

BALD HILL ESTATES

**COUNTY ROUTE 105
TOWN OF MONROE, NEW YORK**

Supplement to the FINAL ENVIRONMENTAL IMPACT STATEMENT

DATE OF ISSUE: October 3, 2007

**Prepared for Submission to Lead Agency:
Town of Monroe Planning Board**

BALD HILL ESTATES

**COUNTY ROUTE 105
TOWN OF MONROE, NEW YORK**

Supplement to the FINAL ENVIRONMENTAL IMPACT STATEMENT

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|---------------------------------------|-------------------------------|
| Lead Agency: | Town of Monroe Planning Board |
| Date of Issue: | October 3, 2007 |
| Date of Acceptance by Planning Board: | October 2, 2007 |
| Close of Consideration Period: | October 12, 2007 |

Comments should be forwarded to the Lead Agency with a copy to the preparer of this Supplement to the FEIS.

Lead Agency: Town of Monroe Planning Board
Town Hall
11 Stage Road
Monroe, NY 10950
(845) 783-1900, ext. 233
Contact: Pat Malanaphy, Planning Board Secretary

Preparer: LADA, P.C. - Land Planners
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(845) 278-7424 or (860) 651-4971
Contact: Terri-Ann P. Hahn

BALD HILL ESTATES

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NOISE IMPACTS

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BALD HILL ESTATES

INVOLVED AND INTERESTED AGENCIES

Orange County Department of Health
124 Main Street
Goshen, NY 10924

Orange County Department of Public Works
2455 - 2459 Route 17M
P.O. Box 509
Goshen, NY 10924

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

Orange County Department of Environmental Facilities and Services
2455 - 2459 Route 17M
P.O. Box 637
Goshen, NY 10924

Town of Monroe Town Board
Town Hall - 11 Stage Road
Monroe, NY 10950

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561

NYSDEC Division of Regulatory Services
625 Broadway, 4th Floor
Albany, NY 12233

Village of Harriman Village Board
1 Church Street
Harriman, NY 10926

Village of Kiryas Joel Village Board
51 Forest Road, Suite 340
Monroe, NY 10950

Village of Monroe Village Board
Village Hall - 7 Stage Road
Monroe, NY 10950

Monroe - Woodbury School District
Joseph DiLorenzo, Superintendent of Schools
278 Route 32
Central Valley, NY 10917

Orange and Rockland Utilities, Inc.
Maribeth McCormick
390 West Route 59
Spring Valley, NY 10977

Town of Monroe
Mary Ellen Beams, Town Clerk
11 Stage Road
Monroe, NY 10950

Monroe Free Library
44 Millpond Parkway
Monroe, NY 10959

Brian Orzel
Army Corps of Engineers
New York District, Regulatory Branch
Department of the Army
26 Federal Plaza, Room 1937
Jacob K. Javits Federal Bldg.
New York, NY 10278-0090

(Submit by email)

enb@gw.dec.state.ny.us

ENB

NYS Department of Environmental Conservation
625 Broadway, 4th Floor
Albany, NY 12233-1010

SUPPLEMENT TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT

Due to an administrative error, one letter received during the Public Comment period for the Supplemental Impact Statement (SEIS) was inadvertently omitted from the Final Environmental Impact Statement (FEIS). The Town of Monroe Planning Board, at the October 2, 2007 meeting, directed the applicant to distribute this Supplement to the Final Environmental Impact Statement which consists of the Village of Harriman letter and responses to the comments in that letter.

For purposes of SEQRA, the Draft Environmental Impact Statement (DEIS), Supplemental Environmental Impact Statement (SEIS) and Final Environmental Impact Statement (FEIS) are included by reference. The Executive Summary in the FEIS describes the overall project. The FEIS proper includes responses to all other letters received during the Public Comment period and comments from the Public Hearing except the one attached in this Supplement from the Village of Harriman, which is discussed on the next page.

All Interested and Involved Agencies who received the FEIS will receive a copy of this Supplement and the Supplement will be available on the website with the FEIS at:
http://www.jacobowitz.com/feis-bald_hill.htm.

In July 2007, the Town of Monroe Planning Board received a letter from mayor of the Village of Harriman, Hon. Stephen H. Welle. A copy of this letter follows this page.

Comment #1

We are very concerned with the stormwater runoff during and after construction. Storm water discharging from this proposed project will flow into the Ramapo and through the Village of Harriman. Having experienced very poor erosion controls on previous Town of Monroe projects, we are requesting that you have plans ensuring that this project abides by the MS4 regulations.

Response: The proposed project (both the 112 unit plans and the 138 unit plans) include construction sequence plans that have been prepared in accordance with the requirements of NYSDEC and GP-02-01. The proposed project will be subject to the requirements of NYSDEC GP-02-01. This permit requires that the area of disturbance be minimized during construction as a means to reduce the potential for erosion. The construction sequence plans will be reviewed by the Town of Monroe in accordance with their current regulations including those relating to applicable MS4 requirements. In accordance with GP-02-01, the owner of the property will be responsible for maintaining the erosion control measures.

Comment #2

There is great concern with the additional traffic impact on Larkin Drive which may result in more vehicles seeking alternate routes through the Village of Harriman.

Response: The proposed project has been extensively reviewed by the Southeast Orange County Traffic Task Force (SEOC), the County, and other agencies in light of the regional traffic concerns, and several off-site improvements have been included in the project to mitigate the effects of project generated traffic on the regional traffic network. The Supplemental EIS describes several improvements including the addition of two travel lanes, one in each direction, to Freeland Street between the intersections of Freeland Street with Larkin Drive and with Spring Street. Under the 112-unit plan, a new signal is proposed at the 4-way intersection of the project's main entrance, that is the northern drive at Durant Drive and Freeland Street, with the southern entrance drive being limited to right turns in and out only.

As part of Alternative #3, the 138-unit plan, the project's main entrance would be moved to a drive connecting to a Larkin Drive Extension¹ roadway as shown on Map 15 of the FEIS. This section of roadway as shown on Map #15 of the FEIS must be constructed in order for the project to obtain any Certificate of Occupancy. The southern drive would be eliminated, and the

¹

For purposes of the Bald Hill project and in the FEIS Response #66, references to "The Larkin Drive Extension" refers to the construction of a road from County Road 105 (opposite the existing Larkin Drive) into lands of Oliveri to the driveway access to the Bald Hill project as shown on Map #15 in the FEIS and Maps #129-131 in the SEIS.

northern drive at Durant Drive and Freeland Street would be limited to right turns in and out only and would not be signalized, but the existing signal at Larkin Drive and Freeland Street would be updated.

The project generated traffic would have no reason to divert through the Village of Harriman to access Route 32, therefore, the project is not anticipated to increase traffic impacts on the Village of Harriman.

Comment #3

Regarding the proposal to connect to a central water system. We just want to make it very clear that there is NO agreement with the Village of Harriman regarding water for this project.

Response: The applicant is considering a variety of options for water supply as noted in the DEIS (Chapter Three), SEIS (Chapter Two) and FEIS (page ES-3). The applicant has not finalized any agreements regarding potable water. The options discussed during SEQRA are:

1. Connection to Village of Harriman water main in Larkin Drive.
2. Connection to Village of Monroe water main at Spring & King Streets.
3. Creation of District in Town of Monroe. A Water District would be created to operate the water distribution system and develop a water supply for the project area.
4. Connection to the Mimar Transportation Corporation established to serve Harriman Business Park (HBP) and which uses wells in HBP to provide water to those uses in the district.



Village of Harriman

MAYOR

Stephen H. Welle

DEPUTY MAYOR

Edward B. Shuart, Jr.

TRUSTEES

Christine E. Sacher

Peter Licata

Lawrence S. Mosca

VILLAGE CLERK

TREASURER

Evelyn E. Nazzaro

VILLAGE ATTORNEY

Benjamin Ostrer

7-20-07

Mr. Charles Finnerty, Chairman
Town of Monroe Planning Board
11 Stage Rd.
Monroe, N.Y. 10950

Re: Bald Hill Estates

Dear Charlie:

With regard to the SEQRA documents I would like to bring to your attention three major items of concern to The Village of Harriman Board of Trustees.

1. We are very concerned with storm water runoff during and after construction. Storm water discharging from this proposed project will flow into the Ramapo and through The Village of Harriman.

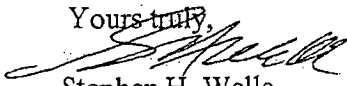
Having experienced very poor erosion controls on previous Town of Monroe projects we are requesting that you have plans ensuring that this project abides by the MS4 regulations

2. There is a great concern with the additional traffic impact on Larkin Dr. which may result in more vehicles seeking alternate routes through The Village of Harriman.

3. Regarding the proposal to connect to a central water system. We just want to make it very clear that there is NO agreement with The Village of Harriman regarding water for this project.

Thank you in advance for addressing our concerns.

Yours truly,


Stephen H. Welle
Mayor

cc: Village Board of Trustees