

**NOTICE OF PUBLIC HEARING  
ON THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (“DEIS”) FOR THE  
CLOVEWOOD PROJECT PURSUANT TO THE NEW YORK STATE  
ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)  
VIRTUAL MEETING – ZOOM**

**VILLAGE OF SOUTH BLOOMING GROVE is inviting you to a scheduled Zoom meeting.**

**Topic: Clovewood Public Hearing  
Time: January 5, 2021 07:15 PM Eastern Time (US and Canada)**

Join Zoom Meeting  
<https://zoom.us/j/97227741851?pwd=d2xKdlgxWWRvQ3Q3ZW40VGlzS2Y5Zz09>

Meeting ID: 972 2774 1851  
Passcode: 042688

**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 of Trustees (“Village Board”) and the Village of South Blooming Grove Planning Board (“Planning Board”), acting as SEQRA Co-Lead Agencies, having previously determined that the amended and supplemented DEIS for the Clovewood Project was complete for purposes of public review and comment, and on August 10, 2020 and December 3, 2020, having held a Public Hearing to receive comments on the DEIS, will now continue the Public Hearing at 7:15 PM on Tuesday, January 5, 2021 virtually utilizing ZOOM. Due to the COVID-19 crisis, special arrangements for the Public Hearing will be observed as outlined below.

**PLEASE TAKE FURTHER NOTICE**, that, additional written comments from the public will be received by and in the Office of the Village Clerk concerning the amended and supplemented DEIS for a period of ten (10) calendar day time period after the close of the Public Hearing on January 5, 2021. Persons may appear at the Public Hearing in person or by agent. Members of the public wishing to make an oral presentation via ZOOM are advised to contact the Village Clerk, Kerry Dougherty (see contact information below) on or before 3:00 PM, January 4, 2021, to register to speak at the Public Meeting set for January 5, 2021. Written comments are encouraged to be submitted and will also be received by the Planning Board and Village Board to or at the Public Hearing or thereafter up until 3:00 pm on January 15, 2021 if submitted to the Village Clerk at the address below.

**PLEASE TAKE FURTHER NOTICE** that all written comments must be addressed to the Village Clerk contact person as 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 by using the contact information provided below.

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

**Amended and Supplemented DEIS Completion Date:** March 16, 2020

**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: cpcnyj@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

**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 generally vacant 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 are 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 Amended and Supplemented 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](http://www.clovewood.com)

**Dated:** December 7, 2020

BY ORDER OF  
THE VILLAGE OF SOUTH BLOOMING GROVE  
KERRY DOUGHERTY, VILLAGE CLERK