

State Environmental Quality Review (SEQR)

Positive Declaration

**Notice of Intent to Prepare a Draft Environmental Impact Statement
Determination of Significance**

Date: _____

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 Village of Monroe Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (EIS) will be prepared.

Name of Action: 208 Business Center

Location: NYS Route 208 and Gilbert Street Extension
Section Block and Lot Numbers: 201-3-3, -4, -7 and -8

SEQR Status Type 1
 Unlisted

Description of Action: The proposed action involves Site Plan and Special Use Permit review and approval for a proposed mixed commercial use building consisting of 47,500 square feet for a retail use on the first floor and 25,000 square feet of offices on the second floor. The site is approximately five (5) acres in size. Parking for approximately 259 vehicles is proposed along with stormwater management facilities and landscaping. Access is proposed via two entrances and exits onto State Route 208 and Gilbert Street Extension. The project is proposed to be served by water service from the Village of Monroe and sewer service from Orange County Sewer District No.1’s Harriman sewage treatment plant. The site is located within the Village of Monroe’s General Business (GB) Zoning District and it adjoins a Town of Monroe park at Orange and Rockland Lake.

Reasons Supporting This Determination:

1. Traffic in this area of the Village on State Route 208 is known to be congested, the intersection of State Route 208 and North Main Street has been identified in the Village Comprehensive Plan as an “Existing Dangerous Intersection” and may involve modification to accommodate the proposed project as well as other projects proposed in the area, other intersections in the vicinity of the project will also be affected by traffic generated by the proposed project.
2. Noise levels on the site and surrounding area are expected to increase from the additional traffic the site will generate and proposed new lighting for the Center may affect the area. Noise from truck traffic and loading and off-loading the trucks can be expected to affect users of the Town park and lighting may affect evening use. Some of this noise will affect nearby residential uses and lighting has the potential to also affect nearby residents.
3. Orange and Rockland Lake is located adjacent to the site and the Lake will be the “receiving waters” for stormwater discharges from the proposed paved parking areas and proposed structures. The Lake is classified by New York State as a “B” water body meaning that it is protected under the State Environmental Conservation Law and is considered suitable for swimming and contact recreation.
4. The site is located within identified State Natural Heritage areas for endangered and threatened species including two species of bats. The State has also identified this part of the Village (including the site) and the surrounding area as a “known important area for rare terrestrial animals, important bat foraging area, and a significant biodiversity area in the Hudson River Valley.” One half of the site is forested, less than one-half consists of lawn/landscaping and nearly all of the site’s vegetation will be removed and covered with impervious surfaces.
5. The property has been identified as archaeologically sensitive by New York State.
6. The project site may be considered an aesthetic resource, based upon the recommendations of the Village Comprehensive Plan. The project site adjoins the primary intersection to be affected by the project and this area is recommended for changes to “beautify intersections at major Village Gateways” by the Village Plan.
7. The office/retail building site plan proposes access exclusively by motor vehicles, an increase in electric use for the proposed building is estimated to be

4.2MkWh/year, and the heating and cooling requirements for the proposed building have not as yet been disclosed. The proposed project can be expected to increase energy use, particularly fossil fuels and its effects on greenhouse gas emissions will need to be identified and addressed.

8. The proposed action has the potential to affect community service providers including fire, ambulance, and police.
9. In combination with other proposed projects in the vicinity of the site cumulative impacts on the environment, when considered together, may result in substantial adverse impacts on the environment.
10. The capacity of the water supply system provided by the Village of Monroe may require analysis of the cumulative demands of the proposed project in conjunction with other proposed projects in the Village.
11. Construction is proposed on steep slope areas and may cause soil erosion and sedimentation of surface waters. Regrading of soils may result in a significant amount of soil removal from the site.

Public Scoping of the Draft EIS will occur as follows:

Scoping of the Draft EIS will be conducted. The applicant has submitted a Draft Scoping Document for review. Such Document is being forwarded to all Involved and Interested agencies together with this Positive Declaration. A Notice of Project Scoping is also attached to this Positive Declaration and the Notice will be published in the official Village newspaper and posted on the Village's website. The Draft Scoping Document will be available on the Internet for viewing or downloading at <https://www.villageofmonroe.org/>. A Public Scoping Session has been scheduled as a virtual meeting on Zoom to discuss the Scoping Document on March 23, 2021 at 7 PM or as soon thereafter as possible. Written comments will be accepted by the Planning Board until the close of business on April 2, 2021. Following the Scoping Session and public comment period, the Planning Board will prepare and distribute a Final Scoping Document.

For Further Information:

Contact Person: Fiona Doherty, Planning Board Secretary
Address: Village of Monroe Planning Board
7 Stage Road
Monroe, NY 10950
Telephone: 845-782-8341

A Copy of this Notice Filed With:

208 Business Center, LLC, Applicant

Village Mayor Neil Dwyer & Village of Monroe Board of Trustees

Village of Monroe Planning Board

Village of Monroe Zoning Board

Village of Monroe Water Department

Village of Monroe Department of Public Works

Town Board of the Town of Monroe

Orange County Sewer District No. 1

Orange County Environmental Facilities and Services

Orange County Department of Health

Orange County Department of Planning

New York State Department of Transportation

New York State Department of Environmental Conservation

New York State Office of Parks, Recreation and Historic Preservation

State Environmental Quality Review Act (SEQR)
Notice of Public Scoping Session
208 Business Center
NYS Route 208 and Gilbert Street Extension
Section Block Lot Nos. 201-3-3, -4, -7, and -8
Village of Monroe Planning Board, Orange County, NY

The Village of Monroe Planning Board, as Lead Agency, is reviewing an application from 208 Business Center, LLC for a proposed 72,500 square foot mixed-use retail and office building on a five acre site located on New York State Route 208 and Gilbert Street Extension in the Village of Monroe. The proposal includes 47,500 square feet of retail use on the first floor and 25,000 square feet of offices on the second floor, parking for approximately 259 cars. The development is proposed to be supplied with sewage service from Orange County Sewer District No. 1's Harriman sewage treatment plant, water service from the Village of Monroe, and on-site stormwater management facility development. The site is within the Village of Monroe's General Business (GB) Zoning District and the adjoins the Town of Monroe's O & R Park.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On March 23, 2021 at 7:00 PM, the Planning Board will hold a public scoping session via an electronic meeting using Zoom.com. The Zoom meeting links are posted on the Village of Monroe's website. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available on the Internet for viewing, downloading, or printing at <http://www.villageofmonroe.org>. Written comments on the Draft Scoping Document are welcomed. Persons attending the Zoom scoping session will have an opportunity to speak to make their scoping suggestions known. The period for submitting written comments on the scope of the DEIS will close on April 2, 2022. Comments should be submitted by that date to Fiona Doherty, Village of Monroe Planning Board, 7 Stage Road, Monroe, NY 10950. Afterwards, the Planning Board will issue a Final Scoping Document.

This Notice and the Draft Scoping Document Sent to:

208 Business Center, LLC, Applicant

Village Mayor Neil Dwyer & Village of Monroe Board of Trustees

Village of Monroe Planning Board

Village of Monroe Zoning Board

Village of Monroe Water Department

Village of Monroe Department of Public Works

Town Board of the Town of Monroe

Orange County Sewer District No. 1

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Environmental Notice Bulletin

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