

State Environmental Quality Review
Notice of Completion of ~~Draft~~ Final EIS

Project Number 2022-17**Date:** October 6, 2026

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.

A ☐ Draft or ☒ Final (check one) Environmental Impact Statement has been completed and accepted by the Town of Newburgh Planning Board as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until _____

Name of Action:

Britain Woods Residential Development (Multi-Family)

Description of Action:

The project proposes a residential development consisting of 258 multi-family units on a 48+/- acre total parcel of property. 1.5+/- acres of the property is located within the City of Newburgh with the balance of the parcel located within the Town of Newburgh. The City of Newburgh parcel has not been utilized to calculate project density. The City of Newburgh parcel will be utilized as an emergency access point for the project and contain stormwater facilities. The project proposes to construct the 258 units within 11 separate structures on the site.

A clubhouse/recreation structure is proposed. The project also proposes interconnections to the Town of Newburgh municipal water system and sanitary sewer collection systems. A public watermain extension will be installed by the Applicant within the NYS Route 207/Little Britain Road right-of-way from the project site to an existing hydrant located on NYS Route 207/Little Britain Road approximately 900 feet to the west. A public sewer forcemain extension will be installed by the Applicant within the Little Britain Road/NYS Route 207, Old Little Britain Road and Unity Place rights-of-way from the project site to an existing sewer manhole located on Unity Place 1,100 ft from its intersection with Old Little Britain Road. Project proposes 602 parking spaces, 242 of which are proposed to be garage parking spaces.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

442 Little Britain Road (NYS Rt. 207)
Town & City of Newburgh, County of Orange, New York

Potential Environmental Impacts:

- 1). Land Resources - Disturbance of 26.25 acres of soil and topography, Loss of 14.24 acres of agricultural soil, Earthwork cut volumes exceed fill volumes by approximately 4,293 cubic yards, Disturbance of 0.63 acres of regulated steep slopes (25%+), Potential erosion & sedimentation during construction, Groundwater is expected to be encountered during construction, Bedrock is expected to be encountered during construction
- 2.) Surface Water Resources - Disturbance of 0.56 acres of ACOE isolated wetlands
- 3). Plants & Animals - Loss of 26.25 acres of woods & and subsequent wildlife habitat.
- 4). Aesthetic Resources - Disturbance of 26.25 acres of wooded lands, Outdoor lighting will be installed, Removal of existing vegetation
- 5). Cultural Resources - None expected
- 6). Transportation Resources - Increased number of vehicles traveling to and from the Site during the peak hours (103 in AM and 132 in PM), Increases in traffic delays at some study intersections.
- 7). Utilities - Average daily water demand is estimated to be 52,932 gallons per day, Average daily sewer generation is estimated to be 47,932 gallons per day, Reduction of stormwater drainage rate from the Site, Increased energy demand, Increased solid waste production
- 8). Land Use & Zoning Resources - The project is consistent with all Town and City Zoning Code requirements & Comprehensive Plans
- 9). Socio-Economic Impacts - Town population increase of 555 people, including 43 school-aged children, Increased tax revenue of \$837,565 generated by the Project
- 10). Community Service - Additional residents requiring emergency services (fire, police, and EMS), Additional residents requiring health care and recreation facilities and student need for public education, Increased demand for solid waste removal

A copy of the ~~Draft~~ / Final EIS may be obtained from:

Contact Person: John P. Ewasutyn, Planning Board Chairman

Address: 21 Hudson Valley Professional Plaza; Newburgh, NY 12550

Telephone Number: 845-564-7804

A copy of this notice must be sent to:

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

Chief Executive Officer, Town/City/Village of Newburgh

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

(see attached list of involved and interested agencies)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the ~~Draft~~/Final EIS must be distributed according to 6NYCRR 617.12(b).