



M E M O R A N D U M

TO: Neil Dwyer, Mayor & Board of Trustees

FROM: Natalie D. Barber, P.E.

SUBJECT: Craigville Logistics Warehouse – **Intermunicipal Impacts**
Town of Blooming Grove File No. 54-1-50.12

DATE: April 23, 2024

CC: Kim Zahra, Village Clerk, Alyse Terhune, Village Board Esq., Andrea Connell, Traffic Consultant

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Pursuant to the Village of Monroe’s (Village) request for our review of intermunicipal impacts among the proposed Craigville Logistics Warehouse in the Town of Blooming Grove and Village, we have prepared the following comments for your consideration. The Warehouse development is proposed on an approximately 200-acre lot in the ‘Nuisance Nonresidential Industry’ (NNI) zone and has frontage on County Route 51/Craigville Road and Route 17/Route 6 Exit Ramp 12B ‘Oxford Depot’.

SEQRA Status – The proposed project, Craigville Logistics Warehouse, is before the Town of Blooming Grove Planning Board (Planning Board) for Site Plan, Subdivision, and Architectural review. The Planning Board as Lead Agency has classified the action Type I pursuant to the State Environmental Quality Review Act (SEQRA) requiring the preparation of an Environmental Impact Statement (EIS). On or about March 28th, the Planning Board determined the Draft EIS (DEIS) adequate for public review. The public may submit comments on the DEIS through April 26, 2024, unless this date is extended by the Lead Agency. The Village of Monroe is listed as an Interested Agency.

General Project Description – The proposed project is for construction of a warehouse having 562,450+/-SF building footprint containing truckers lounge, offices, and unfinished mezzanine area. Construction will be broken into ten phases including installation of erosion and sediment control measures and stormwater management facilities. The action includes site improvements such as construction of access, a series of retaining walls, lighting and landscaping. Sewer treatment is proposed by a sanitary disposal system to include three grinder pump stations. A new on-site domestic water supply well and fire storage tank are proposed to serve the site. The action includes wetland disturbance and creation of conservation easement.

A) Materials Reviewed –

1. “Craigville Logistics Warehouse Draft Environmental Impact Statement” revised March 8, 2024, and Appendices, prepared by Engineering & Surveying Properties.
2. “Site Plan prepared for Craigville Logistics”, prepared by Arden Consulting Engineers, PLLC, last revised February 26, 2024, having 65 sheets.
3. Architectural plans “Proposed Warehouse Buildings For: Craigville Logistics”, prepared by Hartman Design, last revised January 29, 2024, having 19 pages.

B) Review of Materials – Our review and subsequent comments focused on this projects development and potential impacts to the Village; We refrained from reviewing the application materials in a technical or comprehensive manner other than that which was needed to assess impacts to the Village.

1. Stormwater – The project site generally drains to a low spot (wetlands) on the property and then to the Northwest away from the Village. Additionally the project is 1.5 miles from the boundary of the Village. Accordingly, no impacts due to stormwater are anticipated.
2. Water Supply – The Village’s water supply is from Mombasha Lake and one groundwater supply well (Well No. 4). Well No. 4 is located 2.35 +/- miles from the proposed action and is separated from the action by Durland Hill. During the 72-hr pump test of the proposed well, off-site wells located less than 0.25-mile from the proposed action (and in the general direction of the Village), were monitored. There

was no observable drawdown in these wells during the test. Mombasha Lake is approximately 4.5 miles from the project site. Mombasha Lake is located 850-ft above mean sea level (AMSL). The project site ranges 432- to 540-ft AMSL. Additionally, there is no observable hydrologic (rivers, streams, wetlands) connection between the project site and Mombasha Lake. Accordingly, due to general topography and distance of the proposed action to Village water supplies no apparent impacts are anticipated.

3. Sanitary Sewage Disposal – The proposed action includes an onsite sanitary sewer disposal system. The Village sewer supply is through Orange County Sewer District. Accordingly, no impact to the Village's capacity for sewer supply is anticipated.
4. Aesthetics/Visual – As discussed above, the proposed action is approximately 1.5 miles from the Village boundary; Further, the project site is separated from the Village by Durland Hill. Durland Hill approaches approximately 880-ft AMSL. The Village high point is approximately 700-ft AMSL, and the project site approaches 540-ft AMSL at a maximum. Accordingly, any visual impact from the Village would appear to be mitigated by Durland Hill.
5. Traffic – We defer to the Village traffic consultant on any impacts related to traffic.

- C) Conclusion – Comments on the DEIS are accepted until April 26, 2024. Based on our review of the DEIS, we have not identified any comments of significant impact to the Village of Monroe that would warrant a more technical review of the DEIS for transmission to the Lead Agency.