

**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”)**

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, now set the date of August 10, 2020, for a Public Hearing to receive comments on the DEIS, to be held at 7:05 PM at the Village Hall, located at 811 Route 208, Monroe, New York 10950. If additional space is required the location will be posted at Village Hall and on the Village Web Site. Due to the COVID-19 crisis, special arrangements for the Public Hearing will be observed as outlined below.

PLEASE TAKE FURTHER NOTICE, that, any written comments from the public be received by and in the Office of the Village Clerk concerning the amended and supplemented DEIS no later than 3:00PM three calendar (3) days before the Public Hearing commences and also be permitted within a ten (10) calendar day time period after the close of the Public Hearing to provide any additional comments all of which will be permitted if so received by the Village Clerk no later than 3:00PM on that tenth date after close of the Public Hearing. At the Public Hearing for August 10, 2020, there will be approximately combined twenty-five (25) individuals from the Village Board, Planning Board, and the Village Professionals as well as the Applicant and its Professional Consultants in total so that under the current COVID-19 Pandemic Governor’s Orders there can be no more than fifty (50) persons at any public gathering. And, as such only 25 members of the public will be allowed to attend in person and speak at the August 10, 2020 Public Hearing. Persons may appear at the Public Hearing in person or by agent. Members of the public wishing to make an oral presentation are advised to contact the Village Clerk, Kerry Dougherty (see contact information below) on or before 3:00 PM, August 9, 2020, to register to speak at the Public Meeting set for August 10, 2020. Written comments are encouraged to be submitted and will also be received by the Planning Board and Village Board prior to or at the Public Hearing or thereafter if provided within the time frame set forth above.

PLEASE TAKE FURTHER NOTICE that in the event at this August 10, 2020 in-person Public Hearing there are more than twenty-five (25) members of the public who request to speak, then such additional persons shall be allowed to speak at a continuation of the Public Hearing on a date and time to be set by the Village Board and Planning Board at the close of the August 10, 2020 Meeting. In the event of this continued Public Hearing, the Planning Board and Village Board will also accept additional written comments to be submitted to the Village Clerk no later than 3:00PM on the tenth calendar day following the close of the continued Public Hearing. 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.

PLEASE TAKE FURTHER NOTICE, that, because of COVID-19 restrictions put in place by New York State, all persons seeking to attend the Public Hearing must be wearing a face mask and observe the social distancing directions posted within the Village Hall.

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

Dated: July 13, 2020

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