

**NOTICE OF PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

Lead Agency: Village of Airmont Planning Board

Name of Action: Blue Rill Estates

Purpose of Meeting: To provide an opportunity for the public to comment on specific issues and environmental impacts addressed in a Draft Environmental Impact Statement (DEIS) for the Blue Rill Estates. The DEIS was accepted as being sufficiently complete for public review by the lead agency on January 7, 2025, subject to modifications identified by the lead agency at that time. Blue Rill Estates is a senior housing complex proposed for an approximately 18 acre parcel of property located at 444 Saddle River Road (Tax Lots 63.11-2-8, 9 and 10). The action is a Type I action and includes applications (i) to the Town Board to apply the RSH overlay zone to the subject property; and (ii) to the Planning Board for subdivision approval (to merge the three tax lots) and site plan approval to construct approximately 105 residential units for senior citizens and related amenities, including parking, internal roads and recreational facilities.

Meeting Time and Date: 7:00 pm on Thursday, January 23, 2025

Draft Environmental Impact Statement: A Draft Environmental Impact Statement (DEIS), prepared by the Applicant, is available for public review and comment at Village Hall, 251 Cherry Lane, Airmont, New York and on the website of the Village of Airmont (www.airmont.org). The DEIS addresses the significant environmental impacts, conditions, and resources that were identified in the Final Scoping Document adopted by the lead agency on August 22, 2024 (see, Table 1, Summary of Potential Negative and Positive Environmental Impacts, DEIS, pp 10-11).

Conduct of Meeting: Persons interested in being heard must appear in person at the public hearing or submit written comments prior to the public hearing at the address below.

Comment Deadline: Written comments regarding issues to be address in the DEIS for Blue Rill Senior Housing Estates will be accepted until 3:00 pm on February 14, 2025. Written comments will be given the same consideration as oral comments made at the public scoping meeting. Please send written comments to Yehuda Friedland, Planning Board Chairman, 251 Cherry Lane, PO Box 578, Tallman, NY 10982, Telephone (845) 414-

5522, Email: planzone@airmont.org. Please include your name and address when submitting a comment (no anonymous comments will be accepted).

Future Steps:

A Final Environmental Impact Statement (FEIS) will be prepared based upon comments made on the DEIS during the comment period. The FEIS shall consist of (a) the DEIS, (b) any necessary corrections or revisions to the DEIS, (c) copies of or a summary of all substantive comments received, indicating their source (correspondence, hearing, etc.), and (d) the lead agency's responses to substantive comments. The FEIS will be drafted, initially, by the Project Sponsor, but the lead agency shall approve the final form of the FEIS in all respects. The FEIS will be sent to all involved agencies, and to everyone who received a copy of the DEIS. If the FEIS is lengthy, or the number of documents available is limited, the lead agency may provide copies for review in local public libraries. The FEIS shall also be posted on the website of the Village of Airmont (www.airmont.org). The lead agency does not anticipate holding a public hearing or accepting public comments on the adopted FEIS.

Following adoption of the FEIS, the SEQRA process cannot be concluded until a Findings Statement is issued by the Lead Agency.

Dated: January 8, 2025

Airmont, New York

INVOLVED AND INTERESTED AGENCIES

Airmont Planning Board
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Airmont Board of Trustees
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Airmont Zoning Board of Appeals
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Rockland County Drainage Agency
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attn: Shajan Thottakara
thottaks@co.rockland.ny.us

Rockland County Highway Dept.
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attn: Dyan Rajasingham
RajasinD@co.rockland.ny.us

New York State Dept. of Environmental
Conservation
Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696
Attn: John Petronella
Dep.r3@dec.ny.gov

Rockland County Department of Health
Robert L. Yeager Health Center
50 Sanatorium Road
Building A
Pomona, NY 10970
Attn: Elizabeth Mello
melloe@co.rockland.ny.us Blue Rill Estates

Rockland County Sewer District No. 1
4 Route 340
Orangeburg, NY 10962
Attn Joseph LaFiandra
lafiandj@co.rockland.ny.us

Town of Ramapo Dept. of Public Works
16 Pioneer Avenue
Suffern, NY 10901

Rockland County Planning Dept.
Robert L. Yeager Health Center
50 Sanatorium Road
Building T
Pomona, NY 10970
Attn: Douglas Schuetz

Village of Chestnut Ridge
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Town of Ramapo Dept. of Parks and Recreation
237 Route 59
Suffern, NY 10901

United States Army Corps of Engineers, NY District
Attn: Regulatory Branch, Room 16-406
26 Federal Plaza, New York, NY 10278-0090

Veolia Water New York
162 Old Mill Rd
West Nyack, NY 10994
Attn: Gerardo Moreno
gerardo.moreno@veolia.com
frank.mcglynn@veolia.com

New York State Office of Parks, Recreation and
Historic Preservation
R. Daniel Mackay
Deputy Commissioner for Historic Preservation
P.O. Box 189
Waterford, NY 12188-0189