New Windsor in the R-1 (Rural Residential) zoning district. Shaw Road borders the property on the northeast side of the site and intersects with Feitsma Lane which borders a portion of the southeast side of the site. The project site is made up of the following tax map parcels: 55-1-44.1, 55-1-44.2, 55-1-44.3, 55-1-44.4, 55-1-44.5, 55-1-44.22, 55-1-60, and 55-1-61.

**Potential  
Environmental**

**Impacts:** Potential impacts include stormwater drainage; wetland disturbances; sewer, wastewater, water services and resources; traffic generation; community character and fiscal impacts.

**Reasons Supporting**

**This Determination:** A long form EAF has been completed and is on file with the Town Clerk. The Project Sponsor has indicated its intention to prepare and submit a DEIS. The Lead Agency expects that there will likely be potentially significant impacts that will need to be fully identified and mitigated during the EIS process and during the development of the detailed project plans.

**Address for**

**Written Comment:** Genaro Argenio, Chairman of the Planning Board, Town Hall, 555 Union Avenue, New Windsor, NY 12553

**Copies of this  
Notice Sent to:**

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750  
Environmental Notice Bulletin  
Agencies Identified on the Attached Distribution List

Town of New Windsor Town Board

555 Union Avenue  
New Windsor, NY 12553

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Orange County Department of Health  
255 Main Street  
Goshen, New York 10924

Orange County Department of Planning  
255 Main Street  
Goshen, New York 10924

New York State Office of Parks, Recreation and Historic Preservation  
Palisades Interstate Parkway  
Bear Mountain, NY 10911

Department of Environmental Conservation, Region 3  
21 South Putt Corners  
New Paltz, NY 12561

U.S. Army Corp of Engineers  
North Atlantic Division  
302 General Lee Avenue  
Brooklyn, New York 11252