

# EXECUTIVE SUMMARY

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This is a Final Environmental Impact Statement (FEIS) for the project known as Bald Hill Estates. Bald Hill Estates is a proposed mixed use development (including townhouse units and commercial lots) on 70.8± acres on County Route 105 in the Town of Monroe, Orange County, New York. Bald Hill Estates is composed of 4 parcels known as Town of Monroe Tax Map Section 1, Block 3, Lots 25.2 and 27.12 and Village of Monroe Tax Map Section 209, Block 1, Lots 1 and 10. Located in the northwestern part of the Town of Monroe, the site is bound on the west by the Village of Monroe. Approximately 1.6± acres of the property is located in the Village of Monroe. There is no disturbance proposed on the land in the Village of Monroe.

The applicant, Dubja Realty, has submitted an application for Site Plan Approval for Site Plans for a townhouse project and Subdivision Approval for 3 LI Zoned Lots on the west side of County Route 105 which is also known as Freeland Street in the Town of Monroe. The Regional Location Map and Location Plan are included as shown in Maps #1 and #2.

This FEIS has been prepared by the applicant pursuant to Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617. This FEIS has been prepared to respond to comments from the Public Hearing held on the Supplemental Environmental Impact Statement (SEIS) on July 10, 2007 and July 24, 2007. The extended Public Comment Period ended August 10, 2007.

For SEQRA purposes, the SEIS included two townhouse layouts: a) for 112 units and b) for 138 units. The 112 Unit Plan was the subject of the SEIS. The 138 Unit Plan was called Alternative #3 in the SEIS. Reduced copies of each set of site plans are included in this FEIS in the Maps chapter.

This FEIS has been prepared to respond to comments received during the Public Comment period. Comments received during the comment period include:

1. July 10, 2007, Public Hearing Comments
2. July 24, 2007, Public Hearing Comments
3. Letter from John M. Karl, Mayor of the Village of Monroe, dated July 18, 2007
4. Letter from Maria McDonald, Orange and Rockland, dated June 19, 2007
5. Letter from David Church, County of Orange Department of Planning, dated June 27, 2007

Following the close of the Public Comment period, a letter from Patrick T. Kennedy,

Orange County Department of Public Works dated August 17, 2007 was received. For completeness, the Planning Board requested that responses to this letter be added to the FEIS. A copy of the letter can be found in Appendix C and responses have been integrated into the Responses Chapter which follows.

Copies of the transcripts of the two Public Hearings (July 10, 2007 and July 24, 2007) and letters received are included in Appendixes A, B, and C, respectively.

## **PROJECT LOCATION AND SITE CHARACTERISTICS**

The project site is 70.8+ acres in size located in the northwestern portion of the Town of Monroe, which is located in south central Orange County as shown on Maps #1 and #2 with frontage on County Route 105. The site consists of four tax lots designated as the Town of Monroe Section 1 Block 3 Lots 25.2 and 27.12 and Village of Monroe Section 209 Block 1 Lots 1 and 10, as shown on Map #4. The property is located in both the Town of Monroe (69.2+ acres) and the Village of Monroe (1.6+ acres). Lands in the Village total only 1.6+ acres and are not proposed to be disturbed. Land in the Village will not be impacted by this project. All proposed development will take place in the Town of Monroe.

The project site is 70.8+ acres which is zoned UR-M (41.23+ acres) and LI (29.58+ acres), as shown on Map #3. The UR-M (multi-family) Zone allows single family homes, school, and churches as principal permitted uses. Special Exception uses in the UR-M zone include multiple dwellings. The LI (Light Industrial) Zone allows daycare, medical buildings, and warehouses as principal permitted uses. The proposed uses are consistent with the site zoning and will require a Special Exception Use in the UR-M Zone.

The property is currently vacant. The land closest to Route 105 is old field growth. There is a stream corridor with associated wetlands, which flows from north to south, in the front portion of the property as shown on Map #5 (Existing Conditions). The site includes 2.39+ acres of wetlands and 7.87+ acres of 100' Buffer Area. The wetlands are regulated by the Army Corps of Engineers (ACOE) and the Town of Monroe. From the stream corridor, the property is wooded and rises in elevation from 580' to 895' in a hill identified as "Bald Hill" on the USGS Maps. There is an existing sanitary easement and gravity main on the property which is owned and maintained by the Orange County Sewer District #1. There is an existing radio / cell tower located at the top of the hill (known as Bald Hill) on lands to the east which are owned by the Village of Monroe.

Adjacent areas are composed of a variety of uses. Lands immediately to the south are single family residential houses on 1/4+ acre lots. These homes are located in the Village of Monroe. Land immediately to the north is occupied by R.O. Excavating. R.O. Excavating is a construction company and the land is used as their storage yard. This property is also known as the Oliveri parcel.

Lands to the southwest are a combination of Spring View Homeowners Association located on Boyd Road and King Street. Several of these lots have expanded their use beyond their property lines into the Bald Hill Parcel including a small shed and some land clearing. As part of the construction of this project, the actual property line will be surveyed and signs posted. These signs will allow the boundary line to be readily visible and provide a reference for the neighboring properties. Municipal park lands are adjacent to the southwest. There is a vacant parcel to the west known as the property of A to Z Realty. Route 17 is located 450' to the northeast and runs parallel to the northeastern property line.

Lands across Route 105 are a mix of residential and commercial uses on Larkin Drive, Durant Drive, and Old Country Road.

The property is not currently served by any public water lines. This project will require the creation of a Transportation Corporation, (if a private distribution system is proposed), or a municipal water district or extension of an existing water district, if a public system is proposed, and a water supply contract with a municipal or private entity to provide water to the property. The proposed project will be serviced by connection to the on-site sewer trunk line which is part of the Orange County Sewer District #1. Stormwater quality mitigation and quantity management will be addressed on site.

Water supply will be provided by one of the following alternatives:

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.

The applicant's preference is connection to either with Harriman Business Park or the Village of Monroe water system.

As part of the project, the construction of the proposed northerly access road to align opposite Durant Drive may involve the need for one or more variances. Although there is a 50-foot strip of land that was reserved for the purpose of providing public road access to the site, that access strip does not align directly opposite Durant Drive.

Therefore, in order to avoid creating an off-set intersection, the road ROW needs to be shifted north by approximately ten feet into tax parcel 1-3-27.12.

- Reportedly parcel 1-3-27.12 has no sewer service, which means that its required lot area would be 40,000 square feet. The parcel is currently less than 40,000 square feet, so that unless the lot is provided with sewer service as part of the project, reducing its lot area by approximately 1,580 square feet for the additional road dedication will increase its non-conformity and would therefore require a variance.
- Parcel 1-3-27.12 will also require a front yard variance along the proposed road access.

One possible way to avoid the need for a variance would be for the applicant to offer an easement to the Town for the road ROW, rather than having it dedicated in fee to the town. This method has been used before for a portion of Larkin Drive for lands of the Harriman Business Park.

As noted earlier in this chapter and in the SEIS, there are currently two townhouse layouts being considered by the Town of Monroe and These are:

- The SEIS Plan with 112 units (known as the SEIS Plan or the 112 Unit Plan).
- Alternative 3 with 113 units (known as Alternative 3 or the 138 Unit Plan).

Both plans are described in the following text. Reduced sets of plans for each layout are included in the Maps chapter.

## **PROPOSED SITE DEVELOPMENT - 112 UNIT PLAN**

The 112 plan consists of the following elements:

1. 112 townhouse units with an Homeowners Association including 36 age-restricted units as shown on Map #6.
2. Three L-I zoned lots of 5.13<sub>±</sub> ac., 2.32<sub>±</sub> ac., and 1.53<sub>±</sub> ac.
3. Construction of a water and sewer distribution system which will connect to existing systems.
4. The project includes approximately 6,250<sub>±</sub> LF of road. These roads will be a mix of future Town Road and private roads. All roads proposed to be dedicated to the Town will be built to town standards, including pavement sections, width and horizontal and vertical alignment. The cross-sections

of all private roads will be constructed to the Town specifications, but the vertical alignment allowed by the Planning Board in 2005 for this project allows a maximum slope of 11.4% in an effort to reduce land grading and site disturbance. This plan proposes two access points on to Route 105. The northern access will be located opposite Durant Drive. The southern access is a right turn only entrance which is slightly west of Old Country Road.

5. Construction of water, sewer, drainage, and other utility infrastructure to serve the proposed units. The construction of an on-site water tank will provide adequate water for both potable water and fire protection.
6. The applicant will provide \$75,000 to be used to develop an off-site ballfield as determined by the Town.

The applicant requested Site Plan Approval and Subdivision Approval for 112 townhouse units (including 36 age-restricted units) and Homeowners Association lands (HOA) and Subdivision Approval to create 3 LI Zoned lots of 5.13± acres, 2.32± acres, and 1.53± acres as shown on Map #6. The remaining land (20.73± acres), Lot 5, will be retained by Dubja Realty. The project will include 36 age restricted units located in one area as shown on Map #9. As discussed with the Planning Board, the applicant has agreed that these units will be restricted to require that they be occupied by at least one person 55 years or older with no public school age children to the full extent allowed by law. The fiscal impact analysis both in the DEIS and SEIS was completed assuming no age restricted units.

The proposed townhouse project requires a total disturbance of 21.7± acres (including roads) as shown on Map #7. There will be a total of approximately 38± acres of undisturbed green space (over 50% of the site). This includes a 60' no disturbance zone along the southern property line adjacent to the nearest neighbors. This non-disturbance area will remain in its natural state to minimize potential visual impacts and proximity to the neighbors.

The Property, as shown on Map #6, has two areas of road frontage on Route 105 and a permanent easement area in favor of the subject property. The proposed project will use two of the three available access points from project entrance roads. The northern (main) entrance will be opposite Durant Drive and the southern entrance will be slightly west of Old Country Road. These locations have been chosen to minimize impact on adjacent neighbors and for their sight lines onto Route 105.

The project includes approximately 6,250± LF of roadway. Approximately 2,075± LF will be public roads and offered to the town for dedication. The main access road and secondary access road compose the first loop and are proposed as a Town Road (totaling 2,075± LF). All other roads will remain private. The pavement cross-section

of all roads will be built to Town standards. The private roads will be built to a standard equivalent to Town Standard except the maximum slope is increased to 11.4%.

The proposed townhouse units have three bedrooms each and a typical elevation is shown in Figure 1. These units have been designed larger than originally presented to the Board to address concerns from the Scoping Document. During the Scoping process, the Board noted that townhouse units tend to expand in size after approvals to address market conditions. The units shown in Figure 1 reflect the size and configuration of actual units constructed in the area, thereby reducing the need for expansion in the future and are consistent with the units shown on the site plans. The original prototype was generally based on Meadow Glen at Monroe, which was in construction at the time. The SEIS plan shows a unit which has been upgraded by the project architect for this property.

Parking for each unit will be provided in either a one car or two car garage which is integrated into each unit. According to Section 57-49B of the Zoning Regulations, three bedroom units require 2.75 space per unit. 308 parking spaces are required. Using a combination of one and two car garages, parking spaces in the driveway, and guest parking in ancillary lots, there are 327 spaces shown on the site plan.

Thirty-six of the townhouse units will be age-restricted units that will require at least one primary resident to be age 55 or older. The age-restricted units will be located in one area as shown on Map #9.

Stormwater will be piped and directed to one of three detention/water quality basins proposed on-site as shown on Map #8. All basins have been designed to meet NYSDEC requirements and Town of Monroe Detention Pond Regulations. Two basins will be located on land of the HOA. The third basin is adjacent to LI Lot 1.

The proposed project includes the disturbance of 0.07+ acres of wetlands and 2.05+ acres of buffer disturbance. This wetland disturbance is the minimum required for the proposed stream crossing to access the site from the north and to cross a small sliver of wetland to access the southern loop connection. This wetland disturbance will be covered by an ACOE Nationwide Permit. The wetland and buffer disturbance will require a Town of Monroe Wetland Permit.

The 112 Unit Plan includes a number of retaining walls which are described in the SEIS. The retaining walls around the units will be owned by the Homeowner's Association (HOA) who will be responsible for their maintenance. These walls are modular block walls which can be repaired in sections or limited areas. Therefore, these walls would be part of the HOA annual budget. The retaining walls along Town Road "B" could be maintained by either the HOA, the Town Highway Department, or as part of a Drainage District. There are also retaining walls outside the road R-O-W and within the project itself which will be owned and maintained by the HOA.

The proposed project meets all the Zoning Regulations for the UR-M Zone. The project density of 112 units is below the UR-M Zone allowed density of five units per acre. Lot 4 (which contains the townhouse units) is 41.05± acres of which the net area is 29.4± acres (subtract land with slopes in excess of 20%). The proposed density is 3.8 units per acre: the maximum density permitted in the UR-M Zone is 5.0 units per acre.

## **PROPOSED SITE DEVELOPMENT - 138 UNIT PLAN**

The 138 Unit Plan consists of the following elements:

1. 138 townhouse units with a Homeowners Association including 42 age-restricted units as shown on Map #10.
2. Three L-I zoned lots of 5.08± ac., 2.27± ac., and 1.52± ac.
3. Construction of a water and sewer distribution system which will connect to existing systems.
4. The project includes approximately 5,400± LF of road. These roads will be a mix of future Town Road and private roads. All roads proposed to be dedicated to the Town will be built to town standards, including pavement sections, width and horizontal and vertical alignment. The cross-sections of all private roads will be constructed to the Town specifications, but the vertical alignment allowed by the Planning Board in 2005 for this project allowing a maximum slope of 11.4% in an effort to reduce land grading and site disturbance.
5. This plan includes the construction of only one entry road to Route 105, and a thru connection to the Larkin Drive Extension. The southern access identified in the DEIS and SEIS (112 unit) plans has been eliminated in this alternative. The northern access drive, which is located opposite Durant Drive will be a limited access drive with right turn in and right turn out movements only.

The Larkin Drive Extension is being considered by Orange County to provide a full, signalized intersection where Larkin Drive meets county Road 105 just north of the project. The 138 unit plan will use the connection through the adjacent northern property (Oliveri) to the Larkin Drive Extension as a main entrance. The Larkin Drive Extension is being proposed to connect CR-105 through the lands of Oliveri. The connection would provide acceptable access for the project to CR-105 and provide a substantial benefit for regional traffic planning.

The owner of the adjoining property (Oliveri) will provide the right of way to the Town and/or County. The applicant is willing to construct that portion of the road and related improvements that would be required for access to its property at its expense if the 138-unit plan is approved.

The applicant acknowledges and agrees that a suitable, safe, and traversable access would be required before any certificates of occupancy could be issued.

- 6. Construction of water, sewer, drainage, and other utility infrastructure to serve the proposed units. The construction of an on-site water tank will provide adequate water for both potable water and fire protection.
- 7. In the event that 138 Unit Plan is determined to be the plan that should be pursued, the applicant agrees to pay monies equal to the full amount of the recreation fees set forth in Section 26-B in the Town of Monroe Code. In addition, the applicant would contribute the large open space parcel abutting Smith Clove Park, known as Lot 5, to the Town of Monroe, for recreation or other municipal purposes as shown in Map #17. These fees and the land transfer would be in addition to the \$75,000 referenced in the 112 Unit Plan. The applicant has also discussed the contribution of an additional amount to be used for off-site ballfield construction. This amount will be determined based on discussions with the Town.

The Master Plan for the 138 Unit Plan shown on Map #10 which shows buildings totaling 138 townhouse units. Elevations of these units are shown on Figure 1. Forty-two (42) of these units will be age-restricted units as shown on Map #13. The proposed units will be 3-bedroom units in groupings of 4 to 6 units. Each unit has a garage and driveway parking. Additional guest parking is proposed in small lots located throughout the project. Based on the Town of Monroe requirements, the project will require 380 spaces.

$$138 \times 2.75 \text{ spaces / unit} = 380 \text{ spaces}$$

The project includes 390 spaces which are provided as follows:

82 interior units with 2 spaces each (one in garage and one in driveway)	= 164 spaces
56 end units with 2.75 spaces each (two in garage and two in driveway available - use 2.75 only)	= 154 spaces
Guest parking - 72 parking in nine lots	= <u>72</u> spaces

Total

= 390 spaces

This project includes three commercial lots (Lot 1 - 2.27± acres in size, Lot 2 is 5.08± acres and Lot 3 is 1.52± acres in size). These lots are consistent with those identified in the DEIS and generic site plans for more commercial lots were presented in the DEIS. Lot 4 is the lot containing the townhouses which is 40.16± acres in size. This lot will be owned and maintained as open space by a Homeowners Association (HOA). Lot 5 (20.71 ± acres) will be left as open space and conveyed to the Town. Based on discussions with the Planning Board, no vehicle or path access is proposed from Bald Hill Estates to Lot 5.

Bald Hill Estates is located on Lot 4 of the project which is 40.16± acres in size. Of this lot, 16.1± acres are left undisturbed. This undisturbed area will be owned and maintained by the HOA as shown on Map #11. When the project is complete, the HOA common area will include over 27.6± acres of green space of which more than half is woods.

Within this undisturbed land, a 60' No Disturbance Buffer has been proposed along the rear yards of the lots along Boyd Road and King Street. The 138 Unit Plan maintains this No Disturbance Buffer from the end of Boyd Road properties to Spring Street. In addition, a heavily planted buffer has been provided along the disturbance on the southern side of the project as shown on the 138 Unit Plans.

The overall project will require 26.3± acres of disturbance. Approximately 12.6± acres of impervious surface is proposed which includes 5,400± LF of roads. The proposed roads will be a mix of Town and private roads. A bus shelter to pick up school children is provided at the entrance to the project. For the overall development, there will be approximately 35.63± acres of undisturbed land (over 57% of the site) when the project is completed and a total of 48.3± acres of green space will remain (lots 4 and 5). The 138 Unit Plan will require 0.08± acres of wetland and 2.02± acres of buffer area disturbance.

There is an existing sanitary sewer main and easement on the property. Sanitary sewer waste will be collected and directed to the on-site sewer main. This main will direct sanitary wastes to the Harriman Sewage Treatment Plant (STP) which is currently subject to the Orange County Sewer District No. 1 Sewer Connection Priority Procedure. This interim procedure limits sewer permits for project to a maximum of 50 units per year. Therefore, the project is expected to take 3 years to complete unless additional capacity becomes available.

A water tank will be required on-site. In order to provide adequate pressure and gravity flow to all units, the water tank would be located uphill from the proposed units. Disturbance from the water tank is included in the project description.

A stormwater management plan is proposed for the site as shown on Map #12. The project will increase peak flow levels above pre-developed levels. Additional water quality features are proposed to meet NYSDEC requirements for GP-02-01. GP-02-01 will require preparation of full erosion control plans and limits construction activity to 5 acres at a time (unless waived by NYSDEC). This requirement will minimize the area disturbed at one time, but may increase the construction time depending on the weather.

The proposed plan meets all the Zoning Regulations for the UR-M Zone. The project meets all of the bulk requirements of the UR-M zone. The proposed density of 138 units is less than the UR-M Zone allowed density of five (5) units per acre.

Allowed Density - 5 units / acre	
Gross Lot Area (Lot #4 only - 40.16± acres)	1,749,370 SF
Areas with slopes greater than 20%	<u>409,371 SF</u>
	1,345,128 SF

$$\begin{aligned}
 138 \text{ Unit Plan Density} &= 138 \text{ units} / 30.76\pm \text{ acres} \\
 &= 4.5 \text{ units per acre}
 \end{aligned}$$

These unit density calculations indicate that the 138 Unit Plan is within the allowed density.

As stated in the DEIS, it is the applicant's belief that there is a public need for expanded housing type in the Town of Monroe. The proposed townhouses and age-restricted units will increase the diversity of housing types available. The three LI zoned lots are also proposed to increase employment opportunities and generate tax revenue. The 138 Unit Plan provides the opportunity to improve circulation in the area through road improvements on County Road 105 and the use of an access on to Larkin Drive Extension in accordance with regional plans.

The benefits of the 138 Unit Plan are:

1. Increased diversity in housing stock.
2. Creation of additional age restricted units which provide units targeted to an aging population.
3. Additional tax revenue will be generated above the cost of services expected to be used at the project.
4. The commercial properties will generate tax revenue and provide new employment opportunities.
5. Construction of the Larkin Drive Extension will reduce the number of future curb cuts on CR105, facilitate access to lands in the L1 District and promote better regional accessibility consistent with the goals of the Southeast Orange County Land Use Study.

6. The extension of a water main to this project may allow future users to Larkin Drive to connect. This future connection may facilitate the development of lands currently zoned in the HI and LI district and allow commercial growth consistent with the longstanding comprehensive planning for this area. In addition, it would allow potable water supply issues of the existing residential homes in the vicinity of the site, such as the home on Old Country Road.
7. Elimination of the southern access drive will reduce on-site impervious surface; will eliminate the need for removal of trees and grading in this area and will reduce the need for retaining walls. In addition, trees within the former proposed disturbance area along and affecting Route 105 will be retained and will screen views of the project from Old Country Road

## **LARKIN DRIVE EXTENSION- 138 UNIT PLAN**

For the 138 Unit Plan, the Larkin Drive Extension, as shown on Maps #14 - #16, would require subdivision approval for the construction of a new road through the Oliveri property. As this project is located on lands by Oliveri, the property owner will undertake and secure various approvals including but not limited to:

1. Coordination with Orange and Rockland for work within their easements and in the vicinity of the existing towers.
2. Subdivision Approval - to create new road right of way
3. Review of construction plans for new road
4. ACOE permit for wetland disturbance
5. Town of Monroe Wetland Permit

Regardless of the plan chosen, the project will require the following Review, Approvals and Permits:

## REVIEWS (R), APPROVALS (A), AND PERMITS (P)

	R, A, P	Agency
SEQRA	A	Town of Monroe Planning Board as Lead Agency
Townhouse Site Plan	A	Town of Monroe Planning Board
Special Exception	A	Town of Monroe Planning Board
Subdivision	A	Town of Monroe Planning Board
Wetland Permit	P	Town of Monroe Planning Board, US Army Corps of Engineers (Nationwide Permit Only)
Realty Subdivision	A	Orange County Health Department
Sewer Connection	A	Orange County Dept. of Environmental Facilities and Services NYSDEC
Sewer and Water Supply Distribution Systems	A	Orange County Health Department
Entrance Permit	P	Orange County Department of Public Works
Section 239	R	Orange County Planning Dept.
Water Supply Connection	A	Depends on alternative <ul style="list-style-type: none"> <li>• Village of Monroe</li> <li>• Town of Monroe</li> <li>• Village of Harriman</li> <li>• OCHD/NYSDOH/NYSDEC</li> </ul>
Stormwater SPDES General Permit	P	NYSDEC
Homeowner's Association	A	NYS Attorney General
Drainage District	A	Town of Monroe Town Board
Water Supply District	A	Town of Monroe Town Board
Variance - for new front yard setback(from 40' to 22.3') needed for proposed Subdivision Road (on remaining residential lot at Route 105)	A	Town of Monroe ZBA
Lot Line Adjustment for Proposed Subdivision Road (north entrance)	A	Town of Monroe Planning Board

As requested by the Planning Board, the applicant has tried to anticipate the sequence of approvals and their timing in the table below. This sequence is for planning purposes only in order to identify the outside agency approvals and the anticipated review time frames.

### ANTICIPATED APPROVAL SEQUENCE

	APPROVAL	AGENCY	APPLY	APPROVE
1.	Site Plan (Preliminary)	Monroe Planning Board (PB)	March 2005	October 2007
2.	SEQRA Findings Statement	Lead Agency (PB)		October 2007
3.	Subdivision (Preliminary)	Monroe Planning Board	March 2005	November 2007
4.	Realty Subdivision	OCHD	December 2006	December 2007
5.	Water District Extension or Establishment	OCHD Town Board	December 2006	October 2007
6.	Water Taking Authority	NYS DEC	May 2006	October 2007
7.	Sewer Main Extension	NYS DEC	December 2006	October 2007
8.	Water District Extension	Monroe Town Board	September 2006	October 2007
9.	Federal Wetlands Permit	Army Corps of Engineers	NA - NWP	
10.	Water Quality Cert.	NYS DEC		October 2007
11.	Town Wetlands Permit	Monroe Planning Board	October 2006	November 2007
12.	Storm Water Pollution Prevention Plan (SWPPP)	NYS DEC	NA - NOI	
13.	Orange County Planning Department Review	Orange County Planning	Original Circulation Completed April 2007	October 2007
14.	Water Supply Extension to Site & Hook-Up	OCHD Municipality	October 2007	November 2007
15.	Sewer Extension & Hook-up	OCEF & S	October 2007	November 2007
16.	Water Supply Distribution	OCHD	October 2006	November 2007
14.	Drainage District Creation	Monroe Town Board	August 2006	November 2007
15.	Variance and Lot Line Adjustment	Town of Monroe ZBA and Planning Board	December 2006	October 2007
16.	County Highway Permit	Orange County DPW	October 2006	December 2007
17.	Site Plan (Final)	Monroe Planning Board	July 2007	February 2008*
18.	Special Exception	Monroe Planning Board	March 2005	February 2008
19.	Final Subdivision App.	Monroe Planning Board	July 2007	February 2008*
				*conditional

The comments raised during the Public Hearing and Public Comment period for the SEIS are included in this FEIS.

Copies of the Public Hearing Transcript and letters received During the Public Comment Period are included in Appendix A and B respectively.

This FEIS consists of one volume and includes the Draft Environmental Impact Statement and the Supplemental Environmental Impact Statement by reference.