



**MAYOR**  
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**DEPUTY MAYOR**  
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**VILLAGE CLERK**  
PATRICIA M. SEAL

**INCORPORATED**  
**VILLAGE OF PATCHOGUE**

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WILLIAM HILTON  
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**BOARD OF TRUSTEES OF THE INCORPORATED VILLAGE OF PATCHOGUE**  
**PROPOSED CLARE ROSE MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
**INCORPORATED VILLAGE OF PATCHOGUE**  
**SUFFOLK COUNTY, NEW YORK**

**Resolution #162-2010**  
**Notice of Completion of**  
**Final Environmental Impact Statement**

**WHEREAS**, the Board of Trustees of the Incorporated Village of Patchogue has received an application from RAM Associates, LLC to construct a multi-family residential community (“Clare Rose”) with up to 214 units on a 12.15±-acre site (hereinafter the “proposed action”); and

**WHEREAS**, the proposed action includes applications for a change of zone from the D5 Business District to the D2 Business District for one parcel (District 204 – Section 13 – Block 3 – Lot 25) of approximately 0.28 acre and a Special Permit for the proposed multi-family use for all parcels (totaling approximately 12.15 acres) situated within the E Industrial District and D2 Business District; and

**WHEREAS**, the proposed action specifically includes the construction of up to 214 multi-family units, with associated parking areas, walkways, and landscaping. However, the reduced-density alternative of 163 units, which meets the applicant’s objectives and minimizes potential environmental impacts, is the preferred alternative. In addition, a portion of the planned Riverwalk along the Patchogue River (which permits public access along the river) would be constructed, and portions of Clare Rose Boulevard, South Street, and Railroad Avenue would be improved; and

**WHEREAS**, the Board of Trustees received the Final Environmental Impact Statement (“FEIS”) for the application from RAM Associates, LLC on September 2, 2010; and

**WHEREAS**, the FEIS identifies the 163-unit plan as the revised proposed action that increases open space and further minimizes potential environmental impacts; and

**WHEREAS**, the Board of Trustees reviewed the FEIS, dated September 2010, and determined that the document fulfills the requirements of 6 NYCRR Part 617.9(b)(8); and

WHEREAS, the Board of Trustees finds that pursuant to 6 NYCRR Part 617.11(a) that the agencies and the public shall be afforded a reasonable time period (not fewer than 10 calendar days) in which to consider the FEIS before issuing its written findings statement;

THEREFORE, BE IT HEREBY RESOLVED, that the Board of Trustees finds that the aforesaid FEIS is accepted for filing; and

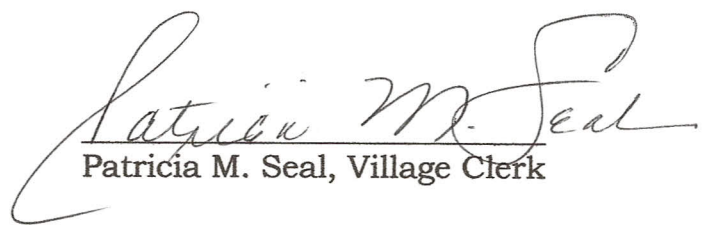
BE IT FURTHER RESOLVED, that the Board of Trustees hereby establishes that the public consideration will commence on this date and terminate at 4:00 p.m. on September 27, 2010; and

BE IT FURTHER RESOLVED, that the Board of Trustees hereby adopts the annexed Notice of Completion of the Final Environmental Impact Statement, Proposed Clare Rose Multi-Family Residential Development, Incorporated Village of Patchogue, Suffolk County, New York (hereinafter the "Notice of Completion"); and

BE IT FURTHER RESOLVED, that the Board of Trustees hereby directs the Village Clerk, in concert with the Village Attorney, to prepare, file and/or publish all requisite notices and to distribute the required documents in accordance with 6 NYCRR §617.12.

<u>Aye</u>	<u>Nay</u>	
X	___	Mayor Pontieri
X	___	Trustee Crean
X	___	Trustee Keyes
<del>ABSENT</del>	___	Trustee Hilton

<u>Aye</u>	<u>Nay</u>	
X	___	Trustee Krieger
X	___	Trustee McGiff
X	___	Trustee Devlin

  
Patricia M. Seal, Village Clerk

September 14, 2010

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)  
NOTICE OF COMPLETION OF  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
PROPOSED CLARE ROSE MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
INCORPORATED VILLAGE OF PATCHOGUE  
SUFFOLK COUNTY, NEW YORK**

**Date:** September 13, 2010

**Lead Agency:** Board of Trustees of the Incorporated Village of Patchogue

**Address:** Incorporated Village of Patchogue  
14 Baker Street  
Patchogue, New York 11772

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act [“SEQRA”]) and the implementing regulations therefor at 6 NYCRR Part 617.

A Final Environmental Impact Statement (“FEIS”) has been filed for the proposed action described below. Written comments on the FEIS will be accepted by the contact person, listed below, until 4:00 p.m. on September 27, 2010.

**Name of Action:** Proposed Clare Rose Multi-Family Residential Development

**SEQR  
Classification:** Unlisted

**Location:** 12.15 acres generally bounded by South Street to the north, Railroad Avenue to the east, Sephton Street to the south, and the Patchogue River to the west  
Incorporated Village of Patchogue  
Suffolk County, New York

**Description of Action:** The proposed action consists of an application to construct a multi-family residential community (“Clare Rose”) on a 12.15±-acre site (hereinafter the “proposed action”). The proposed action includes applications for a change of zone from the D5 Business District to the D2 Business District for one parcel (District 204 – Section 13 – Block 3 – Lot 25) of approximately 0.28 acre and a Special Permit for the proposed multi-family use for all parcels situated within the E Industrial District and D2 Business District (totaling approximately 12.15 acres). The proposed action presented in the DEIS included the construction of 214 multi-family units. However, a reduced-density alternative of 163 units, which meets the applicant’s objectives and minimizes potential environmental impacts, was presented as the preferred alternative in the DEIS. The FEIS identifies the 163-unit plan as the revised proposed action. This action significantly increases open space. The proposed action also includes parking areas, walkways, and landscaping on the subject site. In addition, a portion of the planned Riverwalk along the Patchogue River (which permits public access along the river) would be constructed, and portions of Clare Rose Boulevard, South Street, and Railroad Avenue would be improved.

**Notice of Completion of  
Final Environmental Impact Statement (FEIS)  
Proposed Clare Rose Multi-Family Residential Development**

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**Potential Environmental Impacts:** A Positive Declaration was adopted by the Board of Trustees of the Incorporated Village of Patchogue on April 27, 2009 pursuant to 6 NYCRR §617.7 and identified the following potential adverse impacts, which were evaluated in the DEIS and FEIS for this proposed action:

1. The proposed action would result in a change of land use from commercial/industrial to residential;
2. The proposed action would result in an increase in potable water use;
3. The proposed action has the potential for construction where the depth to the water table is shallow, which could affect stormwater management and the construction methods employed;
4. The proposed action would affect land within a 100-year special flood hazard area;
5. The proposed action has the potential to alter existing drainage patterns and result in erosion and sedimentation;
6. The proposed action is adjacent to the Patchogue River and associated regulated wetlands (tidal and freshwater);
7. A portion of the subject site is situated within a New York State-designated Coastal Zone;
8. The proposed action will create a demand for additional community services;
9. The proposed action will result in traffic impacts that differ from those associated with the existing use; and
10. The proposed action will increase sanitary flow to the municipal sewer system.

**Availability of Document:** Copies of the FEIS are available for public review at the offices of the contact person listed below. In addition, a copy of the FEIS has been provided for public review at the Patchogue-Medford Library, 54-60 East Main Street, Patchogue, New York 11772. A copy of the FEIS is also posted on the Incorporated Village of Patchogue website at [www.patchoguevillage.org](http://www.patchoguevillage.org).

**Contact Person:** Patti Seal, Village Clerk

**Address:** Incorporated Village of Patchogue  
Village Hall  
14 Baker Street  
Patchogue, New York 11772

**Notice of Completion of  
Final Environmental Impact Statement (FEIS)  
Proposed Clare Rose Multi-Family Residential Development**

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**Telephone No.:** (631) 475-4300

**A Copy of this Notice and the FEIS have been Sent to:**

Planning Board, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Zoning Board of Appeals, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Commissioner, Department of Public Works, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Board of Historic Preservation and Architectural Review, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Commissioner, Suffolk County Department of Health Services, 225 East Rabro Drive, Hauppauge, New York 11788

Suffolk County Water Authority, 4060 Sunrise Highway, Oakdale, New York 11769

Suffolk County Planning Commission, H. Lee Dennison Building, 4<sup>th</sup> Floor, 100 Veterans Memorial Highway, Hauppauge, New York 11788

Commissioner, Suffolk County Department of Public Works, 335 Yaphank Avenue, Yaphank, New York 11980

New York State Department of Environmental Conservation, Region 1 Office, State University of New York, 50 Circle Road, Stony Brook, New York 11790

New York State Department of Environmental Conservation, Division of Environmental Permits, 625 Broadway, Albany, New York 12233-1750

New York State Department of State, Division of Coastal Resources, 41 State Street, 8<sup>th</sup> Floor, Albany, New York 12231

RAM Associates, LLC c/o David A. Sloane, Esq., Certilman Balin, 1393 Veterans Memorial Highway, Suite 301S, Hauppauge, New York 11788

Patchogue-Medford Library, 54-60 East Main Street, Patchogue, New York 11772

**This Notice has also been forwarded for publication in the Environmental Notice Bulletin.**