

APPENDIX B
SEQRA Documentation

**State Environmental Quality Review Act
Combined Notice of Completion of Draft GEIS
and
SEQRA Public Hearing and Comment Period**

Lead Agency: The Village of Kiryas Joel Board of Trustees **Date:** May 1, 2015

Address: Village of Kiryas Joel, P.O. Box 566, Monroe, New York 10949.

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of State Environmental Quality Review Act (“SEQRA”) of the Environmental Conservation Law.

A Draft Generic Environmental Impact Statement (“GEIS”) considering the potential adverse environmental impacts of two proposed annexation petitions has been prepared by the Village of Kiryas Joel Board of Trustees (“Village Board”) as lead agency. On May 1, 2015, the Village Board determined that the Draft GEIS was complete and adequate for public review. The Village Board will commence a public hearing on June 10, 2015 at 7:00p.m. at the Bais Rachel Paradise Hall, 5 Israel Zupnick Dr., Monroe, NY 10950; and will accept written comments on the Draft GEIS through close of business on June 22, 2015.

Name of Action: Petition for Annexation of 507+/- Acres from the Town of Monroe to the Village of Kiryas Joel;
Petition for Annexation of 164+/- Acres from the Town of Monroe to the Village of Kiryas Joel.

SEQRA Status: Type I Action

Description of Action:

The Village Board has initiated the SEQRA process to consider potential adverse environmental impacts resulting from a petition by 116 private property owner petitioners to annex approximately 507+/- acres of territory comprised of 177 tax lots from the Town of Monroe to the Village. As part of its review, the Village Board will also consider the potential adverse environmental impacts resulting from an alternative petition for annexation of approximately 164+/- acres of territory comprised of 71 tax lots from the Town of Monroe to the Village. The alternative proposes annexation of a subset of the tax lots proposed in the 507-acre annexation. No specific plans for development have been submitted with either petition.

Location:

507+/- Acres comprised of 177 tax lots in the Town of Monroe, as identified in the Petition for Annexation of 507 acres; and
164+/- Acres comprised of 71 tax lots in the Town of Monroe, as identified in the Petition for Annexation of 164 acres.

Reasons Supporting This Determination:

The Lead Agency has completed the Draft GEIS and determined that it is consistent with the final scoping outline and the Part 617 regulations of the State Environmental Quality Review Act and is, therefore, adequate for public review.

The Draft GEIS can be found on the Project website at <http://www.kj-seqra.com/> or upon request to the Contact Person listed below.

A public hearing on the Draft GEIS will be commenced on June 10, 2015 at 7:00 p.m. at the Bais Rachel Paradise Hall, 5 Israel Zupnick Dr., Monroe, NY 10950. Written comments will be accepted on the Draft GEIS through the close of business on Monday, June 22, 2015.

All comments should be directed to Tim Miller Associates, Inc., 10 North Street, Cold Spring, NY 10516 (Environmental Consultant for the Village).

For Further Information:

Contact Person:

Tim Miller
President
Tim Miller Associates, Inc.

Address:

10 North Street
Cold Spring, N.Y. 10516
Telephone: 845.265.4400
email: tmiller@timmillerassociates.com

**NOTICE OF GENERAL MUNICIPAL LAW ARTICLE 17 JOINT PUBLIC HEARING ON
PETITIONS FOR ANNEXATION OF TERRITORY IN THE TOWN OF MONROE TO THE
VILLAGE OF KIRYAS JOEL**

NOTICE IS HEREBY GIVEN, that petitions, pursuant to General Municipal Law Article 17, have been received by the Village Board of Trustees of the Village of Kiryas Joel, Orange County, New York (the “Village”) and the Town Board of the Town of Monroe, Orange County, New York (the “Town”), for the annexation of the following-described territory situated in the Town to the Village:

- 507+/- acres of territory comprised of 177 tax lots in the Town of Monroe, as described in the December 23, 2013 Annexation Petition;
- 164+/- acres comprised of 71 tax lots in the Town of Monroe, being a subset of the tax lots proposed in the 507 acre annexation and as described in the August 15, 2014 Annexation Petition.

NOTICE IS FURTHER HEREBY GIVEN, that on the 10th day of June, 2015, at seven o’clock in the afternoon of that day, a joint hearing upon such petitions will be commenced by the Town Board of the Town of Monroe and the Village Board of Trustees of the Village of Kiryas Joel at the Bais Rachel Paradise Hall, 5 Israel Zupnick Dr., Monroe, New York 10950. At such time and place all persons interested in the matter may be heard. Objections based on any grounds set forth in General Municipal Law section 705(1)(a), (b), (c), or (d) shall, in addition to oral testimony thereon, be submitted in writing.

Dated: May 1, 2015
By Order of the Village Board of Trustees
of the Village of Kiryas Joel, New York
Gedalye Szegedin
Village Administrator
Village of Kiryas Joel

ENB - Region 3 Notices 5/13/2015

Notice of Acceptance of Draft GEIS and Public Hearing

Orange County - The Village of Kiryas Joel Board of Trustees, as lead agency, has accepted a Draft Generic Environmental Impact Statement on the proposed Petition for Annexation of 507 Acres from the Town of Monroe to the Village of Kiryas Joel . **A public hearing on the Draft GEIS will be held on June 10, 2015 at 7:00 p.m. at the Bais Rachel Paradise Hall, 5 Israel Zupnick Drive, Monroe, NY 10950.** Written comments on the Draft GEIS will be accepted June 22, 2015. The Draft GEIS is available from the Village of Kiryas Joel Village Hall; the Town of Monroe Town Hall; the Monroe Free Library and on line at: KJ-SEQRA.com/507Acres.

The action involves a petition by 116 private property owner petitioners to annex approximately 507 acres of territory comprised of 177 tax lots from the Town of Monroe to the Village of Kiryas Joel. The Draft GEIS also considers the potential environmental impacts resulting from an alternative petition for annexation of approximately 164 acres of territory comprised of 71 tax lots from the Town of Monroe to the Village. The alternative proposes annexation of a subset of the tax lots proposed in the 507 acre annexation. No specific plans for development have been submitted with either petition.

The Draft GEIS has been determined to be complete and adequate for public review by the Village of Kiryas Joel Board of Trustees as lead agency. The Village Board will commence a Public Hearing on the Draft GEIS and a Joint Hearing with the Town Board of the Town of Monroe on the petition for annexation of approximately 507 acres and on the petition for annexation of approximately 164 acres.

The project is located on the northeast corner of the Town of Monroe and the Village of Kiryas Joel, New York.

Contact: Tim Miller, Tim Miller Associates, Inc., 10 North Street, Cold Spring, NY 10516, Phone: (845) 265-4400, E-mail: tmiller@timmillerassociates.com.

**VILLAGE OF KIRYAS JOEL
VILLAGE BOARD**

RESOLUTION

DETERMINING THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS) COMPLETE AND SCHEDULING A PUBLIC HEARING AND COMMENT PERIOD ON THE DRAFT GEIS AND A JOINT HEARING WITH THE TOWN BOARD OF THE TOWN OF MONROE ON THE PETITION FOR ANNEXATION OF 507 +/- ACRES FROM THE TOWN OF MONROE TO THE VILLAGE OF KIRYAS JOEL AND THE PETITION FOR ANNEXATION OF 164 +/- ACRES FROM THE TOWN OF MONROE TO THE VILLAGE OF KIRYAS JOEL

May 1, 2015

WHEREAS, on or about December 23, 2013, certain private property owners (“507-acre Annexation Petitioners”) filed a petition with the Village of Kiryas Joel (“Village”) and the Town of Monroe (“Town”) to annex approximately 507+/- acres of territory comprised of 177 tax lots from the Town to the Village (“507-acre Annexation Petition”), pursuant to Article 17 of the New York General Municipal Law (“Municipal Annexation Law”); and

WHEREAS, the 507-acre Annexation Petitioners represent a majority in assessed valuation of the real property in the territory proposed in the 507-acre Annexation Petition to be annexed, according to the 2013 Final Assessment Roll of the Town, dated June 20, 2013; and

WHEREAS, on or about August 20, 2014, certain private property owners (“164-acre Annexation Petitioners”) filed a petition with the Village and Town to annex approximately 164+/- acres of territory comprised of 71 tax lots from the Town to the Village (“164-acre Annexation Petition”); and

WHEREAS, the 164-acre Annexation Petitioners represent a majority in assessed valuation of the real property in the territory proposed to be annexed in the 164-acre Annexation Petition, according to the 2014 Final Assessment Roll of the Town, dated June 26, 2014; and

WHEREAS, the 71 tax lots comprising the 164-acre Annexation Petition are included within and are a subset of the 177 tax lots in the 507-acre Annexation Petition; and

WHEREAS, consideration of the 507-acre Annexation Petition and the 164-acre Annexation Petition by the Village Board of Trustees (“Village Board”) are actions subject to the New York State Environmental Quality Review Act, (Environmental Conservation Law Article 8 and implementing regulations set forth in 6 NYCRR Part 617) (“SEQRA”); and

WHEREAS, on or about December 30, 2013 and August 21, 2014, the Village Board noticed its intent to the Town of Monroe to serve as the SEQRA Lead Agency for a coordinated SEQRA review of the 507-acre Annexation Petition and the 164-acre Annexation Petition, respectively; and

WHEREAS, the Village Board retained Tim Miller Associates, Inc., an environmental and planning consultant, to assist the Village in anticipation of its lead agency role by commencing the planning and preparation of a Generic Environmental Impact Statement (“GEIS”) in January, 2014; and

WHEREAS, on August 25, 2014, the Town of Monroe Town Board duly approved a resolution consenting to the Village Board serving as SEQRA Lead Agency for the coordinated review of the 164-acre Annexation Petition; and

WHEREAS, on September 5, 2014, the Village Board adopted a Resolution which: (i) established the Village Board as Lead Agency for the coordinated SEQRA review of the proposed 164-acre Annexation Petition; (ii) issued a SEQRA Positive Declaration requiring the

preparation of a Draft GEIS for the proposed 164-acre Annexation Petition; (iii) directed the circulation of a draft Scoping Outline and scheduling of a public scoping session on September 22, 2014; and (iv) established September 30, 2014 as the closing date of the public comment period on the draft Scoping Outline; and

WHEREAS, a duly noticed scoping session was held on September 22, 2014 and public comments were received from over 55 commenters on the draft Scoping Outline until September 30, 2014; and

WHEREAS, on or about November 14, 2014, the Village Board approved and distributed the final Scoping Outline for the Draft GEIS for the proposed 164-acre Annexation Petition; and

WHEREAS, on January 28, 2015, pursuant to SEQRA section 617.6(b)(5), the New York State Department of Environmental Conservation Commissioner designated the Village Board to serve as SEQRA Lead Agency for the coordinated review of the 507-acre Annexation Petition; and

WHEREAS, on February 6, 2015, the Village Board adopted a Resolution which: (i) established the Village Board as Lead Agency for the coordinated SEQRA review of the proposed 507-acre Annexation Petition; (ii) issued a SEQRA Positive Declaration requiring the preparation of a Draft GEIS for the proposed 507-acre Annexation Petition ; (iii) directed the circulation of a draft Scoping Outline and scheduling of a public scoping session on March 3, 2015 to; and (iv) established March 10, 2015 as the closing date of the public comment period on the draft Scoping Outline; and

WHEREAS, a duly noticed scoping session was held on March 3, 2015 and public comments were received from over 65 commenters on the draft Scoping Outline until March 10, 2015; and

WHEREAS, on or about March 20, 2015, the Village Board approved the final Scoping Outline for the Draft GEIS for the proposed 507-acre Annexation Petition; and

WHEREAS, the Village Board and its consultants prepared a proposed Draft GEIS in accordance with the final Scoping Outline which considered the 507-acre Annexation Petition as the primary action and the 164-acre Annexation Petition as an alternative; and

WHEREAS, the Village Board and its consultants considered the comments of over 175 residents and neighbors, including those received during and after the two Draft GEIS scoping sessions and a forum conducted by the County Planning Department; and

WHEREAS, the Village Board has carefully reviewed the Draft GEIS for consistency with the final Scoping Outline and completeness pursuant to the requirements of SEQRA sections 617.9 and 617.10.

NOW THEREFORE BE IT RESOLVED THAT, pursuant to 6 NYCRR 617.9(a), the Village Board hereby determines that the Draft GEIS for the proposed 507-acre Annexation and 164-acre Annexation is complete and adequate for public review; and

BE IT FURTHER RESOLVED THAT, that the Village Board, as SEQRA Lead Agency, hereby directs the Village Administrator and the Board's consultants to prepare, file and publish a notice of completion of the Draft GEIS and to file and circulate copies of the Draft GEIS in accordance with the requirements of SEQRA section 617.12; and

BE IT FURTHER RESOLVED THAT, the Village Board hereby determines to conduct a public hearing on the Draft GEIS and has directed the Village Administrator and the Board's consultants to prepare, file and publish a notice of the public hearing to be commenced on June 10, 2015 at 7:00 p.m. at the Bais Rachel Paradise Hall, 5 Israel Zupnick Dr., Monroe, NY 10950

and that written comments will be accepted on the Draft GEIS through the close of business on Monday, June 22; and

BE IT FURTHER RESOLVED THAT, upon its determination of completion of the Draft GEIS, the Village Board hereby determines that the 507-acre Annexation Petition and the 164-acre Annexation Petition are now likewise complete and, pursuant to section 704 of the Municipal Annexation Law, the Village Board directs the Village Administrator to arrange for notice of the 507-acre Annexation Petition and the 164-acre Annexation Petition be published once in its official newspaper and that a copy of said notice be mailed to each person or corporation owning real property in the territory covered by the 507-acre Annexation Petition and the 164-acre Annexation Petition as shown by the last preceding assessment roll and to all persons residing in such territory qualified to vote for officers of the Town as their names appear upon the register of voters for the last preceding general election within twenty days of the date of this resolution. Said notice shall state that the 507-acre Annexation Petition and the 164-acre Annexation Petition have been proposed and that a joint hearing with the Town Board of the Town of Monroe will be commenced in the Village of Kiryas Joel on June 10, 2015 at 7:00 p.m. at the Bais Rachel Paradise Hall, 5 Israel Zupnick Dr., Monroe, NY 10950; and

BE IT FURTHER RESOLVED THAT, pursuant to section 704 of the Municipal Annexation Law, the Village Board directs the Village Administrator to arrange for a copy of the notice of the proposed 507-acre Annexation Petition and 164-acre Annexation Petition and joint hearing be mailed not less than ten days prior to the date of the joint hearing to the Monroe Woodbury Central School District and to the Kiryas Joel Union Free School District; and

BE IT FURTHER RESOLVED THAT, the Village Board directs that copies of all of the aforementioned notices be posted on the public website being maintained for the Annexation actions by its consultant, Tim Miller Associates at <http://www.kj-segra.com/> .

On the motion of Trustee Goldstein, seconded by Trustee Landau, the foregoing resolution was adopted on a vote of 4 ayes, 0 nays, and 1 abs.

Dated: May 1, 2015