

**TOWN OF MONROE PLANNING BOARD**

**NOTICE OF COMPLETION OF**

**FINAL ENVIRONMENTAL IMPACT STATEMENT (“FEIS”)**

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 (“SEQRA”).

A Final Environmental Impact Statement (FEIS) has been completed and accepted by the Town of Monroe Planning Board, as SEQRA Lead Agency, for the proposed action described below. The FEIS was prepared in accordance with Article 8 of the Environmental Conservation Law. In accordance with provisions of Title 6 of the New York State Code of Rules and Regulations, Part 617, the Planning Board has determined that the FEIS is complete for decision making and Findings requirements as prescribed in 6 N.Y.C.R.R. § 617.11.

The accepted FEIS and other application materials on the project will be made available in hard copy format at the Town of Monroe Planning Board Office located in Town Hall (1465 Orange Turnpike, Monroe, NY 10950) during normal business hours, as well as at the Monroe Free Library (44 Millpond Parkway, Monroe, NY 10950). The accepted FEIS will also be available in electronic format at the following locations online:

- 1) <https://monroeny.org/Resources/Document-Center>  
(navigate to: Planning Board>Planning Board Projects>Monroe Commons)
- 2) <https://timmillerassociates.com/monroe-commons>

In addition, any person may request a copy of the FEIS.

Upon issuance of this Notice, agencies and the public will be afforded a time period of 10 calendar days in which to consider the FEIS before any involved agency issues its written Findings Statement. The time period provided to agencies and the public to consider the FEIS will conclude on August 11, 2024.

<b><u>Name of Action:</u></b>	Monroe Commons
<b><u>Lead Agency:</u></b>	Town of Monroe Planning Board 1465 Orange Turnpike Monroe, New York 10950
<b><u>Date of Action:</u></b>	July 16, 2024
<b><u>Date of FEIS Filing:</u></b>	August 1, 2024
<b><u>SEQRA Status:</u></b>	Type 1
<b><u>Description of Action:</u></b>	Monroe Nininger, LLC is proposing to construct a 4-story, approximately 407,819 sq. ft. mixed-use commercial building with retail, office space, and a 75-room hotel with 650 parking spaces (the “Proposed Project”) on an approximately 18.20- acre parcel known as Section 2, Block 1, Lot 10 in the Town of Monroe, Orange County, New York. A second adjacent parcel is located in the Town/Village of Woodbury and is identified as Section 225, Block 1, Lot 30, approximately 12.3 acres in size. Development on the Town/Village of Woodbury parcel is limited to approximately 2.5 acres of clearing and grading to allow for the Proposed Project’s construction. The Applicant also proposes clearing and grading an approximately 0.55-acre area on the adjacent Village of Kiryas Joel/Town of Palm Tree parcel (Section 312, Block 1, Lots 15 & 16) to accommodate access roads, sidewalks, and water and sewer connections. The Proposed Project will have frontage along Nininger Road (County Route 64) within the Town of Monroe. The main parcel is located in the Town of Monroe’s Heavy Industry (HI) Zoning District. The actions being sought by the Applicant include approval of zoning text amendments for

the HI District from the Town Board related to building height, parking, and lot coverage and/or possible area variances from the Town Zoning Board of Appeals, as well as site plan, special permit, and wetlands permit approvals from the Planning Board.

**Location:** North side of Nininger Road, between County Route 105 and Dunderberg Road, Town of Monroe, NY.

**Potential Impacts:** The Draft Environmental Impact Statement (DEIS) and FEIS analyzed the following areas of potential environmental impact: Land Use and Zoning; Geology, Soils, and Topography; Wetlands and Surface Waters; Groundwater Resources; Vegetation and Wildlife; Stormwater; Traffic and Transportation; Historic Resources; Community Facilities and Services; Fiscal and Economic Impacts; Noise; Air Quality; Visual Resources and Community Character; Utilities; Construction Impacts; and Potential Impacts of the HI Zoning Text Amendments

**Contact Person/Address:** Bonnie Franson, Chair  
Town of Monroe Planning Board  
1465 Orange Turnpike  
Monroe, New York 10950  
(845) 783-1900 ext 115

**A copy of this Notice is being submitted to the NYSDEC Environmental Notice Bulletin for publication (via email to [enb@dec.ny.gov](mailto:enb@dec.ny.gov)) and sent to the following:**

NYS Department of Environmental Conservation  
Division of Environmental Permits – Region 3  
625 Broadway  
Albany, New York 12233-1750

**Lead Agency:**

Town of Monroe Planning Board  
1465 Orange Turnpike  
Monroe, New York 10950

**Chief Executive Officer of the Town of Monroe:**

Hon. Anthony Cardone  
Town Supervisor  
Town of Monroe  
1465 Orange Turnpike  
Monroe, New York 10950

**Applicant:**

Monroe Nininger, LLC  
c/o Pietrzak & Pfau Engineering & Surveying, PLLC  
262 Greenwich Avenue  
Goshen, New York 10924

**Involved Agencies:**

Town of Monroe Town Board  
1465 Orange Turnpike

Monroe, New York 10950

Town of Monroe Zoning Board of Appeals  
1465 Orange Turnpike  
Monroe, New York 10950

Orange County Department of Public Works  
P.O. Box 509  
Goshen, New York 10924

Orange County Environmental Facilities & Services  
P.O. Box 637  
Goshen, New York 10924

New York State Department of Environmental Conservation, Region III  
21 South Putt Corners Road  
New Paltz, New York 12561-1696

U.S. Army Corps of Engineers, New York District  
26 Federal Plaza, Room 17-302  
Jacob K. Javits Federal Building  
New York, New York 10278-0090

Village of Woodbury Planning Board  
P.O. Box 546  
Central Valley, New York 10917

Village of Kiryas Joel/Town of Palm Tree  
51 Forest Road, Suite 340  
PO Box 566  
Monroe, NY 10949  
gszegedin@vokj-ny.org

Village of Kiryas Joel/Town of Palm Tree Planning Board  
51 Forest Road, Suite 340  
PO Box 566  
Monroe, NY 10949  
gszegedin@vokj-ny.org

**Interested Agencies:**

New York State Department of Transportation, Region 8  
4 Burnett Boulevard  
Poughkeepsie, New York 12603

Orange County Department of Planning  
1887 County Building  
124 Main Street  
Goshen, New York 10924

New York State Historic Preservation Office  
Pebbles Island Resource Center  
PO Box 189  
Waterford, New York 12188-0189

NYSDEC-DFW  
NY National Heritage Program  
625 Broadway, 5th Floor  
Albany, New York 12233-4757

Town of Monroe Building Department

1465 Orange Turnpike  
Monroe, New York 10950

Monroe Joint Fire District  
406 North Main Street  
Monroe, New York 10950

Village of Woodbury  
455 Route 32  
P.O. Box 546  
Central Valley, New York 10917

Town of Woodbury  
615 Route 32  
P.O. Box 1004  
Highland Mills, New York 10930

Village of Monroe  
7 Stage Road  
Monroe, New York 10950

Village of Harriman  
One Church Street  
Harriman, New York 10926

Monroe-Woodbury Central School District  
278 Route 32  
Central Valley, New York 10917