



**TOWN OF DEERPARK
PLANNING DEPARTMENT
Orange County New York**

**420 Route 209, P.O. Box 621
Huguenot, New York 12746**

SEQRA

NOTICE OF COMPLETION OF SUPPLEMENTAL DRAFT EIS

AND

NOTICE OF PUBLIC HEARING

LEAD AGENCY: Town of Deerpark Planning Board
P.O. Box 621
Huguenot, New York 12746

RE: Deerpark Village
Wilson Road
Deerpark, New York

DATE: June 27, 2007

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the New York State Environmental Conservation Law (ECL).

A Supplemental Draft Environmental Impact Statement (SDEIS) has been completed and accepted for the proposed action described below. Written comments on the Supplemental DEIS are requested and will be accepted by the contact person until close of business on August 27, 2007. A Public Hearing on the Supplemental DEIS will be held on July 25, 2007 at 7:00 PM at Deerpark Town Hall. The purpose of the hearing is to solicit written and verbal comments from the public on the Supplemental DEIS and particularly on the environmental impact issues identified below.

DESCRIPTION OF ACTION:

Deerpark Village, Inc., hereinafter referred to as the "Applicant," proposes to develop a 243 acre parcel into a 1,518 unit Planned Residential Retirement Community. The parcel is located on Wilson Road, and the site is located in a "Planned Residential Retirement District" (PRRD) Zoning District. The DEIS describes a cluster building layout as its main subject and also includes a description of a conventional subdivision layout in the "Alternatives" Section.

This development will provide townhouse style homes averaging 2 bedrooms in size. This development will be served by two (2) loop roads both beginning and ending on Wilson Road.

This development includes a 9.7 acre area to be used as a commercial/retail site. This development will also provide open space and on-site amenities. The project will be served by private, on-site community water and sewage disposal systems, including several wells and a surface discharge wastewater treatment facility.

The proposed action is the approval of a Comprehensive Development Plan by the Planning Board. Subsequent to such approval, no development can take place until the approval by the Planning Board of site plans and/or subdivision plans for individual stages of development, which reviews would, in each instance, also require further SEQRA review.

POTENTIAL ENVIRONMENTAL IMPACTS:

The potentially significant environmental effects of the proposal include:

- a. Effects upon soils and topography.
- b. Effects upon ecology including vegetation and wildlife.
- d. Effects upon surrounding land uses.
- e. Effects upon socio-economic conditions including population, housing.
- f. Effects upon traffic.
- g. Effects upon utilities including water, sanitary sewers, stormwater management and solid waste.
- h. Effects upon community services and facilities including emergency services and recreation/open space areas.

COPIES OF THE SUPPLEMENTAL DEIS MAY BE OBTAINED FROM:

Contact Person: Barbara Broliier, Secretary
Planning Board

Address: Town of Deerpark
P.O. Box 621
Huguenot, NY 12746

Telephone: (845) 858-6285

The SDEIS may be viewed at the Town web site (<http://townofdeerpark.org/departments.html>). There will be a charge, at cost, for any copies of this document requested by the public, per Section 617.12(b)(4) of the SEQRA regulations.

COPIES OF THIS NOTICE WERE SENT TO:

See attached list for distribution

List of Involved Agencies for Deerpark Village

1. Willard I. Wilson Chairman, and Town of Deerpark Planning Board Members
Town of Deerpark
P.O. Box 621
Huguenot, NY 12746
2. Mark House, Supervisor, and Town Board Members
Town of Deerpark
P.O. Box 621
Huguenot, NY 12746
3. Ms. Jean M. Hudson, M.D., M.P.H., Commissioner
Orange County Department of Health
124 Main Street
Goshen, NY 10924
4. Alexander F. Ciesluk Jr.
Deputy Regional Permit Administrator
New York State Department of Environmental Conservation - Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696
5. Ms. Denise M. Sheehan, Acting Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1011
6. Mr. Michael E. Burke, Director
Bureau of Water Supply Protection
New York State Department of Health
Flanigan Square
547 River Street
Troy, NY 12180-2216
7. Delaware River Basin Commission
25 State Police Drive
P.O. Box 7360
West Trenton, NJ 08628-0360
Phone: (609) 883-9500
Fax: (609) 883-9522
<http://www.state.nj.us/drbc/drbcloc.htm>
8. Environmental Notice Bulletin (ENB)
New York State Department of Environmental Conservation, 4th Floor
625 Broadway
Albany, NY 12233-1750
<http://www.dec.ny.gov/>

9. U.S. Army Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, NY 10278-0090

List of “Interested Agencies” for Deerpark Village

1. Mr. David E. Church, AICP, Planning Commissioner
Orange County Department of Planning
124 Main Street
Goshen, NY 10924
2. Mr. Edward Hughson, Superintendent
The Town of Deerpark Highway Department
P.O. Box 621
Huguenot, NY 12746
3. Mr. Edmund A. Fares, P.E., Commissioner
Orange County Department of Public Works
509, Route 17M
Goshen, NY 10924-0509
4. Carl Van Horn
Sparrowbush Fire District
7 South Main Street
Sparrowbush, NY 12780

The SDEIS may be viewed at the following locations

1. Florence Santini, Town Clerk
Town of Deerpark
420 Route 209
Huguenot, NY 12746
2. Phillis Vail
Port Jervis Free Library
138 Pike Street
Port Jervis, NY 12771
3. The Town of Deerpark web site
<http://townofdeerpark.org/departments.html>