**village board and planning board**

**of the Village of South blooming grove**

**Notice of claimed COMPLETION of Draft ENVIRONMENTAL impact statement (“DEIS”) For the clovewood project pursuant to the State Environmental Quality Review Act (“SEQRA”)**

**PLEASE TAKE NOTICE** that, pursuant to Article 8 of the New York State Environmental Conservation Law and the provisions of 6 NYCRR Part 617, the Village of South Blooming Grove Village Board (“Village Board”) and the Village of South Blooming Grove Planning Board (“Planning Board”), acting as SEQRA Co-Lead Agencies, determined that the DEIS for the Clovewood Project was claimed to be complete and ready for public review and comment.

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to SEQRA and the Village of South Blooming Grove Village Code, the Village Board and the Planning Board will conduct a public hearing on November 25, 2019 at 7:01 pm at the Village of South Blooming Grove Village Hall – 811 Route 208, Monroe, New York, 10950, to receive public comment on the DEIS for the Clovewood Project. At the public hearing, all persons will have an opportunity to be heard. Persons may appear at the hearing in person or by agent. Written comments will also be received by the Planning Board and Village Board prior to or at the hearing. After the hearing, the Planning Board and Village Board will also accept written comments on the DEIS through December 6, 2019.All written comments must be addressed to the contact person noted below. The Village of South Blooming Grove will make every effort to assure that the public hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

**SEQRA Co-Lead Agencies**: Village of South Blooming Grove Village Board

Village of South Blooming Grove Planning Board

**DEIS Claimed Completion Date**: October 28, 2019

**Co-Lead Agencies Address:** 811 Route 208, Monroe, New York,10950

**Name of Action:** Clovewood Project

**Project Location:** East side of NYS Route 208 and County Route 27 (a/k/a Clove Road) within the Village of South Blooming Grove, Orange County, New York (the “Project Site”).

**Tax Map Parcels:** Section 208, Block 1, Lots 2 and 3

**SEQRA Status:** Type I Action, Coordinated Review

**Project Sponsor:** Keen Equities, LLC (c/o CPC)

P.O. Box 2020, Monroe, NY 10949

Phone: (845) 774-8000

Email: cpcnynj@gmail.com

**Contact Person:** Kerry Dougherty

Village of South Blooming Grove Clerk

811 Route 208 Monroe, New York 10950

Phone: (845) 782-2600

Email: [Clerk@villageofsouthbloominggrove.com](mailto:Clerk@villageofsouthbloominggrove.com)

**Description of the Clovewood Project:** The Project consists of a residential development of what the Project Sponsor described as 600 single family lots, within a site of approximately 708.2 acres located at the Project Site. The Project Site is currently vacant forested land, except for the abandoned former Lake Anne Country Club buildings which would be demolished as part of the Project. 702 acres of the Project Site is claimed by the Project Sponsor to be within the Village’s RR Zoning District and approximately 6.2 acres is claimed by the Project Sponsor to be in the RC-I Zoning District. The Project Sponsor asserts that no change in existing zoning is proposed. Approximately 142.2 acres of the Project Site would be developed. The Project would also include associated infrastructure, including but not limited to roads, utilities, on-site water supply, sewage treatment plant, stormwater and erosion control systems, and community recreational facilities.

In addition to other New York State and regional approvals, the Project requires site plan and subdivision approval from the Planning Board as well as other potential approvals. The Project Sponsor is requesting approval for a Transportation Corporation and acceptance of dedicated land by the Village Board.

**Documents Available**: The DEIS and all applications and maps are on file and available for public review at: Village of South Blooming Grove Village Hall - 811 Route 208, Monroe, New York, 10950

The DEIS is also available online at www.clovewood.com

**Dated:** November 1, 2019

BY ORDER OF

THE VILLAGE OF SOUTH BLOOMING GROVE

KERRY DOUGHERTY, VILLAGE CLERK