

Town of Ramapo
Comprehensive Plan Amendment for the
Northeast Ramapo Development Plan and
Comprehensive Plan Update of Town-wide Existing
Conditions and
Code Amendments for Northeast Ramapo

FINAL GENERIC ENVIRONMENTAL IMPACT
STATEMENT (FGEIS)

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February 2022

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FOR THE

Town of Ramapo

**Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and
Comprehensive Plan Update of Town-wide Existing Conditions and
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Project Location:

TOWN OF RAMAPO, ROCKLAND COUNTY, NY

Project Sponsor:

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Table of Contents

- 1.0 Introduction 5
 - 1.1 Project Background 5
 - 1.2 Document Organization 6
- 2.0 Key DGEIS Content Changes 7
 - 2.1 Elimination of Opportunity Area C and Associated Zoning Amendments 7
 - 2.2 Modifications to the FOPUD 7
 - 2.3 Supplemental Traffic Impact Information 7
 - 2.4 Modifications and Supplemental Information for Opportunity Area D (Millers Pond) 14
- 3.0 DGEIS Errata Information 17
 - 3.1 DGEIS Executive Summary 17
 - 3.2 DGEIS 1.0 Overview and Purpose 18
 - 3.3 DGEIS 2.0 Description of Proposed Action 18
 - 3.4 DGEIS 3.0 Format / Contents of DGEIS 19
 - 3.5 DGEIS 4.0 Procedural History 19
 - 3.6 DGEIS 5.0 Input Obtained and Considered in Preparation of DGEIS 20
 - 3.7 DGEIS 6.0 Existing Conditions, Potential Impacts and Mitigation 20
 - 3.8 DGEIS 7.0 Alternatives 28
 - 3.9 DGEIS 8.0 Summary of Impacts and Mitigation 29
 - 3.10 DGEIS 9.0 Future Action Strategy / Program Implementation 30
- 4.0 FGEIS Appendices 30
- 5.0 Response to Public Comment 31

List of Figures

| | | |
|----------|-------------------------------|---|
| Figure 1 | All Study Intersections | 9 |
|----------|-------------------------------|---|

List of Tables

| | | |
|---------|--|----|
| Table 1 | Supplement Study Area Intersections | 9 |
| Table 2 | Intersections Level of Service Ranges | 10 |
| Table 3 | Overall Supplemental Intersection LOS Table 2019 | 11 |
| Table 4 | Crash History Summary – Supplemental Intersections..... | 12 |
| Table 5 | Overall Supplemental Intersection LOS Table 2040 No Build..... | 13 |
| Table 6 | Overall Supplemental Intersection LOS Table 2040 Build..... | 13 |
| Table 7 | Response to Comments Index Table..... | 37 |
| Table 8 | Response to Comments | 42 |

List of Appendices

Volume I

- A. Public Notices
- B. Public Hearing Transcript

Volume II

- C. Written Public Comments

Volume III

- D. Documentation of Formal Resolutions
- E. Supplement to Traffic Impact & Access Study
- F. Opportunity Area D (Miller’s Pond) Additional Supplemental Information
- G. Revised Flex-Overlay PUD Local Law
- H. Supplement to Minisceongo Park Project Information
- I. Supplement to Public Participation Documentation – Future Community Survey
- J. Proposed Zoning Buildout Analysis & Methodology
- K. Commercial Corridor Proposed Local Law

1.0 - Introduction

1.1 Project Background

The Northeast Ramapo Development Plan (NRDP) is set within the framework of a Draft Generic Environmental Impact Statement (DGEIS). This NRDP/DGEIS sets forth future steps to achieve the vision for Northeast Ramapo. The NRDP complements, strengthens, modernizes, and supports the current 2004 Comprehensive Plan, while delving deeply into the Northeast area. While the goals of the 2004 Comprehensive Plan are still relevant Town-wide, more contemporary and area-specific strategies are outlined for Northeast Ramapo to assist in achieving the desired vision and goals. The NRDP/DGEIS may be incorporated into the existing 2004 Town-wide Comprehensive Plan as the Town continues to advance and reevaluate additional regions within the Town.

The overall goals outlined in the 2004 Comprehensive Plan are as follows:

- Preservation of open space and scenic and environmental resources such as water bodies, wetlands, floodplains, aquifers, steep slopes, and scenic viewsheds.
- Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population.
- Maintaining for the quality of life in the Town by enhancing and preserving the character of Ramapo's neighborhoods and commercial corridors, maintaining the high quality of community services and facilities provided to Town residents, and providing an integrated and efficient transportation network.
- Promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources, and to provide opportunities in areas of the Town most appropriate for such development.

The NRDP/DGEIS seeks to achieve these goals by proposing and assessing land use regulations that facilitate development within key Opportunity Areas where a majority of future new growth is planned to occur. The proposed Opportunity Area footprints will be targets for placemaking and are intended to serve the needs of a growing community. The intent is to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods.

The purpose of the Town of Ramapo (Town) Draft Generic Environmental Impact Statement (DGEIS) is to evaluate the potential and cumulative impacts of potential future development in Northeast Ramapo arising from the proposed changes to the zoning on the Town's environment. The Town environment is comprised of different facets, such as natural systems, buildings, transportation networks, water, sewer and stormwater infrastructure, community services, community character, population, and recreational resource base. This DGEIS provides the Town with an opportunity to evaluate major issues of growth; be proactive in guiding future development; maintain preferred levels of public service; achieve community character goals; and to preserve a high quality of life for Town residents.

Another purpose of the NRDP/DGEIS is to identify future needs and establish a vision for the future of the Northeast Corridor. The land use tools and approaches proposed and evaluated within the DGEIS are

intended to address those needs and achieve that vision by allowing for and encouraging more creative, aesthetically pleasing mixed use growth in targeted areas of the Northeast Corridor referred to as Opportunity Areas, while maintaining the existing community character in the Northeast Corridor and protecting important environmental resources. Through the DGEIS process, potential impacts (both positive and negative) associated with the proposed changes in these opportunity areas have been identified and mitigation of those impacts has also been identified.

The focus of the NRDP/DGEIS is on the Opportunity Areas. The NRDP does not propose zoning amendments or propose the application of new land use tools for land located outside of the Opportunity Areas. The Opportunity Areas are the last remaining, underutilized, and largely vacant areas in Northeast Ramapo. Given increasing development pressure, the time is now to plan for desirable and beneficial uses that will serve the community and region. This can be achieved by high quality design and community enhancement. Diverse housing needs will be met, and multi-modal transportation options associated with small scale mixed use will work to avoid congestion common with unplanned growth and development. A combination of proposed new zoning and land use tools, such as the inclusion of a Flexible Overlay Planned Unit Development (FOPUD), are considered within the Opportunity Areas to allow for greater flexibility to support future growth needs while still respecting the community character of Northeast Ramapo.

On August 11, 2021, the Town Board determined that the DGEIS was adequate with respect to its scope and intent for the purpose of commencing public review (Resolution 2021-308). The Public Comment Period began on August 11, 2021, and closed on October 15, 2021. A Public Hearing on the DGEIS was held on September 13, 2021 at 7:00PM at Town Hall and via Zoom.

1.2 Document Organization

In accordance with 6 NYCRR Part 617.9(b)(8), this Final Generic Environmental Impact Statement (FGEIS) includes the DGEIS by reference. Section 2 of the FGEIS highlights key DGEIS content changes. There were key topic areas that were the focus of multiple public comments that have been addressed through this FGEIS. This section describes the overall key changes and directs the reader where to find more detailed information.

Section 3 includes an errata sheet that clarifies, corrects, removes or includes supplemental information, while Section 4 includes a description of FGEIS appendices. Section 5 includes substantive comments received during the public comment period, and response to those Substantive comments which were taken from both written and verbal comments received during the public hearing. This section also provides a response to repeated comment topic areas. These comments are found in **FGEIS Appendices B and C**.

2.0 – Key DGEIS Content Changes

Based on public comment received, key DGEIS content changes have been made. Those key content changes are outlined below. Specific modifications within the DGEIS are found in **FGEIS Section 3.0 – DGEIS Errata Information**. Supplemental, modified or new information is found within the appendices, as appropriate.

2.1 Elimination of Opportunity Area C and Associated Zoning Amendments

Following input obtained during the DGEIS public comment period, the Town is no longer including Opportunity Area C within the NRDP. The proposed Opportunity Area C (located on Route 45) and the associated proposed zoning amendments, including the change of certain parcels to Neighborhood Shopping (NS) district, has been eliminated from the NRDP. No changes are proposed for this area. Any evaluation of Opportunity Area C within the DGEIS regarding build-out analysis, traffic, etc. remains as it contemplates greater growth and potential for greater impacts than would be anticipated with no zoning change. Therefore, any potential growth that may occur within Opportunity Area C under the current zoning would have a lesser impact than what was evaluated in the DGEIS.

The proposed zoning buildout analysis was revised and reflects the removal of Opportunity Area C (see FGEIS Appendix J). Under the Potential Zoning Buildout – Option A the estimated commercial area was reduced from 831,271 square feet to 700,253 square feet. Under the Potential Zoning Buildout – Option B the estimated commercial area was reduced from 410,941 square feet to 279,923 square feet.

2.2 Modifications to the FOPUD

The proposed FOPUD has been modified (**FGEIS Appendix G**) to limit the allowable density in an FOPUD development. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a proposed FOPUD development. The modification also clarifies certain language and adds requirements for visual and/or acoustical screening and buffers to the extent practicable.

2.3 Supplemental Traffic Impact Information

M.J. Engineering and Land Surveying, P.C. (MJ) conducted a traffic impact and access study (TIAS) as part of the Northeast Ramapo Draft Generic Environmental Impact Study (DGEIS), dated June 24, 2021, to evaluate the potential traffic impacts of development of the Opportunity Areas and other unincorporated portions of Northeast Ramapo (see DGEIS Appendix F). To supplement the TIAS performed, a supplement was prepared to report on the existing and future conditions at the intersections (as noted below) in proximity to the Palisades Interstate Parkway (PIP) that were not Included in the Draft GEIS. The full supplemental TIAS dated February 4, 2022, is provided within **FGEIS Appendix E** as summarized below.

The DGEIS TIAS included the following intersections with PIP ramps:

Exit 13

- Intersection of Southbound PIP On and Off-Ramps with US Route 202 as Intersection 3

Exit 12

- Intersection of Southbound PIP On and Off-Ramps with NY Route 45 as Intersection 9
- Intersection of Northbound PIP Off-Ramp with Concklin Road as Intersection 10
- Intersection of Northbound PIP On-Ramp with Concklin Road as Intersection 10

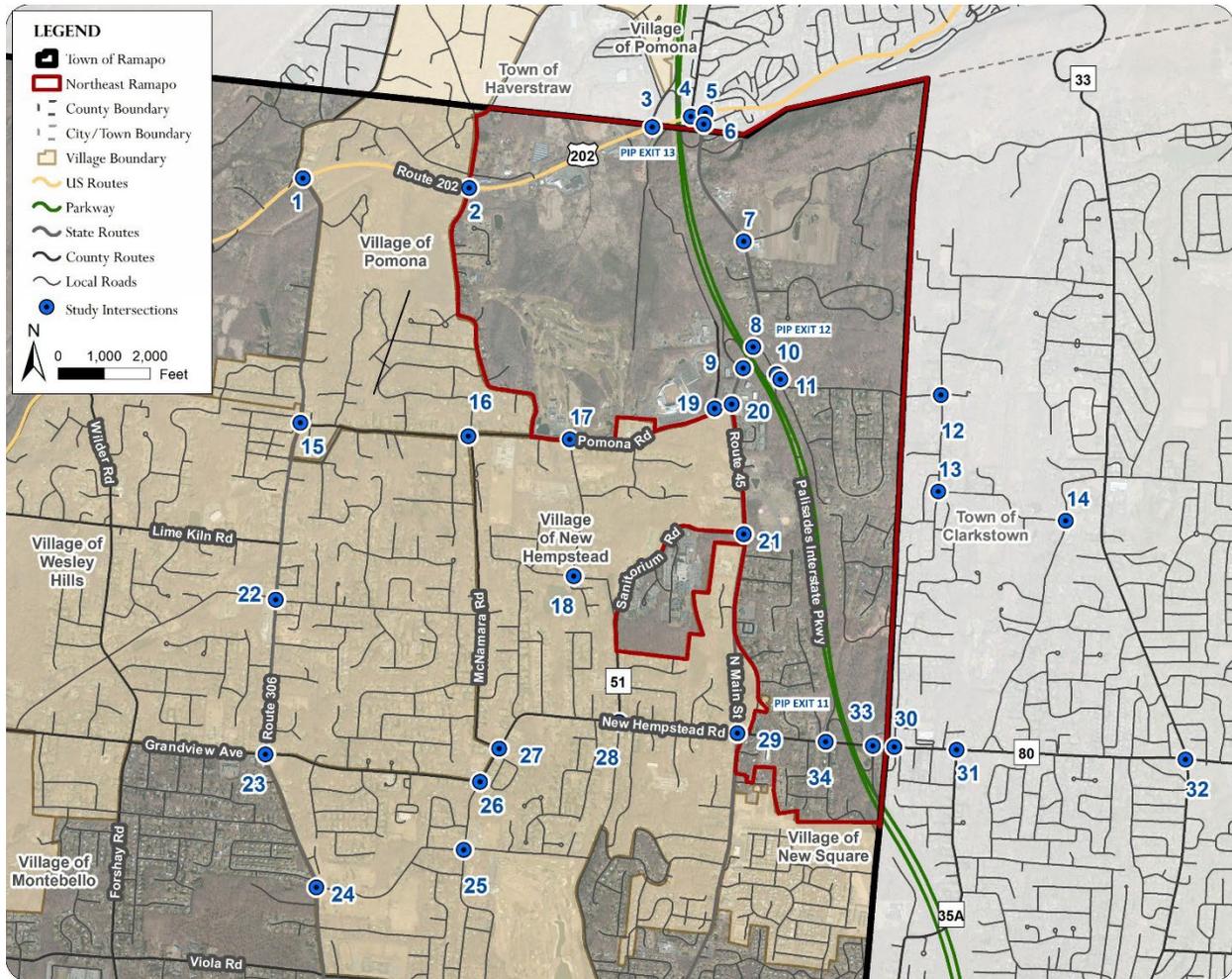
The supplement includes a quantitative analysis of the two (2) intersections of the northbound and southbound PIP on and off-ramps at Exit 11 identified as intersections 33 and 34. All intersections are shown in **Figure 1** below.

A qualitative analysis of the northbound PIP ramps at Exit 13 was performed for this supplement. At Exit 13, the manner in which the northbound PIP on and off-ramps intersect with local roads along with the anticipated number of future trips using these ramps will result in limited impact to traffic operations at these locations.

The northbound Exit 13 on-ramp is located on NY Route 45 south of US Route 202 and consists of a lane drop on NY route 45 and is accessible by southbound traffic only. This will continue to function adequately in the future condition based on the anticipated increase of 15 and 53 vehicles using this ramp during the AM and PM peak hours, respectively, as a result of the proposed developments in the Opportunity Areas as defined in Sections 2 and 6.7 of the DGEIS. The AM volumes are typical of daily fluctuations in traffic volumes estimated up to 10% as defined by industry standards. The PM volumes equate to one (1) additional vehicle per minute, which will not be noticeable nor impact traffic operations. Therefore, this intersection does not require additional evaluation.

The northbound exit 13 off-ramp intersects with Thiells Mount Ivy Road north of US Route 202 and consists of a stop-controlled left-turn lane and a channelized right-turn lane. Proposed trips will use the right-turn lane that continues to a dedicated lane to access any of the Opportunity Areas. This will continue to function adequately in the future condition based on the anticipated increase of 14 and 55 vehicles using this ramp during the AM and PM peak hours, respectively, as a result of the proposed developments in the Opportunity Areas. The AM volumes are typical of daily fluctuations in traffic volumes estimated up to 10% as defined by industry standards. The PM volumes equate to one (1) additional vehicle per minute, which will not be noticeable nor impact traffic operations. Therefore, this intersection does not require additional evaluation.

Figure 1 – All Study Intersections:



2.3.1 Supplemental Intersections

Table 1 below summarizes the supplemental intersections with a description and type. A full description of the intersections follows the table. All intersections included in the DGEIS and supplement analyses are shown in Figure 1.

| TABLE 1 - SUPPLEMENTAL STUDY AREA INTERSECTIONS ¹ | | |
|--|---|-------------------------|
| Intersection No. | Description | Type |
| 33 | New Hempstead Road (CR 80) / Northbound PIP Ramps | Town Study Intersection |
| 34 | New Hempstead Road (CR 80) / Southbound PIP Ramps | Town Study Intersection |

¹ Appendix E: M.J. Engineering and Land Surveying, P.C. Supplemental Traffic Impact Study for Northeast Ramapo FGEIS

Intersection 33. New Hempstead Road (CR 80)/Northbound PIP Ramps

The New Hempstead Road (CR 80)/Northbound PIP Ramps intersection is a four-leg intersection operating under traffic signal control. The northbound PIP Ramp approach provides a shared through/left-turn lane and a right-turn lane. The New Hempstead Road eastbound approach provides a left-turn lane and a through lane with a slip ramp for right-turning vehicles. The New Hempstead Road westbound approach provides a left turn lane and a shared through/right-turn lane. The southbound Gracepoint Gospel Church driveway approach provided a single lane for shared travel movements. There are no pedestrian accommodations at this intersection including sidewalks, marked crosswalks, and pedestrian indicators.

Intersection 34. New Hempstead Road (CR 80)/Southbound PIP Ramps

The New Hempstead Road (CR 80)/Southbound PIP Ramps intersection is a three-leg intersection operating under traffic signal control. The southbound PIP Ramp approach provides a single lane for shared travel movements. The New Hempstead Road eastbound approach provides a left-turn lane and a through lane. The New Hempstead Road westbound approach provides a through lane and a slip ramp for right-turning vehicles. There are no pedestrian accommodations at this intersection including sidewalks, marked crosswalks, and pedestrian indicators.

2.3.2 Capacity Analysis

To assess the quality of traffic operations currently and moving forward, intersection capacity analyses were conducted with respect to 2019 Existing, 2040 No-Build, and 2040 Build traffic volume conditions. Capacity analyses provide an indication of how well the roadway facilities serve the traffic demands placed upon them. Roadway operating conditions are classified by calculated Level of Service (LOS). This section addresses intersection operations at the 2 additional study area intersection locations.

The LOS for an intersection is defined in terms of delay per vehicle and described as a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. Levels of service are given letter designations, from A to F, with LOS A representing the best operating condition and LOS F the worst.² Table 6.6-12 below provides the ranges of LOS.

| TABLE 2 – INTERSECTION LEVEL OF SERVICE RANGES | | | |
|--|---|---|-------------|
| Level of Service | Unsignalized Intersection Delay (sec/veh) | Signalized Intersection Delay (sec/veh) | Description |
| A | ≤ 10 | ≤ 10 | Excellent |
| B | > 10 & ≤ 15 | > 10 & ≤ 20 | Very Good |
| C | > 15 & ≤ 25 | > 20 & ≤ 35 | Good |
| D | > 25 & ≤ 35 | > 35 & ≤ 55 | Acceptable |
| E | > 35 & ≤ 50 | > 55 & ≤ 80 | Poor |
| F | > 50 | > 80 | Failing |

Generally, overall LOS D or better conditions are representative of desirable operations. However, these operational conditions are not always attainable due to physical constraints limiting the potential to add capacity at an intersection through a roadway network. Governing agencies may also choose to accept a reduced LOS and increased vehicle delays during peak periods to minimize environmental impacts

² NYS DOT

associated with larger intersections. Larger intersections (intersections with more approach lanes) also take longer for pedestrians to navigate, thereby increasing pedestrian exposure time to vehicle conflict and reducing safety.

2.3.3 Existing Conditions

As shown in **Table 3**, the study intersections generally operate at LOS C or D. The following is noted regarding the additional intersections that operate with LOS E or F conditions and longer average vehicle delays under existing conditions:

- **Intersection No. 33** – The New Hempstead Road (CR 80)/Northbound PIP Ramps intersection is a traffic signal controlled intersection located in the Northeast Ramapo study area. The intersection operates at overall LOS F during the PM peak hour.

| TABLE 3 – OVERALL SUPPLEMENTAL INTERSECTION LOS TABLE 2019 EXISTING CONDITIONS ³ | | | |
|--|---|--------------|--------------|
| Intersection / Movement | | AM Peak Hour | PM Peak Hour |
| 33 | New Hempstead Road (CR 80) / Northbound PIP Ramps | 50.7 (D) | 87.2 (F) |
| 34 | New Hempstead Road (CR 80) / Southbound PIP Ramps | 23.4 (C) | 27.1 (C) |

2.3.4 Vehicular Crash History

Crash data for the supplemental intersections was obtained from NYSDOT for the three-year period from November 1, 2015 to October 31, 2018 for the following intersections:

- Intersection 33: New Hempstead Road with NB Exit 11 PIP Ramps
- Intersection 34: New Hempstead Road with SB Exit 11 PIP Ramps

Review of **Table 4** shows that there were 52 total crashes that occurred at the two (2) supplemental study area intersections. Of the 52 intersection crashes, 28 were rear-end crashes with the remaining crashes a mix of left-turn, right angle, overtaking, right-turn, and other/unknown. The primary contributing factors of the intersection crashes were documented as attributed to driver error; specifically identified as failure to yield right of way, following too closely, and driver inattention.

³ Appendix E: M.J. Engineering and Land Surveying, P.C. Traffic Impact Study for Northeast Ramapo GEIS

**TABLE 4 – CRASH HISTORY SUMMARY – INTERSECTION
(SUPPLEMENTAL INTERSECTIONS) ⁴**

| Intersection No. | Description | Total Crashes | Severity | | | |
|------------------|---------------------------------------|---------------|----------|-----------|-----------|-----------|
| | | | Fatal | INJ | PDO | NR |
| 33 | New Hempstead Rd/NB Exit 11 PIP Ramps | 24 | 0 | 6 | 12 | 6 |
| 34 | New Hempstead Rd/SB Exit 11 PIP Ramps | 28 | 0 | 13 | 11 | 4 |
| Total | | 52 | 0 | 19 | 23 | 10 |

The following is noted regarding the supplemental intersection crashes:

- 33. **New Hempstead Road/NB Exit 11 PIP Ramps** – The 24 crashes at the intersection included 14 rear-end crashes, as well as a mix of right angle, left-turn, overtaking, right-turn, sideswipe and crashes reported as “other”. The crashes were primarily caused by driver error, including driver inattention, following too closely, and failure to yield the right-of-way.
- 34. **New Hempstead Road/SB Exit 11 PIP Ramps** – The 28 crashes at the intersection included 14 rear-end crashes, as well as a mix of right angle, left-turn, overtaking, right-turn, sideswipe and crashes reported as “other”. The crashes were primarily caused by driver error, including driver inattention, following too closely, and failure to yield the right-of-way.

Review of the intersection crash data reveals that of the 52 total supplemental intersection crashes, approximately 54% (28) were reported as rear-end collisions. Additionally, one (1) of the crashes occurring near the New Hempstead Road/SB Exit 11 PIP Ramp intersection, where there are no pedestrian accommodations to facilitate crossings, involved a pedestrian. Generally, the crash data indicated that the crashes are primarily attributed to driver behaviors like following too closely, inattention, and failure to yield the right-of-way rather than to any physical conditions at the intersections. However, as future conditions are reviewed, mitigation measures that may reduce the potential for crashes will be considered.

2.3.5 2040 No-Build Conditions

As noted in the DGEIS TIS, the future 2040 No-Build traffic volumes represent a 0.7% per year background growth rate applied to the existing volumes. The mitigation measures needed to accommodate the future No-Build growth are summarized below:

- **Intersection No. 33** – The New Hempstead Road (CR 80)/Northbound PIP Ramps intersection is a traffic signal controlled intersection located in the Northeast Ramapo study area. Improvements include modification of the northbound PIP lane configuration to a dedicated left-turn lane and a shared through/right-turn lane and traffic signal phasing and timing adjustments.
- **Intersection No. 34** – The New Hempstead Road (CR 80)/Southbound PIP Ramps intersection is a traffic signal controlled intersection located in the Northeast Ramapo study area. Improvements include the addition of a second westbound left-turn lane and traffic signal phasing and timing adjustments.

⁴ Appendix E: M.J. Engineering and Land Surveying, P.C. Traffic Impact Study for Northeast Ramapo GEIS

With the identified mitigation measures, the intersections noted above will operate with generally good levels of service under the No-Build conditions.

| TABLE 5 – OVERALL SUPPLEMENTAL INTERSECTION LOS TABLE 2040 NO BUILD CONDITIONS ⁵ | | | | | |
|--|---|-----------------|-----------------|--------------------------|-----------------|
| Intersection / Movement | | 2040 No-Build | | 2040 No-Build w/ Imp. | |
| | | AM Peak Hour | PM Peak Hour | AM Peak Hour | PM Peak Hour |
| 33 | New Hempstead Road (CR 80) / Northbound PIP Ramps | 68.8 (E) | 115.6 (F) | 42.7 (D) | 30.5 (C) |
| 34 | New Hempstead Road (CR 80) / Southbound PIP Ramps | 39.6 (D) | 60.2 (E) | 36 (D) | 27.4 (C) |

2.3.6 2040 Build Conditions

The existing volumes were grown to the year 2040 with additional traffic for other projects around the study area included to determine the 2040 No-Build volumes. The anticipated trips for the Opportunity Areas were calculated and presented in Chapter 4 of the DGEIS TIAS. The 2040 Build volumes were derived from distributing the anticipated trips through the study area intersections and adding those volumes to the 2040 No-Build volumes for the Northeast Ramapo study area. The background growth rate used to project the volumes was 0.7%. **Table 5** summarizes the results of the analysis of the 2040 Build and Build with improvement conditions. The Build model includes the mitigation required for the No-Build model and the Build with Improvements model includes the additional mitigation required to improve operations and maintain LOS D for the overall intersection or for intersection approaches controlled by a stop sign. The additional mitigation measures identified to accommodate the full buildout traffic volumes are summarized below.

- **Intersection No. 33** – The New Hempstead Road (CR 80)/Northbound PIP Ramps intersection is a traffic signal controlled intersection located in the Northeast Ramapo study area. Improvements include traffic signal phasing and timing adjustments.
- **Intersection No. 34** – The New Hempstead Road (CR 80)/Southbound PIP Ramps intersection is a traffic signal controlled intersection located in the Northeast Ramapo study area. Improvements include traffic signal phasing and timing adjustments.

| TABLE 6 – OVERALL INTERSECTION LOS TABLE 2040 BUILD CONDITIONS ⁵ | | | | | |
|--|---|-----------------|-----------------|--------------------|-----------------|
| Intersection / Movement | | 2040 Build | | 2040 Build w/ Imp. | |
| | | AM Peak Hour | PM Peak Hour | AM Peak Hour | PM Peak Hour |
| 33 | New Hempstead Road (CR 80) / Northbound PIP Ramps | 63.6 (E) | 63.7 (E) | 32.4 (C) | 42.6 (D) |
| 34 | New Hempstead Road (CR 80) / Southbound PIP Ramps | 72.6 (E) | 63.6 (E) | 28.7 (C) | 29.4 (C) |

It should be noted that Opportunity Area C has been removed as a potential development considered under the GEIS. Additionally, a hotel has been included in the proposed Opportunity Area D (See **FGEIS**

⁵ Appendix E: M.J. Engineering and Land Surveying, P.C. Traffic Impact Study for Northeast Ramapo GEIS

Section 2.4). The trips associated with Opportunity Area C are higher than the trips associated with the additional development proposed within Opportunity Area D. This scenario results in the analysis provided in the DGEIS and FGEIS as conservative having included higher proposed trip volumes than are anticipated when these revisions are taken into account.

2.3.7 Mitigation & Improvement Costs

Roadway improvement costs have been developed for the mitigation measures identified in this TIAS. Mitigation measures were identified for the No-Build and Build conditions. The No-Build with improvements identified what would be required without the expanded development expected in the Opportunity Areas. The difference between the No-Build and Build improvements can be attributable to the proposed development areas and the costs included reflect this difference. Additionally, costs were developed for those intersections within the Town boundaries and outside of the Village boundaries. The cost for these intersections is summarized **FGEIS Appendix E**.

The need for the improvements associated with the No-Build scenarios would be necessary without the proposed developments based on population and development growth within the region. These improvements noted in the DGEIS TIAS and the FGEIS TIAS would be the responsibility of the maintaining agency or local municipality. Improvement associated with the Build scenarios would be determined at the time of site plan review and the responsibility for the improvements will also be determined at that time. NYSDOT and RCHD have been notified of the completion of the DGEIS and will be notified upon the completion of the FGEIS with opportunity for review and comment.

2.4 Modifications and Supplemental Information for Opportunity Area D (Millers Pond) (FGEIS Appendix F)

- **Modifications to Site Plan and Non-Residential Square Footage**

Within Opportunity Area D, a private mixed-use development referred to as Millers Pond is being contemplated, although no formal land use application has been submitted. Additional supplemental information was provided by the property owner regarding the potential development of the site (see FGEIS Appendix F). The information submitted updates the contemplated non-residential area to 106,500 sqft with the addition of two new mixed-use structures. Non-residential area is contemplated to include 32,324 sqft of retail space, a 4,000 sqft restaurant and 49,000 sqft for a 48-room hotel. The site will also include 20,922 sqft of accessory, non-residential space within the existing clubhouse.

Note that the density and intensity of development will be determined by the Town Board as part of development application review process. The GEIS identifies and evaluates the potential environmental impacts of FOPUD development of the property, including these modifications. The additional information received was evaluated and the proposed zoning buildout analysis has been revised to reflect the additional non-residential area contemplated for Millers Pond. The revised proposed zoning buildout analysis is identified within **FGEIS Sections 3.1, 3.7 and 3.9**. Due to the removal of Opportunity Area C, discussed within **FGEIS Section 2.1**, the additional non-residential area contemplated for Millers Pond results in a net reduction in non-residential area within the Northeast Corridor. Therefore, the additional non-residential area is not anticipated to create additional significant adverse impacts.

- **Updated Wetland Delineation map, July 16, 2021**

The map provided includes the wetland delineation for the proposed Millers Pond project site (Opportunity Area D) as of 7/16/2021 which was due to expire in August 2021. This map confirms the original 2016 NYSDEC wetland delineation and is valid until 7/16/2026. (No changes were made to the wetland line.)

The additional information received was evaluated and indicates there is no change to the existing wetland delineation. No additional significant adverse impacts are anticipated. However, this will need to be confirmed at the time of Site Plan review based on the final development layout.

- **Phase 1 Bog Turtle Survey Report, Quenzer Environmental, September 2021**

A Bog Turtle Survey was conducted on September 9, 2021, for the Millers Pond project site (Opportunity Area D) by Quenzer Environmental LLC. The Phase 1 survey report included an assessment of habitat, photo survey and resource review. The report finds that development of the site would not impact bog turtles or their habitat. This conclusion is based on the absence of suitable habitat on the site; long-term disturbance and pollutant loading in the wetlands; and proposed construction area of the project in disturbed uplands. (See full report in Appendix F.)

The additional information received was evaluated. Based on the findings of the technical report provided and the proposed development being limited to disturbed lands, no significant adverse impacts are anticipated to the Bog Turtle. However, this will need to be confirmed at the time of Site Plan review based on the final development layout.

- **Traffic Memorandum, Kimley Horn Engineering and Landscape Architecture of NYPC (Kimley Horn), October 14, 2021**

A memorandum was provided by Kimley Horn which provides an independent review of the traffic related impacts and mitigation within the DGEIS, specific to Opportunity Area D. The information updates the currently proposed non-residential area for Millers Pond to include an addition 66,500 sqft with the addition of a 48-room hotel. In order to evaluate the impacts of the addition with respect to traffic, the report identifies an additional 19 trips during the AM peak hour and 43 additional trips during the PM peak hour. The report concludes that the mitigation measures proposed at the intersections potentially impacted by the contemplated Millers Pond development will adequately accommodate for the projected future increases in traffic associated with that project and the overall contemplated rezoning of the site to FOPUD.

The additional information received was evaluated. As noted within **FGEIS Section 2.3**, the trips associated with Opportunity Area C are higher than the trips associated with the addition of a hotel to Opportunity Area D. With the removal of Opportunity Area C, this scenario results in the analysis provided in the DGEIS and FGEIS as conservative, having included higher proposed trip volumes than are anticipated when these revisions are taken into account.

- **Existing Conditions Memorandum, Kimley Horn Engineering and Landscape Architecture of NYPC (Kimley Horn), October 14, 2021**

A memorandum was provided by Kimley Horn which provides updated information regarding existing archeological resources within Opportunity Area D. The memo asserts that the stone

water towers on the site have suffered structural issues, including a collapsed wall in Tower 2 as of 2019. Recent observations at the site indicate Tower #2 has deteriorated beyond a reasonable point of repair. The remains of this tower could potentially be used to repair Tower #1.

The memorandum also includes supplemental information related to sight lines between the contemplated development within Opportunity Area D and the Palisades Interstate Parkway (PIP). The memo provides sight lines and elevation profiles between the site and the PIP in three locations in Northeast Ramapo. In one example provided, a five-story building has the potential to be partially visible from the PIP.

The additional information with regard to archeological resources was evaluated. A Phase IA due diligence assessment was submitted to OPRHP on December 20, 2019 which documented the existing deterioration of Tower 2 (referenced within DGEIS Section 6.3.1 and included within DGEIS Appendix M), a feature within Archeological Site 08704.000055. The Phase IA assessment proposed the restoration of Tower 2. As discussed within the DGEIS, OPRHP reviewed the Phase IA assessment and stated in a January 15, 2020 letter that the preservation of Site 08704.000055 is not necessary from a regulatory standpoint (DGEIS Appendix M). No significant adverse impacts related to archeological resources are anticipated.

The additional information received with regard to viewsheds was evaluated. Based on this information, the site may be partially visible from the Palisade Parkway, a National Scenic Byway. Further viewshed analysis, as well as coordination with the PIPC may be necessary at time of site plan review. Additionally, due to the site proximity a Scenic Road District, the project should be evaluated for compliance with Town Code Chapter 215 at the time of site plan review. The Town may require additional plantings or buffering to protect key scenic views.

- **Sewer Service Memorandum, Kimley Horn Engineering and Landscape Architecture of NYPC (Kimley Horn), October 15, 2021**

A memorandum was provided by Kimley Horn which provides supplemental information regarding sewer impacts within Opportunity Area D. The information updates the currently proposed non-residential space with the addition of a 48-room hotel. The assessment indicates that with the addition of the hotel, the projected sewer flow is still below what was analyzed through the GHD Sewer Analysis provided within the DGEIS.

The additional information received was evaluated. The additional sewer flows contributed by the proposed hotel within the Millers Pond would result in a projected sewer flow that is below what has previously been analyzed within the GHD Sewer Analysis dated provided within Appendix E of the DGEIS. No additional significant adverse impacts are anticipated.

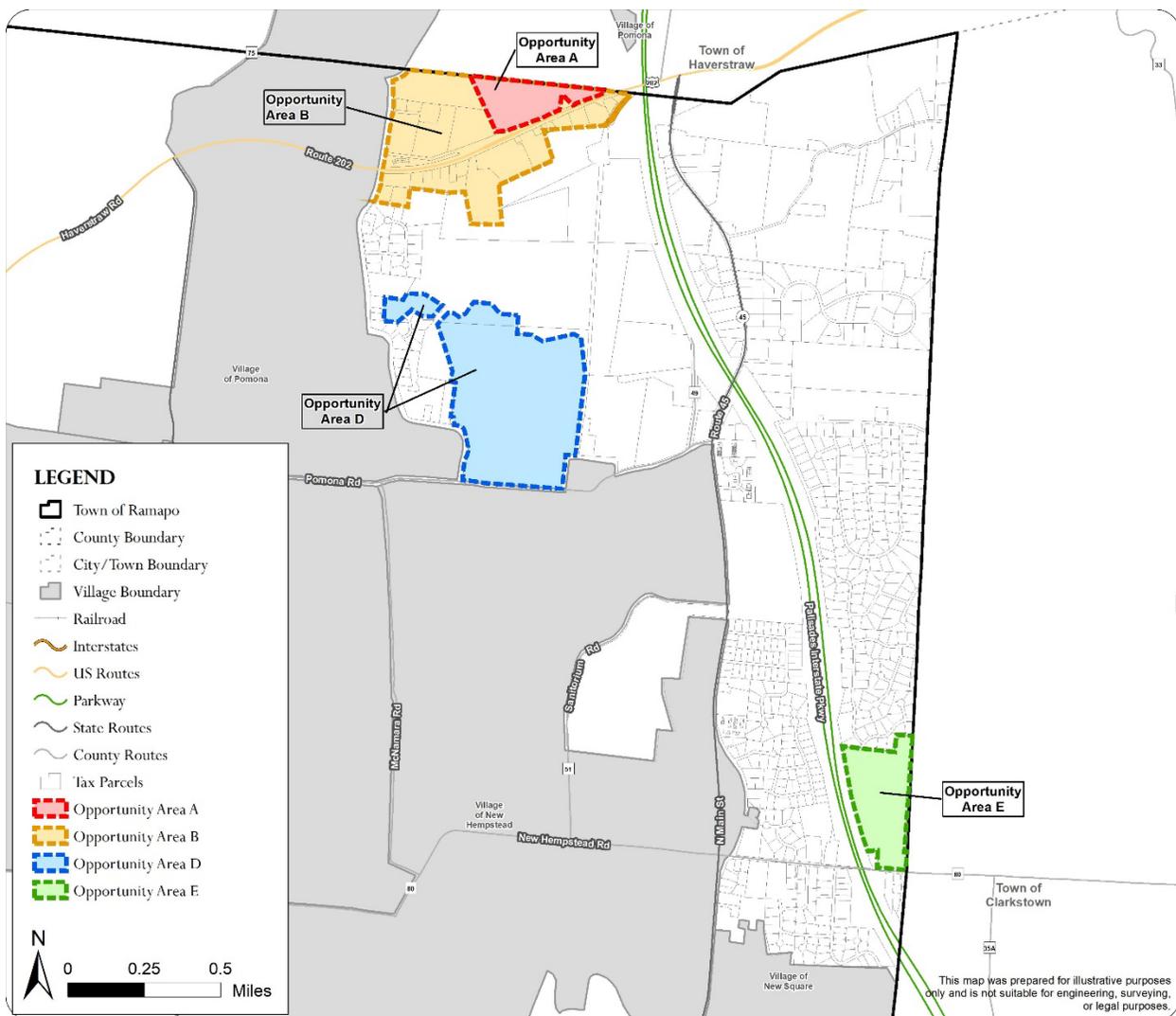
3.0 – DGEIS Errata Information

The following reflects corrections, modifications and/or additions within the text of the DGEIS. Each revision is referenced to a specific section, page number and paragraph in *italics and underlined*. ~~Crossed out~~ text indicates the text is being removed. **Bold and underlined** text indicates new/revised text. The table and figure numbers listed below refer to the relevant table and figure numbers within the DGEIS.

3.1 DGEIS Executive Summary

DGEIS, Executive Summary, pg. ii remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Executive Summary, Figure 1 pg. ii replace DGEIS Figure 1, pg. ii with the following, which removes Opportunity Area C from the map:



DGEIS Executive Summary, page iv, paragraph 1-2 and Table 1:

Under the Potential Zoning Buildout Scenario – Option A, non-residential development within Northeast Ramapo is estimated to increase by more than ~~390,000~~ **260,000** sqft over the Existing Buildout Scenario, from 439,618 to ~~831,271~~ **700,253**. The number of dwelling units is anticipated to increase by ~~717~~ **723** over the Existing Buildout Scenario from 381 to ~~1,098~~ **1,104**.

Under the Potential Zoning Buildout Scenario – Option B, the additional non-residential development within Northeast Ramapo is estimated to be ~~comparable to~~ **less than** the Existing Buildout Scenario at ~~410,941~~ **279,923**. The number of dwelling units for this development scenario is estimated to increase by ~~809~~ **815** over the Existing Buildout Scenario from 381 to ~~1,190~~ **1,196**.

DGEIS Table 1 Summary of Buildout Scenarios

| | Non-Residential Area (sqft) | Dwelling Units |
|--------------------------------------|------------------------------------|-------------------------------|
| Existing Zoning Buildout | 439,618 | 381 |
| Potential Zoning Buildout – Option A | 831,271 700,253 | 1,098 1,104 |
| Potential Zoning Buildout – Option B | 410,941 279,923 | 1,190 1,196 |

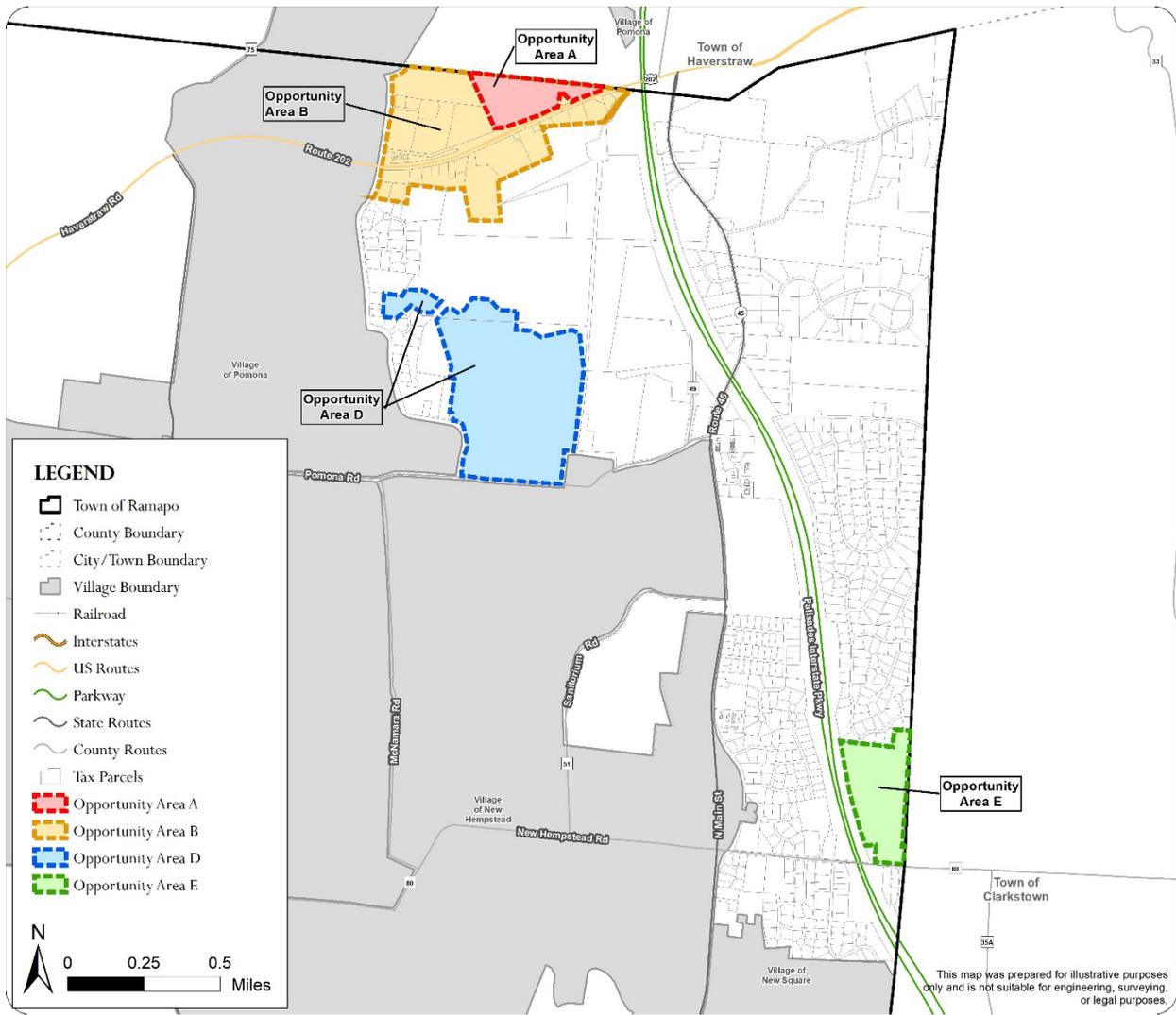
3.2 DGEIS 1.0 Overview and Purpose

DGEIS, Section 1.0, pg. 4, remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

3.3 DGEIS 2.0 Description of Proposed Action

DGEIS, Section 2.0, pgs. 6, 7 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

Replace DGEIS Figure 2-1, Pg 8 with:



3.4 DGEIS 3.0 Format / Contents of DGEIS

No corrections, modifications and/or additions. (Note that the DGEIS is based on an adopted scope that was developed through a public scoping process).

3.5 DGEIS 4.0 Procedural History

DGEIS Section 4.0, pg. 11:

- On **August 11, 2021**, the Town Board determined that the DGEIS was adequate with respect to its scope and intent for the purpose of commencing public review (**Resolution 2021-308**).
- Public Comment Period **began on August 11, 2021, and closed on October 15, 2021.**
- A Public Hearing on the DGEIS was held on **September 13, 2021 at 7:00PM at Town Hall.**

3.6 DGEIS 5.0 Input Obtained and Considered in Preparation of DGEIS

No corrections, modifications and/or additions.

3.7 DGEIS 6.0 Existing Conditions, Potential Impacts and Mitigation

DGEIS, Section 6.1.1, pgs. 21-23 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.1, Figure 6.1-4 pg. 22 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.1, Figure 6.1-5 pg. 23 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.1.1 pg. 18, footnote 2 – Remove highlight. Remove “(Source to be verified)”

DGEIS, Section 6.1.1.1 pg. 19, footnote 3 – Remove highlight. Remove “(Source to be verified)”

DGEIS, Section 6.1.1.2 pg. 18, Potential Impacts – Opportunity Area A:

The project **conditionally approved** ~~proposed~~ within Opportunity Area A is anticipated to result in approximately **32.4** ~~XXX~~ acres of soil disturbance.

DGEIS, Section 6.1.1.2 pg. 18, footnotes 8,9 – Remove highlights. Remove “(Source to be verified)”

DGEIS, Section 6.1.1.2 pg. 18, footnote 13 – Remove highlight. Remove “(Source to be verified)”

DGEIS, Section 6.1.1.2, pg. 28, paragraph six:

Site specific information is not available for Opportunity Areas B and E as no projects are currently proposed. Since the precise location of future development is not known, these impacts are discussed broadly within the previous section. Site specific information related to future development within these areas will be provided as required by SEQRA.

DGEIS, Section 6.1.1.3, pg. 31, paragraph five:

Site specific mitigation is not available for Opportunity Areas B and E as no projects are currently proposed. In these Opportunity Areas, proposed mitigation is discussed broadly within the previous following section. Site specific information related to future development within these areas will be provided as required by SEQRA.

DGEIS, Section 6.1.2, pg. 34 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.2, pgs. 36-39 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.2, pg.42 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.2, Figure 6.1.2.6 pg. 43 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.2, pg. 49 – remove references to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS Section 6.1.2.1, Page 36, Footnote 16: Change date to July 16, 2021

DGEIS, Section 6.1.2.3 pg. 52, last sentence – Remove highlight

DGEIS Section 6.1.2.2, Page 48, paragraph 5:

Under proposed zoning, a full buildout (**Option B**) is anticipated to add approximately 411,000 **279,923** square feet of additional nonresidential area. This is 36% less than what is estimated from a full buildout under existing zoning.

DGEIS, Section 6.1.3, pg. 56 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.3, pg. 59 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.1.3.1 pg. 58, footnote 45 – Remove highlight. Remove “(Source to be verified)”

DGEIS, Section 6.2.1, pg. 65 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.2.2, pg. 72 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.3.1, pgs. 81-83 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.3.3, pg. 31, paragraph three:

Coordination with SHPO, **PIPC**, and OPRHP may be necessary depending on the location of proposed development

DGEIS, Section 6.4.1, pgs. 106-107 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.4.2 pg. 107, footnote 33 – Remove highlight

DGEIS, Section 6.4.2, pg. 112 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.4.4, pg. 115 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.4.4, pg. 117 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.4.4.3, pg. 118 – add:

The adequacy of water supply and pressure needs for emergency services should be evaluated for individual projects at the time of site plan review.

DGEIS Section 6.5, page –

The discussion of sewer impacts within the DGEIS references the 2020 NRPD Sewer Analysis Report issued by GHD, found within DGEIS Appendix E and discussed within DGEIS Section 6.5.1. This report utilized preliminary existing and proposed buildout scenarios for the analysis. Since the report was issued, the proposed zoning has been refined to be significantly less intensive than originally proposed. The tables shown in DGEIS Section 6.5.1 reflect the impacts related to the higher level of development that was analyzed and do not reflect the reduction in density. Any sewer related impacts and costs are assumed to be less intensive that what is discussed.

DGEIS Section 6.5.1, Page 121 (Paragraph 2):

In the part of Northeast Ramapo directly within Mt. Ivy hamlet, near US Route 202, sanitary waste eventually flows into the Haverstraw Joint Regional Sewage Board’s conveyance system and is processed at the Joint Board’s wastewater treatment plant, ~~although RCSD #1 does billing.~~ **Rockland County Sewer District #1 pays the Haverstraw Joint Regional Sewage Board to discharge into its system.**

DGEIS Section 6.5.1.1, Page 121-122 (last bullet):

Generally, there are Town-owned and operated sewers:

- By Ladentown Road and a segment of US Route 202, west of the main stem of the South Branch of Minisceongo Creek. **However, a portion of the sewers in this area are operated by Rockland County Sewer District #1.**
- On and south of Conklin Road, east of the PIP, on Gessner Terrace, Marietta, Carteret, and Wagon Wheel Drives.
- On Camp Hill Road, including a Town-owned pump station, south of the US Route 202 intersection. **Note however that RCSD#1 owns a pump station on Conklin Road whose force main turns onto Carteret Drive and continues by gravity across Ravenna Drive.**
- On Fireman’s Memorial Drive and extending south on State Route 45 south of the PIP. **The portion of this sewer main from Fireman’s Memorial Drive to Pomona Road, as well as the sewer main on Pomona Road from Route 45 to Camp Hill Road belong to RCSD#1.**
- South of Levy/ Reisman Parks on and by Summit and Highview Avenues, Butternut Drive, and Old Schoolhouse Road.

DGEIS Section 6.5.1.1, page 126:

Most sanitary wastewater flows in Northeast Ramapo are treated at RCSD #1's wastewater treatment plant in Orangeburg. This POTW is located within the Lower Hudson Drainage Basin. The plant discharges into ~~Sparkill Creek, a Hudson River tributary~~ **the Hudson River**. The Orangeburg treatment plant U.S. Facility Registry Services (FRS) ID: 110019497294, is located on 4 Route 340 in the Town of Orangetown. The Plant operates under State Pollution Discharge Elimination Permit (SPDES) #NY0031895.

This POTW was built in 1968 and received a major update in 1988. The current capacity of the Orangeburg plant is rated as 28.90 million gallons per day (mgd). The original design was 10.00 mgd.

The 2004 NYSDEC Report indicates there are no Combined Sewer Overflows (CSOs) in the collection system. The treatment plant has screening, primary settling through a mechanical cleaner clarifier, and biological treatment of high rate activated sludge with rotating biological ~~contractors~~ **contactors** and secondary clarifiers, plus there is disinfection of waste (hypochlorite-contact; seasonal). ~~Aerobic~~ **Anaerobic** sludge digestion occurs with diffused aeration as well as ~~anaerobic sludge digestion and~~ gravity-based sludge thickening. Mechanical sludge dewatering is with ~~belt filter press/vacuum filter coil~~ **centrifuges**. Sludge disposal is through composting.

Per RCSD #1 data supplied December 12, 2019, the Orangeburg WWTP had an average plant flow of 19.30 mgd in 2016. This means the Orangeburg WWTP used 66.8% of stated design capacity of 28.90 mgd. The average annual flow for the 14 years from 2003 to 2016 shown in Figure 6.5-3 is 19.65 mgd. Yet, as shown in Figure 6.5-3, the average annual flow managed in Orangeburg is generally declining year over year. ~~This is not surprising given the increasing prevalence of more efficient plumbing fixtures and efforts by local and regional governments to promote conservation of water.~~ **The reduction in average flow has declined steadily since the District executed a system-wide program to locate and remediate sources of stormwater inflow and groundwater infiltration ("I&I") in the sanitary sewer collection system.**

DGEIS Section 6.5.1.1, page 128 (Second bullet) :

- Cooper Morris Pump Station (on northern State Route 45), rated at 1.15 mgd, manages flows going south and then east through a County sewer located in and by ~~Twin Peaks~~ **Pines Drive** and Dogwood Lane and environments outside the Town further east. ~~Additional features of this lift station were not supplied by RCSD #1, although a date of construction is generally thought to originate in the 1990s;~~ **The pump station was constructed between 2009-2010.**

DGEIS Section 6.5.1.1, page 130 (fourth paragraph) :

This fee **analysis** is triggered when amendments to a Comprehensive Plan and Town Code would result in Sewer Units greater than would be realized per development by-right under the original zoning regulations **the RCSD obtains information (such as site plans, subdivision applications, GML review, legal notice, etc.) regarding the specific use or occupancy of a site that would result in sewer units greater than would be realized per development by-right under the original zoning regulations via amendments to a Comprehensive Plan and Town Code, and via zoning variances.** As part of forming this NRDP/DGEIS, RCSD #1 was requested to identify the number of Sewer Use Units that are assigned to the Town according to the original zoning regulations, with identification of any remaining allotment. Since figures were not supplied, a general assumption

of this NRDP/DGEIS is that all new development must pay a County impact fee. Per RCSD #1, the Town of Ramapo Building Department is supporting County financial administration by requiring owners of properties to submit proof that any Section 1317 and 502 County fee requirements have been met prior to issuing Town Building Permits.

DGEIS, Section 6.5.1, pg. 140 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS Section 6.5.1.2, page 140 (fourth paragraph):

The Cooper Morris Pump Station is an older “can” type **a newer submersible style** pumping station that is likely sized to convey flow from single-family homes, agricultural, and commercial properties in the vicinity. GHD advises that capacity of the pump station should be verified by a drawdown test before significant development occurs. The Report identifies the following needed improvements in order to accommodate future growth:

- Increase the capacity of the RCSD Cooper Morris Pump Station in the northeast Arterial Area to accommodate 0.4 cfs (180 gpm). (Opportunity Area C)

In addition, correspondence with RCSD#1 indicated the need to coordinate a flow study with RCSD#1 to verify that downstream interceptors can accommodate additional flow.

DGEIS Section 6.5.1.2, page 140 (last paragraph):

Based on GHD’s Sewer Analysis, the probable costs for upgrades to the Town’s sewers in NRDP area are presented in report Table 6.5-7. It advises that existing conditions should be surveyed prior to development to verify diameters, slopes and other sewer attributes, noting that record information in Northeast Ramapo was incomplete, since it is essential to ensure that complete information is obtained in order to get a fuller understanding of potential improvements that may be required. Based on GHD’s report Table 6.5-7, the project capital costs that likely would be required for the Town of Ramapo to upgrade Town sewers is **\$4,500,000⁶. Additional study and coordination is required to determine the extent of upgrades required for sewers outside of Ramapo. Note that this cost excludes upgrades to assets owned by RCSD, Pomona, Haverstraw and Clarkstown. Probable project costs for upgrades to RCSD, Haverstraw, and Clarkstown sewers are not included because the scope of upgrades required in outside sewers is not yet completely defined. Additional evaluations will be required to determine costs for upgrades to the RCSD pumping stations and interceptors. Note that these cost estimates were developed utilizing preliminary existing and proposed buildout scenarios. Since the report was issued, the proposed zoning has been refined to be significantly less intensive than originally proposed. It is anticipated that the actual costs will be less that what had previously been estimated.**

| Table 6.5-7 Opinion of Probable Costs for Town Sewer Mitigation ⁷ | |
|--|--------------------------|
| Improvement | Costs (Rounded) |
| US Route 202 OA Town Sewer Upgrade | (RCSD Owned Utilities) |
| FMGC OA and Transitional Area | \$1,500,000 ⁸ |
| Gospel OA | \$250,000 |

⁶ Per GHD Sewer Analysis Table 5.1

⁷ County projects not costed-out include: US Route 202 Pump Station/ Forcemain and Cooper Morris Pump Station.

⁸ Pomona Pump Station and force main owned by RCSD not included in probable cost.

| | |
|--|-----------------------------------|
| General Conditions, Bonds and Insurance | \$100,000 |
| Contingency | \$1,800,000 |
| Engineering, Administrative, and Legal | \$800,000 |
| Total Town Probable Project Costs | \$4,500,000^{9,10} |

DGEIS Section 6.5.2.3, pg. 157, Additional information regarding Water Utility and Drinking Water Mitigation:

Final Rockland County Comprehensive Water Conservation and Implementation Plan

The Rockland County Comprehensive Water Conservation and Implementation Plan Draft dated July 2019, is referenced within DGEIS section 6.5.2.3 Mitigation; this document has since been finalized as of March 2020 and the relevant information has not been considerably altered. The Rockland County Comprehensive Water Conservation and Implementation Plan presents an integrated approach to water conservation that is implementable and cost-effective for the County of Rockland and its implementation partners. The Plan addresses current and future water needs while considering implications for water supply, treatment, reuse, watershed health, water quality, instream flows, community wellbeing and fiscal considerations. It provides a list of 20 Recommended Water Conservation Measures (below). Each are grouped into a category – Information (education and public awareness), Incentives (monetary and non-monetary), and Regulation (legislation, ordinances, and requirements).

DGEIS, Section 6.6.1.1 pg. 175, footnote 8 – Remove highlight.

DGEIS, Section 6.6.2, Table 6.6-9, pg. 195 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.6.2, pg. 196 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.7.1.1 pg. 213, second to last paragraph – Correct “ration” to “ratio”

DGEIS, Section 6.7.2, Figure 6.7-1 pg. 217 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.7.2, pg. 217 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.7.2, pg.219-220 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.7.2, Table 6.7-2 pg. 220 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

⁹ **Costs exclude assets owned by RCSD, Pomona, Haverstraw and Clarkstown.**

¹⁰ **Total probable costs figure updated**

DGEIS Section 6.7.2.6, Page 222, paragraph 3-4 and Table 6.7-1:

Under the Potential Zoning Buildout Scenario – Option A, non-residential development within Northeast Ramapo is estimated to increase by more than ~~390,000~~ **260,000** sqft over the Existing Buildout Scenario, from 439,618 to ~~831,271~~ **700,253**. The number of dwelling units is anticipated to increase by ~~717~~ **723** over the Existing Buildout Scenario from 381 to ~~1,098~~ **1,104**.

Under the Potential Zoning Buildout Scenario – Option B, the additional non-residential development within Northeast Ramapo is estimated to be ~~comparable to~~ **less than** the Existing Buildout Scenario at ~~410,941~~ **279,923**. The number of dwelling units for this development scenario is estimated to increase by ~~809~~ **815** over the Existing Buildout Scenario from 381 to ~~1,190~~ **1,196**.

DGEIS Table 6.7-1 Summary of Buildout Scenarios

| | Non-Residential Area (sqft) | Dwelling Units |
|--------------------------------------|-----------------------------------|-------------------------------|
| Existing Zoning Buildout | 439,618 | 381 |
| Potential Zoning Buildout – Option A | 831,271 700,253 | 1,098 1,104 |
| Potential Zoning Buildout – Option B | 410,941 279,923 | 1,190 1,196 |

DGEIS, Section 6.7.2, pg. 223 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.7.3, pg. 223 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

Amendments to DGEIS Section 6.7.3.3, pg 224, under “Possible Requirements” add:

m. Visual and/or acoustical screening and buffers to the extent practicable

Amendments to DGEIS Section 6.7.3.3, pg 225, after item g add:

h. Encourage incorporation of LEED design or similar green or sustainability initiatives

DGEIS, Section 6.8.1.2 pg. 228, first paragraph, third line – Correct “ration” to “ratio”.

DGEIS, Section 6.8.1, pg. 228 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.8.2, pg. 244 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS Section 6.8.2.3, Page 245, last paragraph:

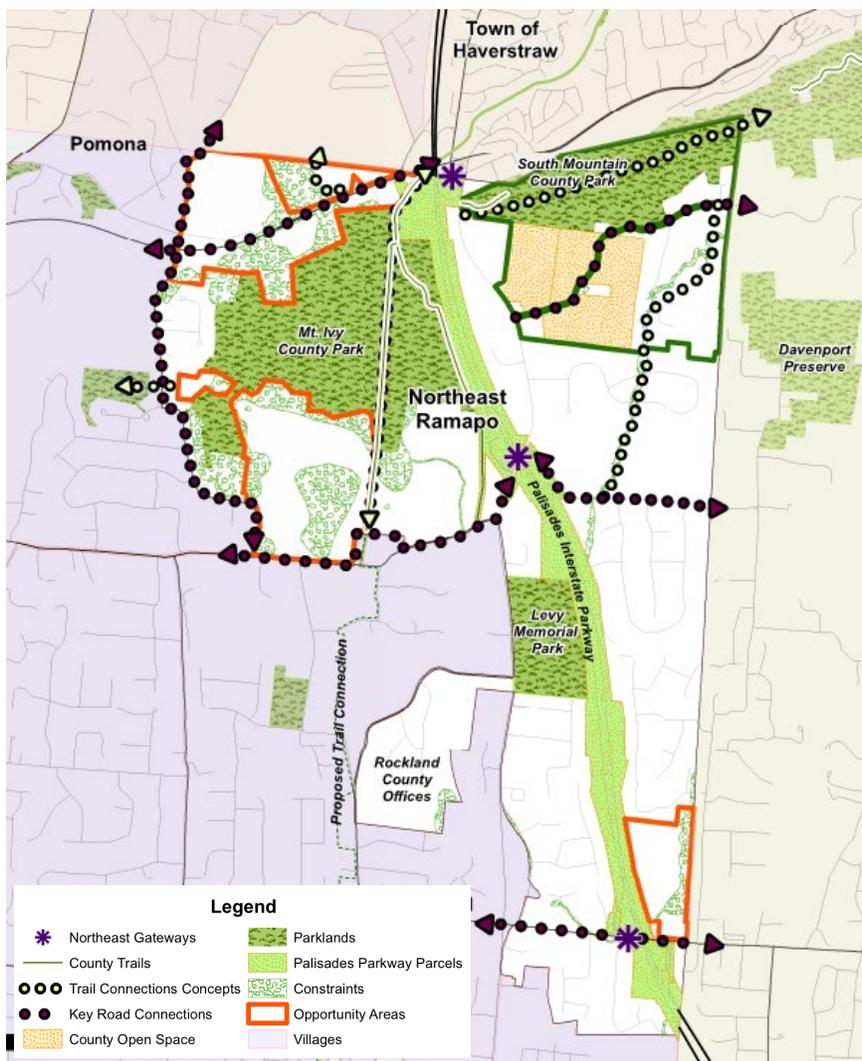
While no projects have been formally proposed, should the property owner seek to pursue an FOPUD, according to the buildout analysis, there is potential for an estimated 634 residences and ~~40,000~~ **106,500** square feet of additional non-residential space. Compared to full buildout under existing zoning, as discussed in Section 8.0, this represents an increase in both commercial (non-residential) and residential density. See Appendix M which contains preliminary concept plans for a mixed-use residential project known as Millers Pond.

DGEIS, Section 6.8.2, pg. 246 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS Section 6.8.3, page 246, after second paragraph add:

The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates.

Replace DGEIS Figure 6.8-9, Pg 248 and Figure 7.2-1, Pg. 271 with the following map which removes Opportunity Area C:



DGEIS, Section 6.10, pg. 256 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 6.10.1.3, pg. 261, first paragraph – add:

Since the completion of Fiscal Impact Analysis, Opportunity Area C has been removed as a potential development considered under the GEIS. Additionally, additional commercial development has been included in the proposed Opportunity Area D. The proposed zoning buildout analysis was revised and reflects these changes (see FGEIS Appendix J). Under the Potential Zoning Buildout – Option A the estimated commercial area was reduced from 831,271 square feet to 700,253 square feet. Under the Potential Zoning Buildout – Option B the estimated commercial area was reduced from 410,941 square feet to 279,923 square feet. Due to the anticipated reduction in commercial development within the Northeast Corridor, it is anticipated that the positive economic impacts would be reduced from what was previously analyzed.

DGEIS, Section 6.10.2, pg. 269, first paragraph – add:

Since the completion of Fiscal Impact Analysis, Opportunity Area C has been removed as a potential development considered under the GEIS. Additionally, additional commercial development has been included in the proposed Opportunity Area D. The proposed zoning buildout analysis was revised and reflects these changes (see FGEIS Appendix J). Under the Potential Zoning Buildout – Option A the estimated commercial area was reduced from 831,271 square feet to 700,253 square feet. Under the Potential Zoning Buildout – Option B the estimated commercial area was reduced from 410,941 square feet to 279,923 square feet. Due to the anticipated reduction in commercial development within the Northeast Corridor, it is anticipated that the positive fiscal impacts would be reduced from what was previously analyzed.

3.8 DGEIS 7.0 Alternatives

DGEIS, Section 7.3, Figure 7.3-1 pg.275 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS, Section 7.3, pg.278 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS Section 7.5, page 280 - add

The DGEIS included a discussion of a Community Facility Area (CFA) within DGEIS Section 7.5. As this Alternative was identified within the Final Scoping document, it was necessary to explore and analyze this Alternative. However, at this time there are no plans for development of this area. Existing zoning is intended to remain unchanged for this location.

DGEIS Section 7.7, pg 291 first paragraph: Revise:

The Town Board, in its sole discretion, would determine whether to establish a PUD district on a particular parcel and to establish the permitted land use intensity, including the number and type of dwelling units, retail, or office space square footage for the PUD District. This would be completed as part of a Preliminary PUD Plan. Under the draft local law, the density would not exceed the maximum allowable density in any

zoning district established by Chapter 376 [Zoning] and the FAR would not exceed the greater of the FAR in the district where the property is located or fifty percent (50%) of the highest FAR in any zoning district in the Town. **The MR-16 and R15C district densities are not applicable for the purposes of maximum density calculations of a PUD.** In establishing such density or intensity of use, the availability of central water and sewer infrastructure to serve the PUD would need to be evaluated.

3.9 DGEIS 8.0 Summary of Impacts and Mitigation

DGEIS Section 8.1, Page 296, Table 8.1-2:

DGEIS Table 8.1-2 Potential Zoning Buildout Analysis

| Opportunity Area | Total Acreage | # Parcels | Option A | | Option B | |
|--|---------------|-----------|-----------------------------------|-------------------------|-----------------------------------|-------------------------|
| | | | Non-Residential Area (sqft) | Dwelling Units | Non-Residential Area (sqft) | Dwelling Units |
| Opportunity Area A | 26.09 | 1 | 439,580 | 144 | 19,250 | 236 |
| Opportunity Area B | 10.93 | 5 | 138,302 | 43 | 138,302 | 43 |
| Opportunity Area C | 13.34 | 2 | 197,518 | NA | 197,518 | NA |
| Opportunity Area D | 144.09 | 3 | 40,000 106,500 | 634 | 40,000 106,500 | 634 |
| Opportunity Area E | 42.96 | 1 | 15,871 | 252 | 15,871 | 252 |
| Additional Potential Growth Outside Opportunity Areas under Existing Zoning | | | | | | |
| R-35 | 8.49 | 5 | NA | 10 | NA | 10 |
| RR-50 | 4.05 | 1 | NA | 3 | NA | 3 |
| RR-80 | 26.46 | 6 | NA | 12 18 | NA | 12 18 |
| | | | | 1,098 | | 1,190 |
| | | | 831,271 700,253 | 1,104 | 410,941 279,923 | 1,196 |

DGEIS Section 8.1, Page 296, Table 8.1-3:

DGEIS Table 8.1-3 Summary of Buildout Scenarios

| | Non-Residential Area (sqft) | Dwelling Units |
|--------------------------------------|-----------------------------------|-------------------------------|
| Existing Zoning Buildout | 439,618 | 381 |
| Potential Zoning Buildout – Option A | 831,271 700,253 | 1,098 1,104 |
| Potential Zoning Buildout – Option B | 410,941 279,923 | 1,190 1,196 |

DGEIS Section 8.1, Page 296, last paragraph:

Under the Potential Zoning Buildout Scenario – Option A, non-residential development within Northeast Ramapo is estimated to increase by more than ~~390,000~~ **260,000** sqft over the Existing Buildout Scenario, from 439,618 to ~~831,274~~ **700,253**. The number of dwelling units is anticipated to increase by ~~747~~ **723** over the Existing Buildout Scenario from 381 to ~~1,098~~ **1,104**.

DGEIS, Section 8.1-2, pg. 296 – remove reference to Opportunity Area C and/or Neighborhood Shopping District (NS)

DGEIS Section 8.1, Page 297, first paragraph:

Under the Potential Zoning Buildout Scenario – Option B, the additional non-residential development within Northeast Ramapo is estimated to be ~~comparable to~~ **less than** the Existing Buildout Scenario at ~~410,941~~ **279,923**. The number of dwelling units for this development scenario is estimated to increase by ~~809~~ **815** over the Existing Buildout Scenario from 381 to ~~1,190~~ **1,196**.

3.10 DGEIS 9.0 Future Action Strategy / Program Implementation

No corrections, modifications and/or additions.

4.0 – FGEIS Appendices

The following appendices represent additional information, supplemental and/or new information received or prepared as part FGEIS preparation. Due to the size of appendices, there are multiple volumes.

Volume I

- FGEIS Appendix A: Public Notices
- FGEIS Appendix B: Public Hearing Transcript

Volume II

- FGEIS Appendix C: Written Public Comments

Volume III

- FGEIS Appendix D: Documentation of Formal Resolutions
- FGEIS Appendix E: Supplement to Traffic Impact & Access Study
- FGEIS Appendix F: Opportunity Area D (Millers Pond) Supplemental Information
- FGEIS Appendix G: Revised Proposed Flex-Overlay PUD Local Law (FOPUD)
- FGEIS Appendix H: Supplement to Minisceongo Park Project Information

- **FGEIS Appendix I: Supplement to Public Participation Documentation.**

The supplemental information includes a public opinion survey summary from the “Ramapo’s Future” survey conducted between February and April 2019. The purpose of the survey was primarily to gauge preferences in terms of the design and appearance of land uses and to collect perspectives on the housing market/ availability and factors influencing affordability. The 11-question survey was available both online as well as through a hard copy postcard. A total of 565 responses were completed.

- **FGEIS Appendix J: Proposed Zoning Buildout Analysis & Methodology**
- **FGEIS Appendix K: Commercial Corridor Proposed Local Law**

5.0 – Response to Substantive Public Comment

The Public Comment Period began on August 11, 2021 and closed on October 15, 2021 (65 days). A Public Hearing on the DGEIS was held on September 13, 2021 at 7:00PM at Town Hall and virtually via Zoom. The DGEIS was made available for review on the Town Website (www.ramapo.org). Hard copy materials were made available at the Town Clerk’s office (237 State Route 59, Suffern, NY 10901) and at Finkelstein Memorial Library, 124 Chestnut Street, Spring Valley, New York.

In accordance with 6 NYCRR Part 617.9(b)(8), the FGEIS must respond to substantive comments received. The tables within this section identify substantive comments received during the public comment period specific to potential environmental impacts associated with the State Environmental Quality Review (SEQR) process. Comments received during the public comment period that are not relevant to the evaluation and identification of potential environmental impacts, the development of appropriate mitigation measures or comments that concur with or object to the proposed action without elaboration are not considered substantive. These comments are recorded as noted in the following tables. However, such comments are considered by the Lead Agency and are incorporated into the public record. The full public hearing transcript is provided within **Appendix B**. All other comments received during the public comment period are provided within **Appendix C**.

To avoid unnecessary repetition within the response to comments, responses to repeated comments have been provided within the text of this section around several broad categories or topic areas (**Sections 5.1** through **5.6**). **Section 5.7** includes the response to all comments received. The response to comments references these repeated comment categories as well as sections within the DGEIS and FGEIS where applicable.

5.1 Procedures

The Town is preparing a Comprehensive Plan update for the entire Town. Due to the unique reality of 12 Villages in the Town, which create distinct areas of the unincorporated Town, the Town is conducting a planning update by focusing initially on the Northeast Corridor and then proceeding to other areas of the Town. Although the current focus is on the Northeast Ramapo Corridor Area, the SEQRA process will also study relevant potential impacts from development in that Corridor on areas outside of the Northeast Corridor. No action can be taken by the Town on any Comprehensive Plan or Comprehensive Plan update without first starting and then finishing the SEQRA Process. The Comprehensive Plan update process is being combined with the SEQRA process and these processes are happening concurrently. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA.

The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. The Town has even gone beyond the requirements of SEQRA regarding the length of the public comment period as well as the requirements for Public Hearings. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11 – October 15, 2021). Additionally, the Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA.

5.2 Striker Property (North of Conklin Road)

The DGEIS Final Scoping Document identified a Community Facilities Area in proximity to properties locally referred to as the ‘Striker’ lands. These undeveloped properties are owned by the Town and bordered to the south by Conklin Road. While the DGEIS discusses this Alternative, the NRDP/GEIS does not propose zoning amendments for these areas. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.

5.3 Flex Overlay PUD

As noted within **Section 2.2**, the proposed FOPUD has been modified (FGEIS Appendix G) to limit the allowable density in an FOPUD development. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a proposed FOPUD development. The modification also clarifies certain language and adds requirements for visual and/or acoustical screening and buffers to the extent practicable.

The purpose of a PUD is to provide flexibility in development to achieve the Town’s goals. The NE Ramapo Development Plan /FGEIS has assessed buildout impacts on conceptual mixed-use development of several parcels. The results of its studies on traffic, water & sewer infrastructure, stormwater runoff, quality of life & community character , community services and fiscal resources and as set forth in the FGEIS, natural and cultural resources, among others, support the conclusion that no significant adverse impacts are likely to result from the scale of the buildout contemplated. The details of specific project applications will be reviewed by the Town Board at the time of any Preliminary PUD Plan submission and a final conclusion made thereafter.

No changes to the existing zoning and community character of the previously developed areas of NE Ramapo are being proposed by the Town. The NRDP has focused on the larger undeveloped areas and has suggested a new approach which while different and more intense than the large lot suburban zoning that has existed, will encourage a mix of new residential opportunities and commercial services that will benefit a wider group of Town residents. There may or may not be changes if development occurs, but that choice is left up to the discretion of the Town Board on a particular FOPUD application.

A key component of the NE Plan is the adoption of the FOPUD which will allow the Town Board to entertain applications from owners within 3 Opportunity Areas (now A, D & E) for PUD projects. Each application will receive review by the Town Board and Planning Board, with GML referrals to the Rockland County Planning Commissioner, other required or appropriate reviews and public comment. The Town Board will consider the NE Development Plan/ FGEIS and its SEQRA Findings, consider whether any site-specific conditions or project related elements warrant a supplemental EIS or not, and ultimately decide in any Preliminary PUD Plan Decision the appropriate uses and bulk area limitations for the new Planned Unit District under consideration. Those limits once established would be codified in the Town's 376 Table of General Use Requirements and Table of Bulk Requirements respectively for each separate PUD approved.

The New York State Town Law provision regarding PUD authority is very general. It does not dictate the specific zoning provisions required to be established:

§ 261-c. Planned unit development zoning districts. A town legislative body is hereby authorized to enact, as part of its zoning local law or ordinance, procedures and requirements for the establishment and mapping of planned unit development zoning districts. Planned unit development district regulations are intended to provide for residential, commercial, industrial or other land uses, or a mix thereof, in which economies of scale, creative architectural or planning concepts and open space preservation may be achieved by a developer in furtherance of the town comprehensive plan and zoning local law or ordinance.

The New York State Department of State guidance on PUD provides a model Local Law. This model contains no provision or suggested requirement regarding inclusion of a general use table or bulk area table.

As per FGEIS Appendix G, Section 6, all uses permitted within a PUD District shall be determined by the Town Board pursuant to the Preliminary PUD Plan for that District along with any permitted accessory uses. Permitted use language and required approvals elsewhere in the Zoning Code, inconsistent with these PUD regulations, shall be not applicable. Due to the flexibility of the FOPUD, specific bulk use requirements are not defined in the FOPUD but will be established by the Town Board in site specific applications for a Preliminary PUD Plan. As per FGEIS Appendix G, Section 7, area and bulk regulations, and other inconsistent language and regulations elsewhere in the Zoning Code are not applicable within an approved PUD District.

The minimum tract size requirement of 20 acres, and in common ownership by March 1, 2021, is an inextricable element of a PUD in Northeast Ramapo. Per the proposed local law to adopt planned unit development regulations in the Town code, FGEIS Appendix G, Section 3, the Flex Overlay PUD zone can only be applied to property located in the Northeast Corridor identified for PUD development in the Town

Comprehensive Plan, at least 20 acres, and in common ownership by March 1, 2021. As discussed within DGEIS Section 7.7 and illustrated within DGEIS Figure 7.7-1, only three privately owned properties within the Northeast Corridor currently meet this requirement.

5.4 Opportunity Area C/ Route 45

As noted within **Section 2.1**, following input obtained during the DGEIS public comment period, the Town is no longer including Opportunity Area C within the NRDP. The proposed Opportunity Area C (located on Route 45) and the associated proposed zoning amendments, including the change of certain parcels to Neighborhood Shopping (NS) district, has been eliminated from the NRDP. No changes are proposed for this area. Any evaluation of Opportunity Area C within the DGEIS regarding build-out analysis, traffic, and other potential environmental impacts remains within the EIS since it contemplates greater growth and potential for greater impacts than would occur with no zoning change. Therefore, any potential growth that may occur within the area of former Opportunity Area C under the current zoning would have a lesser impact than what was evaluated in the DGEIS.

5.5 Traffic

As noted within **Section 2.3**, M.J. Engineering and Land Surveying, P.C. (MJ) conducted a traffic impact and access study (TIAS) as part of the Northeast Ramapo Draft Generic Environmental Impact Study (DGEIS), dated June 24, 2021, to evaluate the potential traffic impacts of development of the Opportunity Areas and other unincorporated portions of the Town of Ramapo in Northeast Ramapo (see DGEIS Appendix F). To supplement the TIAS performed, a memo supplement was prepared to report on the existing and future conditions at the intersections = in proximity to the Palisades Interstate Parkway (PIP) that were not included in the Draft GEIS. The full supplemental TIAS dated February 4, 2022, is provided within FGEIS Appendix E.

5.6 Opportunity Area D/ Millers Pond

The DGEIS provides an evaluation of resources, impacts and mitigation of potential development within the former Minisceongo Golf Course (also referred to as Millers Pond) in Opportunity Area D, including, but not limited to traffic, natural resources, community character and public utilities.

The proposed FOPUD local law, would allow for a floating zone for lands of 20 acres or more within Opportunity Area D. This law is further described within DGEIS Section 2.0, DGEIS Section 6.8.2.3 and FGEIS Sections 2.2 and 5.3. The revised FOPUD law is provided within Appendix G.

The Millers Pond detailed concept plan has been conceptually proposed. Although no land use application, conceptual or otherwise, have been formally submitted to any Town Boards. This GEIS evaluates the potential impacts of FOPUD development of the property and has considered, along with the other data and analysis in this GEIS, available information about contemplated projects where available. In addition, any project proposed will be subject to a separate development plan and SEQRA review process through the Town Planning Board. A proposed project may rely on SEQRA documentation provided in this GEIS, if appropriate to evaluate potential impacts of development once proposed.

Note that the proposed FOPUD local law cannot be adopted until completion of the SEQRA process. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This

flexibility often accrues in the form of relief from compliance with conventional zoning site and design requirements. Ideally, this flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. Open space protection and preservation of natural resources will be considered as part of any FOPUD plan.

As such, the FOPUD law itself is not intended to impose a maximum number of residential units or non-residential development. The GEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS, although, as noted above, and in **Section 5.2** above, a FOPUD application cannot be approved absent SEQRA compliance.

Further information about Millers Pond is located in DGEIS Appendix M and FGEIS Appendix F.

5.7 Response to Comment Tables

This section includes the responses to all comments received during the public comment period which was open from August 11 through October 15, 2021. Note, in addition, that six comments were received after the public comment period closed which included three comments from the general public as well as comments from the Rockland County Legislature, Rockland County Division of Environmental Resources, and the Village of New Hempstead. These comments have also been included in the tables below.

The full public hearing transcript is provided within Appendix B. All other comments received during the public comment period are provided within **Appendix C**.

For ease of review, the responses to comments has been divided into two tables:

Table 7 contains a chronological list of all written comments received through the public comment period, as well as those comments received during the public hearing. This table identifies a unique comment ID, date received, source (public hearing, town clerk, public website), format, commenter name, and general comment topic.

Table 8 provides a summary of each comment received and responses to comments. The table includes the comment ID, commenter name, comment summary, and response.

The response to comments within **Table 8** references FGEIS sections, including the responses to repeated comments provided within **Sections 5.1** through **5.6** where applicable. Additionally, the responses within **Table 8** reference relevant sections within the DGEIS that evaluate the topics identified within the comment. Note that the DGEIS originally available on the Town website did not contain page numbers due to an editorial oversight. This was unintentional and was corrected on September 9th, 2021. Page numbers referenced within the responses to comments refer to the page numbers in the online document.

**RESPONSE TO COMMENT
TABLES**

FGEIS Table 7 - Response to Public Comment Key

| ID | Name/Entity | Date Received | Source/ Submitted To | Format | Comment Topic |
|----|--|---------------|--------------------------------------|----------------|--|
| 1 | Deborah Munitz | 8/12/2021 | Supervisor Specht / Jaclyn Hakes, MJ | Email | Procedure |
| 2 | Deborah Munitz | 8/26/2021 | Town Clerk | Email | Procedure |
| 3 | Deborah Munitz | 9/2/2021 | Project Website | Comment Form | Procedure |
| 4 | Suzanne Locicero | 9/7/2021 | Project Website | Comment Form | Other Concerns |
| 5 | Emily Kratzer | 9/9/2021 | Town Clerk / Supervisor Specht | Email | Procedure |
| 6 | Robert Murdock, Jr., Chief, Hillcrest Fire Company | 9/11/2021 | Town Clerk / Supervisor Specht | Email | Procedure, Other Concerns |
| 7 | Paul Stanbridge | 9/12/2021 | Supervisor Specht | Email | Procedure, Data & Analysis, Other Concerns |
| 8 | Robert Trostle | 9/13/2021 | Public Hearing | In Person | Opportunity Area C, Striker, General Environmental |
| 9 | Nana Koch | 9/13/2021 | Public Hearing | In Person | Opportunity Area C, Procedure |
| 10 | Greg Dickerson | 9/13/2021 | Public Hearing | In Person | General Environmental, Other Concerns |
| 11 | Robert Romanowski | 9/13/2021 | Public Hearing | In Person | Procedure, Other Concerns |
| 12 | Uri Kirschner | 9/13/2021 | Public Hearing | In Person | In Favor |
| 13 | Saul Schlesinger | 9/13/2021 | Public Hearing | In Person | Other Concerns |
| 14 | Joel Gruber | 9/13/2021 | Public Hearing | In Person | Procedure, Other Concerns |
| 15 | Ariel Dahan | 9/13/2021 | Public Hearing | In Person | Opportunity Area C |
| 16 | Hershe Greenzweig | 9/13/2021 | Public Hearing | In Person | In Favor |
| 17 | Kyra Saulnier | 9/13/2021 | Public Hearing | Via Zoom | Procedure, General Environmental, Other Concerns |
| 18 | Christian Frey | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Opportunity Area D, Other Concerns |
| 19 | Jonathan Lockman, AICP, Nelson Pope Voorhis for ROSA 4 Rockland | 9/13/2021 | Public Hearing | Via Zoom | Procedure, Local Laws, Striker, Data & Analysis |
| 20 | Susan Shapiro | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Procedure, Data & Analysis, Other Concerns, Local Laws |
| 21 | Bruce Levine | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area D, Other Concerns |
| 22 | Robin Shapiro | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Opportunity Area D, Striker |
| 23 | Rebecca Bogopulsky | 9/13/2021 | Public Hearing | Via Zoom | In Favor |
| 24 | Leo Dunn Fox | 9/13/2021 | Public Hearing | Via Zoom | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D, Procedure |
| 25 | Paul Nagin | 9/13/2021 | Public Hearing | Via Zoom | Striker |
| 26 | Lois Perlman | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C |
| 27 | Erica Robles-Anderson | 9/13/2021 | Public Hearing | Via Zoom | Procedure, Data & Analysis |
| 28 | Anna Friedberg | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Striker, Other Concerns |
| 29 | Alan Friedberg | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Procedure, Data & Analysis, Other Concerns |
| 30 | Wally Glickman | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C |
| 31 | Irwin Rosenbaum | 9/13/2021 | Public Hearing | Via Zoom | Striker |
| 32 | Joseph Kleinberg | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C |
| 33 | Avinoam Maor | 9/13/2021 | Public Hearing | Via Zoom | Procedure, Data & Analysis, Opportunity Area C, Opportunity Area E, Striker |
| 34 | Mimi Kaufman | 9/13/2021 | Public Hearing | Via Zoom | Other Concerns |
| 35 | Minghui Hu | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Procedure, General Environmental |
| 36 | Aaron Katz | 9/13/2021 | Public Hearing | Via Zoom | In Favor, Other Concerns |
| 37 | Suzanne Locicero | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C |
| 38 | David Hayes | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Procedure |
| 39 | Yehuda Pachtman | 9/13/2021 | Public Hearing | Via Zoom | Other Concerns |
| 40 | Deborah Munitz | 9/13/2021 | Public Hearing | Via Zoom | Procedure, Other Concerns |
| 41 | Chana Friedenber | 9/13/2021 | Public Hearing | Via Zoom | Procedure, General Environmental |
| 42 | Lisa Wolfe | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Procedure |
| 43 | Jonny Bonilla-Bowman | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Striker |
| 44 | Susanne Kernan | 9/13/2021 | Public Hearing | Via Zoom | General Environmental, Data & Analysis |
| 45 | Matthew Anderson | 9/13/2021 | Public Hearing | Via Zoom | Opportunity Area C, Procedure, Other Concerns |
| 46 | Rikki Drillman | 9/13/2021 | Public Hearing | Via Zoom | In Favor |
| 47 | Paula Simmons | 9/13/2021 | Public Hearing | Via Zoom | General Environmental, Other Concerns, Procedure |
| 48 | Dr. Howard Goldstein | 9/13/2021 | Public Hearing | Via Zoom | General Environmental, Other Concerns |
| 49 | Lance Millman, Mayor, Village of Montebello | 9/13/2021 | Supervisor Specht | Written Letter | Procedure, Data & Analysis, Local Laws |
| 50 | Robert Steele | 9/13/2021 | Town Clerk | Email | Procedure |
| 51 | Avinoam Maor | 9/13/2021 | Town Clerk / Supervisor Specht | Email | Opportunity Area C, Opportunity Area E, Striker, Procedure |
| 52 | Robert Trostle | 9/13/2021 | Jaclyn Hakes, MJ | Email | Data & Analysis |
| 53 | Joshua Laird, Executive Director, Palisades Interstate Park Commission | 9/30/2021 | Town Clerk / Supervisor Specht | Email | Opportunity Area A, Opportunity Area B, Opportunity Area C, Opportunity Area E, Data & Analysis, General Environmental, Local Laws |
| 54 | Shmuel Blumberg | 10/7/2021 | Project Website | Comment Form | In Favor |
| 55 | Carol Bowman | 10/9/2021 | Town Clerk / Supervisor Specht | Email | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D |

FGEIS Table 7 - Response to Public Comment Key

| ID | Name/Entity | Date Received | Source/ Submitted To | Format | Comment Topic |
|----|---|---------------|---|------------------------|---|
| 56 | John Mathew | 10/9/2021 | Town Clerk / Town Board | Email | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D |
| 57 | Polly Condit | 10/10/2021 | Town Clerk | Email | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D |
| 58 | Michael Mael | 10/10/2021 | Town Clerk / Town Board | Email | Opportunity Area C |
| 59 | Patrick Parietti, Ed.D | 10/10/2021 | Town Clerk / Supervisor Specht / Project Website | Email / Comment Form | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D |
| 60 | Brian Kates | 10/10/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D |
| 61 | Rob Sirota | 10/11/2021 | Town Clerk | Email | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D |
| 62 | Lois Perlman | 10/11/2021 | Town Clerk / Supervisor Specht | Email | Striker, Mowbray-Clarke, Opportunity Area C, Opportunity Area D, Data & Analysis, Procedure |
| 63 | Jonathan Salz | 10/11/2021 | Town Clerk | Email | Opportunity Area C, Procedure |
| 64 | Robin Shapiro | 10/11/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C, Opportunity Area D, Striker |
| 65 | Erica Sobel | 10/11/2021 | Town Clerk | Email | Opportunity Area C |
| 66 | Wally Glickman | 10/11/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 67 | Ben Fedigan | 10/11/2021 | Town Clerk | Email | Opportunity Area C |
| 68 | Noriko Leonard | 10/12/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 69 | Irwin Rosenbaum | 10/12/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 70 | Avinoam Maor | 10/12/2021 | Town Clerk / Supervisor Specht | Email | Procedure, Data & Analysis |
| 71 | Jeff Leonard | 10/12/2021 | Town Clerk / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 72 | James Flax & CeCe Ritter | 10/13/2021 | Project Website | Comment Form | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 73 | Frank & Rita Arno | 10/13/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 74 | Carmen Di Biase | 10/13/2021 | Town Clerk / Supervisor Specht | Email | Opportunity Area A, Opportunity Area B, Opportunity Area C, Opportunity Area D, Procedure, Other Concerns |
| 75 | Jim Flax & CeCe Ritter | 10/13/2021 | Town Clerk / Supervisor Specht | Email | Striker, Mowbray-Clarke, Opportunity Area C, Data & Analysis |
| 76 | David Hayes | 10/13/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C |
| 77 | Nana Koch | 10/13/2021 | Supervisor Specht / Town Board | Email | Opportunity Area C |
| 78 | Aileen McDonald | 10/13/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 79 | Paul Nagin, Skyview Acres Land Trust | 10/13/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Striker |
| 80 | Shanna Winer | 10/13/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 81 | Gilbert Heim, Clarkstown Planning Board | 10/14/2021 | Supervisor Specht / Town Board | Email / Written Letter | Opportunity Area C, Opportunity Area D, Opportunity Area E, Procedure, Local Laws |
| 82 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | 10/14/2021 | Town Clerk | Email | Opportunity Area D, Documents for Record |
| 83 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | 10/14/2021 | Town Clerk | Email | Opportunity Area D, Documents for Record |
| 84 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | 10/14/2021 | Town Clerk | Email | Opportunity Area D, Documents for Record |
| 85 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | 10/14/2021 | Town Clerk | Email | Opportunity Area D, Documents for Record |

FGEIS Table 7 - Response to Public Comment Key

| ID | Name/Entity | Date Received | Source/ Submitted To | Format | Comment Topic |
|-----|---|---------------|--|--------|---|
| 86 | Denet Alexandre | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 87 | Ana (no surname given) | 10/14/2021 | Town Clerk | Email | Opportunity Area D |
| 88 | Beth Dunn-Fox | 10/14/2021 | Town Clerk / Supervisor Specht / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 89 | Lauren Conroy | 10/14/2021 | Town Clerk | Email | Other Concerns |
| 90 | Nader Dae | 10/14/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 91 | Gregg Dickerson | 10/14/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 92 | Robert D'Angelo & John J Kenny | 10/14/2021 | Town Clerk, Town Board, NYS Assemblyperson Lawler | Email | Opportunity Area C |
| 93 | Alan Friedberg | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 94 | Dr. Andrew Hornstein | 10/14/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D |
| 95 | Minghui Hu | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Opportunity Area C, Procedure |
| 96 | Mark Jacobson MD | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 97 | Peter Kanyuk | 10/14/2021 | Town Clerk | Email | Opportunity Area C |
| 98 | Leo Dunn-Fox | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 99 | James McDonald | 10/14/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 100 | Jonathan Lockman, AICP, Nelson Pope Voorhis for the Village of Pomona | 10/14/2021 | Town Clerk, Town Trustee Lasker, Deputy Clerk | Email | Data & Analysis, Local Laws |
| 101 | Myrtha Roberty | 10/14/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 102 | Robert Trostle | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Striker, Data & Analysis |
| 103 | Tom Winner | 10/14/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 104 | Mimi Calhoun | 10/14/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | General Environmental, Procedure |
| 105 | D. Glickman | 10/15/2021 | Town Clerk / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 106 | Howard Goldstein, M.D. | 10/15/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C, Striker, Procedure, General Environmental |
| 107 | Julie Hirschfeld | 10/15/2021 | Town Clerk / Supervisor Specht | Email | Opportunity Area C, General Environmental, Local Laws, Data & Analysis, Other Concerns |
| 108 | Julie Hirschfeld (cont'd) | | | | Opportunity Area C, General Environmental, Local Laws, Data & Analysis, Other Concerns |
| 109 | Thomas Hirschfeld | 10/15/2021 | Town Clerk / Deputy Supervisor Logan | Email | Opportunity Area C |
| 110 | Jeffrey Kagel | 10/15/2021 | Town Clerk | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 111 | Linda Kirshenbaum | 10/15/2021 | Town Clerk / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 112 | Joseph Kleinberg | 10/15/2021 | Town Clerk / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 113 | Gen Leonard | 10/15/2021 | Town Clerk / Town Board | Email | Opportunity Area C, Opportunity Area D, Striker, Mowbray-Clarke |
| 114 | Phyllis Levin | 10/15/2021 | Town Clerk | Email | Other Concerns |
| 115 | Bruce Levine | 10/15/2021 | Town Clerk | Email | General Environmental, Procedure, Other Concerns |

FGEIS Table 7 - Response to Public Comment Key

| ID | Name/Entity | Date Received | Source/ Submitted To | Format | Comment Topic |
|-----|---|---------------|---|--------|--|
| 116 | John Mathew | 10/15/2021 | Town Clerk / Town Board | Email | Striker, Opportunity Area C, Opportunity Area D |
| 117 | Paul Uhry Newman | 10/15/2021 | Town Clerk / Town Board | Email | Opportunity Area C, Mowbray-Clarke |
| 118 | Joshua Laird, Executive Director, Palisades Interstate Park Commission | 10/15/2021 | Town Clerk / Supervisor Specht | Email | Data & Analysis |
| 119 | Jean Richards | 10/15/2021 | Supervisor Specht | Email | Striker, Opportunity Area C, Opportunity Area D |
| 120 | Julie Williams | 10/15/2021 | Town Clerk | Email | Opportunity Area C, General Environmental, Other Concerns |
| 121 | Heather Vogel | 10/15/2021 | Town Clerk / Town Board | Email | Striker, Opportunity Area C, Opportunity Area D, Procedure |
| 122 | Quint | 10/15/2021 | Town Clerk | Email | Striker, Opportunity Area C, Opportunity Area D, Local Laws |
| 123 | Joseph LaFiandra, Rockland County Sewer District No. 1 | 10/15/2021 | Town Clerk | Email | Procedure, DGEIS Revision |
| 124 | Joseph LaFiandra, Rockland County Sewer District No. 1 (cont'd) | | | | Procedure, DGEIS Revision |
| 125 | Douglas Schuetz, Rockland County Department of Planning | 10/15/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Procedure, DGEIS Revision, Local Laws |
| 126 | Douglas Schuetz, Rockland County Department of Planning (cont'd) | | | | Procedure, DGEIS Revision, Local Laws |
| 127 | Douglas Schuetz, Rockland County Department of Planning | 10/15/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Procedure, DGEIS Revision, Local Laws |
| 128 | Douglas Schuetz, Rockland County Department of Planning (cont'd) | | | | Procedure, DGEIS Revision, Local Laws |
| 129 | Douglas Schuetz, Rockland County Department of Planning | 10/15/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Procedure, DGEIS Revision, Local Laws |
| 130 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | 10/15/2021 | Town Clerk | Email | Opportunity Area D, Documents for Record |
| 131 | Jonathan Lockman, AICP, Nelson Pope Voorhis for ROSA 4 Rockland | 10/15/2021 | Town Clerk | Email | Local Laws |
| 132 | Nana Koch | 10/15/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C |
| 133 | Anna Friedberg & Paul Nagin, Representing Skyview Acres, Corp. and the Skyview Acres Land Trust | 10/15/2021 | Town Board / Town Clerk / Supervisor Specht | Email | Opportunity Area C, Striker, Procedure, Data & Analysis |
| 134 | Anna Friedberg | 10/15/2021 | Town Clerk / Supervisor Specht | Email | Procedure, Data & Analysis, Documents for Record, Other Concerns |
| 135 | Suzanne Mitchell & Deborah Munitz, ROSA 4 Rockland, Inc. | 10/15/2021 | Supervisor Specht / Town Board | Email | Procedure, Local Laws, Data & Analysis, DGEIS Revision |
| 136 | Suzanne Mitchell & Deborah Munitz, ROSA 4 Rockland, Inc. (cont'd) | | | | Procedure, Local Laws, Data & Analysis, DGEIS Revision |
| 137 | Deborah Munitz, ROSA 4 Rockland, Inc. | 10/15/2021 | Town Clerk | Email | Documents for Record |
| 138 | Deborah Munitz, ROSA 4 Rockland, Inc. | 10/15/2021 | Town Clerk | Email | Documents for Record |
| 139 | Teri Collins | 10/15/2021 | Town Clerk | Email | General Environmental, Procedure |
| 140 | Jacquelyn Drechsler, MSW and Jocelyn DeCrescenzo | 10/15/2021 | Town Clerk / Supervisor Specht / Deputy Supervisor / Town Board | Email | Striker, Opportunity Area C, Opportunity Area D |
| 141 | Dorothea Foerster | 10/15/2021 | Town Clerk | Email | Striker, Opportunity Area C, Opportunity Area D |
| 142 | Kyra Saulnier | 10/15/2021 | Town Clerk | Email | General Environmental, Other Concerns |
| 143 | Juli Schaefer | 10/15/2021 | Town Clerk | Email | Striker, Opportunity Area C, Opportunity Area D |
| 144 | Susan H. Shapiro, Esq. | 10/15/2021 | Town Clerk / Supervisor Specht | Email | Opportunity Area C, Data & Analysis |
| 145 | Robert and Jill Steele | 10/15/2021 | Town Clerk | Email | Procedure, General Environmental, Local Laws, Other Concerns |

FGEIS Table 7 - Response to Public Comment Key

| ID | Name/Entity | Date Received | Source/ Submitted To | Format | Comment Topic |
|-----|--|---------------|---|--------|---|
| 146 | Robert Trostle | 10/15/2021 | Town Clerk / Supervisor Specht / Town Board | Email | Data & Analysis |
| 147 | Robert Trostle | 10/15/2021 | Town Clerk / Supervisor Specht / Town Board | Email | Striker |
| 148 | Robert Trostle | 10/15/2021 | Town Clerk / Supervisor Specht / Town Board | Email | Opportunity Area C, Opportunity Area D |
| 149 | Harriet Cornell, Rockland County Legislator | 10/21/2021 | Town Clerk / Supervisor Specht / Town Board | Email | General Environmental, Documents for Record |
| 150 | Allan Beers, Rockland County Division of Environmental Resources | 10/25/2021 | Town Board | Fax | Procedure, General Environmental |
| 151 | Mayor Abe Sicker, Village of New Hempstead | 11/10/2021 | Supervisor Specht | Fax | Procedure, Data & Analysis, Other Concerns |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|----|--|---|--|
| 1 | Deborah Munitz | Clarification of the draft status of the DGEIS. | Comment noted. |
| 2 | Deborah Munitz | Concern for the time provided for the public to review the DGEIS before the 9/13/21 public hearing. Concern for the conflict of the 9/13/21 public hearing with the Village of New Hempstead public hearing. Concern for the review period before the 9/13/21 public hearing being concurrent with the summer and Jewish holidays. Notes that the Town of Clarkstown provided the public two months to review their DGEIS. Requests the public hearing be moved to October. Requests the public notice of the hearing be updated with the new local laws that are considered in the DGEIS. | The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. Proposed local laws were included in DGEIS Appendix J and K. The revised proposed local law for the FOPUD is included within FGEIS Appendix G. |
| 3 | Deborah Munitz | Concern for the lack of a use and bulk table in the appendix for the Flexible PUD. Issue with the public notice of the hearing excluding the new local laws to be considered. Issue with the time it took to receive a FOIL response on the new local laws to be considered. Issue with the scheduling of the 9/13/21 public hearing given Labor Day, the Jewish holidays, the Village of New Hempstead public hearing, and the annual local challah bake. | As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. Further discussion on the FOPUD can be found within FGEIS Section 5.3. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 4 | Suzanne Locicero | Concern for the degradation of the community character and loss of forested areas as a result of the proposed development in the DGEIS. | The DGEIS considered both community character and the loss of forested areas. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Section 6.1.3 regarding habitat preservation considerations. Land development under either existing zoning or potential amended zoning would result in the removal of vegetation and the development of currently vacant and/or redevelopment of underutilized land. |
| 5 | Emily Kratzer | Requested the Land Use Map be amended to list the parcel immediately south of the Unitarian Universalist Congregation of Rockland be labeled "Community Services" as it is the UUCR Memorial Garden. | The DGEIS utilizes the property codes as obtained from the Town Assessor's Office for mapping purposes, however it is noted that the current use of this property is a memorial garden. |
| 6 | Robert Murdock, Jr., Chief, Hillcrest Fire Company | Expressed concern for a lack of direct engagement with the Hillcrest Fire Company on the proposed changes which results in demoralization among volunteers. Concerns regarding increased densities in their service area as a result of the proposed zoning changes and their ability to effectively service the new developments. Requested better engagement from the Town, extended time to review the DGEIS and provide questions, and properly notify the other fire companies and the Fire Training Center. | The DGEIS discusses potential adverse impacts to fire services and describes a maximum estimate buildout, population, and mitigation regarding emergency access as well as traffic and fiscal impacts. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. The adequacy of water supply and pressure needs for emergency services should be evaluated for individual projects at the time of site plan review. Multiple attempts have been made to request input from the Hillcrest Fire Company as documented within the certified letter sent on 9/22/21 to the Hillcrest Fire Company. To date, all attempts, including the certified letter, have gone unanswered. DGEIS Appendix H documents the Interested/Involved Agency list which includes Town fire departments and districts as well as the Fire Training Center on 35 Firemens Memorial Drive. All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). See DGEIS Section 5.0 and DGEIS Appendix Volume III, as well as FGEIS Section 5.1 regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. The Town has even gone beyond the requirements of SEQRA regarding the length of the public comment period as well as the requirements for Public Hearings. SEQRA requires a minimum of 30 days for public comment on the DGEIS. The public comment period began on August 11th and was set to close on September 30th, 2021. However, the Town of Ramapo chose to extend this period to provide more time for public input. The public comment period was extended to October 15th, 2021, allowing the public 65 days for comment. Additionally, the Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. |
| 7 | Paul Stanbridge | Concern for the potential political and environmental changes to the community due new development as a result of the changes proposed in the DGEIS. Requests a full comprehensive plan update, rather than the focus on the NE corridor, using 2020 Census data. Would also like to see more input from the Rockland County Planning Office and the removal of the Flexible PUD zones which may allow for spot zoning. | Comment noted. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis. Full 2020 Decennial Census data was not available at the time of the analysis. DGEIS Appendix H documents the Interested/Involved Agencies which includes adjacent municipalities and Rockland County. All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). Rockland County Comments were received and responded to (see Comment IDs 125 – 129). The establishment of the Flexible Overlay PUD process in the Ramapo Zoning Code as part of this Comprehensive Plan Update is the antithesis of spot zoning. See FGEIS Section 5.3 for further response regarding the application of the proposed FOPUD in Northeast Ramapo. |
| 8 | Robert Trostle | Member of Skyview Acres Land Trust. Requesting that the proposed Opportunity Area C zoning change to commercial and mixed use be removed from the DGEIS. Asserts no need for additional retail, office, grocery stores, etc. Expressed concerns regarding scenic road disruption, water supply disruption/ contamination (drinking water, private wells, aquifer), development of Striker property due to negative environmental impacts i.e. flooding, habitats, use of mitigation strategies instead of leaving ecology intact, and the increased carbon emissions new residents would bring and the impact on the community. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The existing zoning within the previously proposed Opportunity Area C is intended to remain unchanged. See FGEIS Section 5.2 regarding the Striker properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), traffic and vehicle congestion (DGEIS Section 6.6), as well as scenic roads (DGEIS Section 6.3, 6.8.2.4). Significant adverse impacts within the Scenic Road District, which includes the Palisades Interstate Parkway (PIP), US Route 202, Camp Hill Road, and South Mountain Road are not anticipated. Any development within this district is not permitted without Town Planning Board Approval. Land development under either existing zoning or potential amended zoning would result in the removal of vegetation and the development of currently vacant and/or redevelopment of underutilized land. Development pursuant to potential zoning amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. |
| 9 | Nana Koch | Supports farming only in Opportunity Area C. Requested deadline for comments to be extended to allow for more public participation. Requested an opportunity for a public Q&A with the board to fully understand the proposal. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The existing zoning within the previously proposed Opportunity Area C is intended to remain unchanged. See FGEIS Section 5.2 regarding the Striker properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 10 | Greg Dickerson | Expressed concerns about well water supply disruption. Remark on already increasing traffic issues. Urged Board to practice responsible development. | The DGEIS evaluated impacts and proposed mitigation related to drinking water (DGEIS Section 6.1.2 and 6.5.2). See DGEIS Sections 6.6 regarding existing traffic conditions, potential impacts and mitigation solutions, including the capacity analysis in DGEIS Section 6.6.2.3 which addresses issues related to traffic congestion. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. |
| 11 | Robert Romanowski | Commented that plan should look at entire town, not just NE section. Inquired if Hillcrest Fire Department had been contacted/involved. Remark on all emergency services will/or already have felt the stress of increased population. Expressed zoning should stay as is, no changes. | See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. Comments from Hillcrest Fire Department were received and responded to (See Comment ID 6). See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. Traffic mitigation measures discussed in DGEIS Section 6.6 that increase capacity and reduce vehicle delays help to improve general response time for emergency vehicles. |
| 12 | Uri Kirschner | Former Wesley Hills planning board member and former Monsey Hatzalah board member. Expressed concerns re: availability of affordable housing options for family and friends - thankful for the inclusion in the plan. | Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 13 | Saul Schlesinger | Echoes Mr. Kirschner and Mr. Dickerson's sentiments. Looks forward to the project's progress. | Comment noted. |
| 14 | Joel Gruber | Expressed concerns about the community changing too much. As a commercial real estate broker Mr. Gruber is seeing increased rent prices and limited availability. Urged Board to practice responsible development. Expressed concern re: enough traffic, turning lanes etc. Encouraged plan to examine big picture first and then look at every site separately. | Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. Development pursuant to potential zoning amendments is anticipated to necessitate improvements to the existing transportation infrastructure in Northeast Ramapo in order to meet the increase in traffic volumes at full buildout. Infrastructure improvements may include signal, turning lanes and circulation improvements at key intersections, additional pedestrian facilities as well as public transit connections. See DGEIS Section 6.6 for a detailed description of specific impacts and mitigation. |
| 15 | Ariel Dahan | Skyview Acres Resident. Expressed concerns regarding neighborhood shopping district proposed uses (specifically gas stations, auto repair etc.) and does not believe those uses would be appropriate in Opportunity Area C and would potentially become hazardous to community (contamination of well water) - asks that those uses be precluded. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The DGEIS evaluated existing infrastructure, potential impacts and proposed mitigation related to drinking water (DGEIS Section 6.5.2). |
| 16 | Hershe Greenzweig | Asserts that the community needs a responsible affordable housing plan and is supportive of the current plan. Hopes that Ramapo can accommodate the growth they are experiencing through this development. | Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 17 | Kyra Saulnier | Skyview Acres resident. Supports the efforts of the Skyview Acres Land Trust, Nana, Robert, the efforts of ROSA, and CUPON. Commented that the plan should look at the entire town, not just NE section. Asserts Mixed use development shopping areas are not needed in area. Expressed concerns re: increased traffic and lack of sufficient infrastructure to support it. Expressed concerns re: environmental impacts i.e. water supply disruption (private wells), habitats, wetlands, ground water. | See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), and traffic (DGEIS Section 6.6). Development pursuant to potential zoning amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|----|---|---|---|
| 18 | Christian Frey | Asserts another strip mall is not needed in this area (Opportunity Area C). Remarks that merchants are having trouble staying open as it is. Expressed concerns over traffic congestion increasing thereby increasing air pollution. Remarks surrounding new residents are adding stress on school system. | Strip malls, and suburban sprawl in general, is not what is envisioned for Northeast Ramapo. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. The increasing popularity of on-line shopping has had an effect on retailers, however, restaurants, grocery, services, specialty goods and other commercial uses will still be needed in a vibrant community. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. See DGEIS Sections 6.6.2 and 6.6.3 and FGEIS Section 2.3 regarding studied traffic impacts and mitigation solutions. The DGEIS evaluated the potential impacts of the proposed zoning changes on public and private schools (See DGEIS Sections 6.4.2, 6.10, and 8.1.2). See DGEIS Section 6.5.3 regarding alternative energy technologies. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 19 | Jonathan Lockman, AICP, Nelson Pope Voorhis for ROSA 4 Rockland | Representing ROSA 4 Rockland, Inc. Expressed concerns re: format of plan and nature of amendments presentation - clarified that this appears to actually be an addendum not an amendment. Suggests that the NRDP be set up as standalone document with its own goals/objectives so that evaluating it would be easier. Would like to see thorough evaluation of current zoning code before new code proposed as well as a review of variances granted. Expressed concerns re: increased traffic, suggested town wide traffic study. Asked for clarification re: how Striker property fits into plan. Took issues with proposed PUD floating zone: asserts bulk table is missing from local law, indicated that they can't review for impacts without. Asserts that legal standards cannot be included in a purpose statement because purpose statements aren't enforceable, recommends the requirement that lands being common ownership, be moved into the standards. Concerned re: potential loophole with PUD zone could be applied elsewhere. | For the purposes of the DGEIS and FGEIS, the terms amendment and addendum are to be used interchangeably. A review of current zoning code was included in DGEIS Section 6.7 as well as DGEIS Appendix A (Town Wide Existing Conditions Inventory, Section 6). See FGEIS Section 5.2 regarding the Striker properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.6 regarding existing traffic conditions, potential impacts, and mitigation solutions, including the capacity analysis in DGEIS Section 6.6.2.3 which addresses issues related to traffic congestion. See DGEIS Sections 8.1 and 8.2 regarding the buildout analysis which projects anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. See FGEIS Section 5.3 for further response regarding the proposed FOPUD. The minimum tract size requirement of 20 acres, and in common ownership by March 1, 2021, is an inextricable element of a PUD in Northeast Ramapo. The proposed FOPUD law states that it is the intent of the Town Board that development of a PUD in Northeast Ramapo on tracts of less than 20 acres is not in the public interest and is prohibited. |
| 20 | Susan Shapiro | Expressed concern that the meeting was held during the high holy days, perhaps in an attempt to suppress public participation. Does not believe that timely and legal public notice is was given for meetings. Urges against any plan that would increase segregation within the town. Recommends comprehensive traffic studies, water studies, the school issues, the height line that intersects NE Ramapo, the wetlands conditions, the aquifer, and the recharge fields. Expressed concerns that true affordable housing needs are not being met in the town. Expressed concerns re: environmental impacts of rezoning Opportunity Area C. Notes that there is no requirements for renewable energy, no climate change considerations, no mitigation efforts. Requests longer public comment period. Asks will this project/new laws be voted on before or after the GEIS and SEQRA. Feels as though the process is piecemeal planning. | The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Further discussion of procedures can be found within FGEIS Section 5.1. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), traffic and vehicle congestion (DGEIS Section 6.6, FGEIS Section 2.3), alternative energy technologies (DGEIS Section 6.5.3), climate change considerations (DGEIS Section 6.9), and impacts related to population and schools (DGEIS Sections 6.4.2, 6.10, and 8.1.2). See DGEIS Section 8.5 for a table of potential impacts and proposed mitigation. Development pursuant to potential zoning amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. See DGEIS Sections 6.4.1.1, DGEIS Appendix B, and FGEIS Appendix J regarding existing and projected housing units. The Plan goals are the antithesis of segregation. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |
| 21 | Bruce Levine | Agrees with Mrs. Shapiro's comments. Does not want to see housing segregation in town, comments that true affordable housing with public subsidizing is an effective measure. Would like to see more variety in bedroom sizes to accommodate all community members. Not against some increase in density. | The Plan goals are the antithesis of segregation. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.4.1.1, DGEIS Appendix B, and FGEIS Appendix J regarding existing and projected housing units. The flexible nature of the FOPUD can provide opportunities for mixed-use, commercial and multi-family uses with a variety of bedroom sizes and unit types. |
| 22 | Robin Shapiro | Supports ROSA and neighbors of Skyview in opposing commercial development along Route 45. Expressed concerns re: water supply disruption/contamination. Suggests if there's going to be significant residential development permitted nearby, the Town should require the developer to set aside nearby open space as an offset to buffer the impacts, just as the Town itself should now dedicate nearby Town-owned properties such as the Striker property as open space. Asserts another strip mall is not needed in this area. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The flexible nature of the FOPUD can provide opportunities for a mix of multi-family and commercial uses. Through creative site design, the tool can encourage the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Incorporation of these elements will be addressed at time of site plan review. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), open space (DGEIS Section 6.2), and environmental & ecological resources (DGEIS Section 6.1). The proposed Commercial Corridor is intended to spur additional economic development around Route 202 and support the growing community. Such future neighborhood services should reduce travel to other areas of the Town. |
| 23 | Rebecca Bogopulsky | In favor of more and newer housing options. Concern with housing affordability given the limited supply. | Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 24 | Leo Dunn Fox | Concern with potential development on the Lieko, Mowbray Clarke, and Striker properties, as well as proposed housing development on the golf course and the rezone of Opportunity Area C. Expressed the need for more open space preservation. Also expressed a desire for better public input opportunities. | See DGEIS Sections 6.2 regarding impacts and proposed mitigation for open space. The flexible nature of the FOPUD can provide opportunities for a mix of multi-family and commercial uses. Through creative site design, the tool can encourage the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Open space protection and preservation of natural resources will be considered as part of any FOPUD plan at time of site plan review. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.6 for full response regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS regarding addressed issues of vehicle congestion, preservation of environmentally sensitive lands and municipal services related to Opportunity Area D as well as other developable parcels as part of its buildout projections. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 25 | Paul Nagin | Concern with the potential development of the Striker property which would disrupt the wildlife, wetlands, and forest. | See DGEIS Sections 6.2 regarding impacts and proposed mitigation for open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. |
| 26 | Lois Perlman | Concern for increased air pollution, water quality degradation in nearby wells, and an increase in traffic as a result of development in Opportunity Area C. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The existing zoning within the previously proposed Opportunity Area C is intended to remain unchanged. The DGEIS evaluated existing resources and infrastructure, potential impacts and proposed mitigation related to drinking water (DGEIS Section 6.1.2 and 6.5.2). See DGEIS Sections 6.6.2 and 6.6.3 and FGEIS Section 2.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.3 regarding alternative energy technologies. |
| 27 | Erica Robles-Anderson | Concern with a lack of public engagement on the development of the DGEIS. Also wants additional information included about alternatives considered, particularly for COVID-19 implications on existing commercial development. | See DGEIS Section 5.0 and Volume III, Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. Alternatives studied reflect those required after the public scoping process was held. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. This is intended to spur additional economic development around Route 202 and support the growing community. |
| 28 | Anna Friedberg | Concern for increased traffic, increased air pollution, and water quality degradation of nearby wells as a result of development in Opportunity Area C. Also concerned for the reduction of open space and scenic views through development of Opportunity Area C and the Striker property. Noted that the DGEIS describes Skyview Acres as being circa 1990-2000, actually established in the 1940s. Proposed an additional public hearing be held. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The existing zoning within the previously proposed Opportunity Area C is intended to remain unchanged. See FGEIS Section 5.2 regarding the Striker properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), as well as open space (DGEIS Section 6.2 and 7.2). See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. It is noted that Skyview Acres was established in the 1940s. Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 29 | Alan Friedberg | Concern for potential traffic increases, water degradation of nearby wells, deforestation, and the impacts to wetlands to accommodate commercial development in Opportunity Area C. Also concerned about the realistic level of walkability of potential development in Opportunity Area C. Finds the process of amending the comprehensive plan through the focus on the NE Corridor unconstitutional (pg. 81 line 9). Noted that development in Opportunity Area C was not proposed at the initial charettes. Concern with the traffic evaluation as it did not consider Skyview Acres, the intersection of Twin Pines Drive and Route 45, or the intersection of Cooper Morris Dr and Route 45. Does not want a traffic light on Route 45. Wants more open space preservation. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. This approach is not unconstitutional. The DGEIS evaluated impacts related to ground and drinking water (DGEIS Section 6.1.2, 6.5.2), environmental & ecological resources (DGEIS Section 6.1), as well as open space (DGEIS Section 6.2 and 7.2). See DGEIS Sections 6.6 and FGEIS Section 2.3 regarding existing traffic conditions, potential impacts and mitigation solutions, including the capacity analysis in DGEIS Section 6.6.2.3 which addresses issues related to traffic congestion. The Traffic analysis, included intersection studies in proximity to Skyview Acres (study intersections 7 and 8). Traffic mitigation measures discussed in DGEIS Section 6.6 that increase capacity and reduce vehicle delays help to improve general response time for emergency vehicles. |
| 30 | Wally Glickman | Desire for no development in Opportunity Area C due to the environmental issues of flooding and carbon emissions from the loss of the existing trees. Noted the balance required to mitigate the effects of development. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. Development pursuant to potential code amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|----|----------------------|--|---|
| 31 | Irwin Rosenbaum | Concern for potential development on the Striker property, impacts to wetlands, stormwater runoff, and groundwater/well water quality in particular. | See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.2 regarding impacts and proposed mitigation for open space. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), and open space (DGEIS Section 6.2). One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. |
| 32 | Joseph Kleinberg | Desire for no additional development in Opportunity Area C due to impacts to the surrounding wetlands. Expressed a desire for the Town to obtain permission from the current landowners of Opportunity Area C before rezoning. Requests that Opportunity Area C be removed from the DGEIS. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 33 | Avinoam Maor | Finds the comprehensive plan amendment process and proposing zoning changes as an update that covers only a section of the Town to be inappropriate. Expressed the desire for the whole Town to be studied before zoning changes are made. Also expressed concern over population growth in neighboring Villages and the example it provides for additional development taking place in the NE corridor. Concern for schools, particularly busing needs and the resulting traffic increases. Finds the DGEIS to be lacking in its evaluation of population growth, and traffic and water quality impacts. Described the DGEIS as nearsighted overall and potential development in Opportunity Areas C, E, and the Striker property to be the opposite of the comprehensive plan goal of open space preservation. | See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), traffic and vehicle congestion (DGEIS Section 6.6, FGEIS Section 2.3), and impacts related to population and schools (DGEIS Sections 6.4.2, 6.10, and 8.1.2). Development pursuant to potential zoning amendments is anticipated to necessitate improvements to the existing transportation infrastructure in Northeast Ramapo in order to meet the increase in traffic volumes at full buildout. Infrastructure improvements may include signal and circulation improvements at key intersections, additional pedestrian facilities as well as public transit connections. See DGEIS Section 6.6 for a detailed description of specific impacts and mitigation related to transportation, including school busses. Note that twenty (20) intersections outside of the Northeast Corridor that have been appropriately evaluated through the traffic impact study (See Figure 1 in FGEIS Section 2.3). See DGEIS Sections 8.1 and 8.2 and FGEIS Appendix J regarding the performed buildout analysis which projects anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. The Town Professionals examined all areas in the Town, including activities in nearby Villages, when considering projections and other matters reviewed as part of the Study. DGEIS Appendix H documents the Interested/Involved Agencies which includes adjacent municipalities for SEQRA purposes. Through the SEQRA process, the Town has been and will continue to notify adjacent municipalities of the Northeast Corridor efforts and seek feedback. All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD. Note that this local law cannot be adopted until completion of the SEQRA process. |
| 34 | Mimi Kaufman | Discussed the history of Skyview Acres and the busing of private school students. Finds the DGEIS projections of student growth to be lacking as it only address growth in public school students. | The additional information regarding the history of the Skyview Acres community is noted. See DGEIS Sections 6.4.2, 6.10, and 8.1.2 regarding impacts and mitigation solutions to public and private schools. As discussed in DGEIS Section 6.10, private school students account for approximately 71% of school aged children within the Town. Information on area public and private schools and school populations is also discussed within the Town-wide Existing Conditions Inventory in DGEIS Appendix A. Existing and proposed zoning allows for the opportunity for the development of additional private schools within Northeast Ramapo. Any growth in private or public schools should take into consideration safe access for students by bus or walking at time of site plan review. |
| 35 | Minghui Hu | Desire for no additional development in Opportunity Area C. Also expressed concern for the environmental impacts of development in that area. Found the DGEIS scoping process to have lacked transparency. Concern for the plants and animals of the area. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The Town is fully compliant with all SEQRA laws, rules, and regulations regarding the public scoping process for the DGEIS. See DGEIS Section 4.0 regarding procedural history and DGEIS Section 5.0 and DGEIS Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 36 | Aaron Katz | Advocated for a responsible level of development and the potential for employment opportunities and affordable housing as a result. Desire to preserve community character while offering opportunities for new residents to live and work in the NE corridor. | Comment noted. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. |
| 37 | Suzanne Locicero | Desire for no additional development in Opportunity Area C due to water quality degradation, flooding, increased traffic, and air pollution concerns. Raised an issue with Figure 6.8-9 and the feasibility of a proposed trail connection through Skyview Acres. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Section 6.1.1, 6.1.2 regarding water quality. See DGEIS Section 6.5.3 regarding alternative energy technologies. The greenprint in DGEIS Section 6.2.3.1 represents a conceptual rendering of potential connections of existing open space, parklands, trails, and the proposed Opportunity Areas. |
| 38 | David Hayes | Desire for no additional development in Opportunity Area C due to water quality degradation of nearby wells, increased traffic, and air pollution concerns. Also expressed concerns over how the public was involved in the process. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. Comment noted. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding water and pollution. See DGEIS Section 5.0 and Volume III, Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 39 | Yehuda Pachtman | Concerns regarding their own access to affordable housing/living in the town. | Comment noted. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 40 | Deborah Munitz | Frustrated with planning process for this project. Requested more public input opportunities i.e. workshops. Suggested that Town needed to start with town-wide plan and use that town-wide plan to regain the trust of the town at large. Highlights that town must protect community character, trees, wetlands, scenic roads. Agreed that Town needs more housing. | The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.1.2 and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.3 and 6.8.2.4 regarding potential impacts and mitigation solutions to scenic roads. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |
| 41 | Chana Friedenberg | Concerns about source water contamination and degradation of natural resources. Request for more information on climate impacts, particularly resiliency (flooding, more intense storms, etc.). Comments regarding the inclusion of green infrastructure, carbon sequestration. Request participating in "Climates for Community" program. Encourages more community engagement opportunities. | Comment noted. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impacts. See DGEIS Section 6.9 regarding climate change considerations. See DGEIS Section 5.0 and Volume III, Appendix I, and FGEIS Section 5.1 regarding public participation. See DGEIS Section 8.5 regarding proposed mitigation solutions by potential impact, including the participation in the NYS Climate Smart Communities program. Green infrastructure techniques and recommendations are discussed within DGEIS Section 6.1 which include the use of vegetative buffers, tree plantings and use of permeable pavement. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 42 | Lisa Wolfe | Opposes overdevelopment and believes the DGEIS document language is too open for interpretation re: development. Cites pg. 297, ratio of school children inaccurate. Requests that the residents/lawyers of East Ramapo be given more time to process the pages and make comments for revision. Concerns regarding the seemingly fast paced process. Questions if anyone has been approached to sell their property before Opportunity Area C became public - has concerns because it would imply the developers have already made a plan for area, and it is being rezoned in collaboration with developers' plans. | Comment noted. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. See DGEIS Sections 6.4.2, 6.10, and 8.1.2 regarding impacts and mitigation solutions to public and private schools. See DGEIS Appendix D, Table 18 regarding the estimation of new school children per household. Due to the generic nature of this analysis, this analysis uses the current ratio of household units to public school aged children. Currently in the Town of Ramapo, 29% of children enrolled in school are enrolled in public school, or approximately .28 PSAC per household unit. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 43 | Jonny Bonilla-Bowman | Opposed to Opportunity Area C and any commercial development of the Striker property. Cites reason for opposition is guaranteed contamination of water sources. Concerns about legitimacy of new affordable housing proposals. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor. See DGEIS Section 6.1.2 and 6.5.2 regarding drinking water resources. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 44 | Susanne Kernan | Concerns about groundwater quality. For population, specifically wants 2020 Census data included. | Comment noted. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis which is an accepted approach. Full 2020 Decennial Census data was not fully available at the time of the analysis. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|----|--|--|--|
| 45 | Matthew Anderson | Supports the comments of Susan Shapiro, Skyview Acres, and ROSA. Concerns that the plan should be town-wide. Concerns that the plan is not comprehensive enough re: environmental impact, traffic, water usage. Does not want to see more vacant strip malls. | Comment noted. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.6.2 and 6.6.3 and FGEIS Section 2.3 regarding studied traffic impacts and mitigation solutions. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |
| 46 | Rikki Drillman | Local real estate broker that wants to see more affordable housing options. Taxes are too high. Supports proposal. | Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 47 | Paula Simmons | ROSA member. Concerns about environmental impact i.e. flooding due to land clearing, water pollution, destroying wetlands. Concerns about impacts of over density i.e. traffic, litter. Requested more public input opportunities. | Comment noted. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Sections 6.6.2 and 6.6.3 and FGEIS Section 2.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 5.0 and Volume III, Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. The Town is even going beyond the requirements of SEQRA regarding the length of the public comment period as well as the requirements for Public Hearings. For example, the Town Board intends to conduct a Public Hearing on the FGEIS even though that Public Hearing is not required by SEQRA. |
| 48 | Dr. Howard Goldstein | Skyview Acres resident and SALT board member. Concerns about environmental impact especially air quality, suggests that the plan discuss harmful gases and particulate matter. Urges mitigation efforts (and reasons for efforts) be examined closely. Does not want to see segregation continue, supports affordable housing efforts. | Comment noted. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impacts. See DGEIS Section 8.5 regarding proposed mitigation solutions by potential impact. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.5.3 and 6.9 and FGEIS Section 6.9 regarding climate and air quality considerations. |
| 49 | Lance Millman, Mayor, Village of Montebello | Concern for the structure of the DGEIS as a focused plan for the NE Corridor that makes changes to the comprehensive plan for the whole Town. Issue with the traffic evaluation of vehicles coming to and from the I-87/287 exit in the Village of Montebello, especially given that trucks cannot travel on the Palisades Parkway. Concern for the establishment of the Flexible PUD zone as it may be used in areas of the Town outside of the NE Corridor as "NE Corridor" is not well defined. Noted that the Flexible PUD zone requirement that the zone must be applied to lands currently in common ownership be added to §376-24.A.1.a to become effective. Noted that Area and Bulk Requirements need to be included in §374-24. Expressed questions about the CC Development standards in §376-66.C and how % commercial and residential area will be determined. Questioned how a mixed use structured can be less residential than it is commercial. | See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. See DGEIS Sections 6.6.2 and 6.6.3 and FGEIS Section 2.3 regarding studied traffic impacts and mitigation solutions. The study area and intersections were defined by the scoping document that was adopted on January 20, 2021 after the required public review and comment period. A map of all intersection studies can be found in FGEIS Section 2.3, Figure 1. The study area and intersections in the adopted scoping document do not cover the access to Interstate 87/287. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. The minimum tract size requirement of 20 acres, and in common ownership by March 1, 2021, is an inextricable element of a FOPUD in Northeast Ramapo. The proposed FOPUD law states that it is the intent of the Town Board that development of a PUD in Northeast Ramapo on tracts of less than 20 acres is not in the public interest and is prohibited. The Town has the ability to set the required proportion of residential to commercial uses in a zoning district where mixed-uses are permitted. The proposed district will encourage a greater percentage of commercial development by requiring at least 70% of development to be commercial and/or office uses and up to 30% residential uses, thereby encouraging mixed-use development types, with residential uses limited to the second and third floors. Public opinion research indicates that there is support for housing density and mixed-use development within proximity to consumer needs and services. |
| 50 | Robert Steele | Requested an additional public hearing be held in October 2021 because the September 13th 2021 meeting conflicted with a Village of New Hempstead public hearing relating to proposed zoning changes in that municipality. The Views at Pomona is located nearby to both areas and residents would have liked to attend both hearings. | Comment noted. |
| 51 | Avinoom Maor | Finds the comprehensive plan amendment process and proposing zoning changes as an update that covers only a section of the Town to be inappropriate. Expressed the desire for the whole Town to be studied before zoning changes are made. Also expressed concern over population growth in neighboring Villages and the example it provides for additional development taking place in the NE corridor. Concern for schools, particularly busing needs and the resulting traffic increases. Finds the DGEIS to be lacking in its evaluation of population growth, and traffic and water quality impacts. Described the DGEIS as nearsighted overall and potential development in Opportunity Areas C, E, and the Striker property to be the opposite of the comprehensive plan goal of open space preservation. | See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), and impacts related to population and schools (DGEIS Sections 6.4.2, 6.10, and 8.1.2). Any growth in private or public schools should take into consideration safe access for students by bus or walking at time of site plan review. A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. This analysis, discussed within DGEIS Section 6.6 and FGEIS Section 2.3, identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. It is anticipated that any adverse impacts would be minimized through the mitigation measures identified within the GEIS. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. The flexible nature of the FOPUD can provide opportunities for a mix of multi-family and commercial uses. Through creative site design, the tool can encourage the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Open space protection and preservation of natural resources will be considered as part of any FOPUD plan at time of site plan review. DGEIS Appendix H documents the Interested/Involved Agencies which includes adjacent municipalities for SEQRA purposes. Through the SEQRA process, the Town has been and will continue to notify adjacent municipalities of the Northeast Corridor efforts and seek feedback. All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Area E. |
| 52 | Robert Trostle | Issue with the traffic analysis in the DGEIS, particularly at the intersections on New Hempstead Road and the on and off ramps of the Palisades Parkway. | Comment noted. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See FGEIS Section 5.5 regarding an additional traffic analysis for the PIP ramps at Exit 11 and 13. |
| 53 | Joshua Laird, Executive Director, Palisades Interstate Park Commission | Concern for increased density as a result of the DGEIS resulting in more traffic on the Palisades Parkway (PIP) and more runoff impacting the roadway's storm water management systems. Feels the DGEIS does not specify how the zoning amendments will affect the PIP watershed. Issue with the DGEIS asserting there will be no impact to historic resources while saying there may be visual impacts to the PIP. Explains that actions should be coordinated with the PIPC, NYS Historic Preservation Office and NYS Department of Transportation as all three have jurisdiction over the PIP. Particularly concerned for potential development in Opportunity Areas A, B, C, and E. Requests that new visual assessments be done near the Minisceongo Park development. Requests that the Town will ensure the PIP's visual character is maintained within Opportunity Area C. Notes that PIPC has not been consulted on a plan in the DGEIS to add a ramp to the PIP at Route 202. Concern for the PIP's exclusion as a "key study area roadway" in the list provided by the Town. Requests the PIP not be referred to as a highway as it is a historic scenic byway. Concerned for taller development in the Flexible PUD zones and the potential viewshed impacts, requests the Town ensure any parcels under consideration for the Flexible PUD limit their height if in view of the PIP. Requests that the DGEIS discuss mitigation measures for new developments (green roofs, permeable asphalt, and storm water mitigation measures). Concern for pollution and water quality impacts of potential development in high water table areas, uses the South Branch of the Minisceongo Creek as a specific example. Requests the new zoning require protection of slopes of 15% and up. Concern for lack of access to the Mount Ivy Swamp if potential development encircles it. Requests that analysis of the Opportunity Areas should be done to determine which host sensitive or rare species. Requests that the Timber Rattlesnake should be added as a species of concern and the Palustrine Emergent Wetlands be added as a significant environmental area. Requests storm water flow direction and amount be specifically studied in the DGEIS to not exacerbate flooding and erosion impacts. Concern for air pollution impacts of the DGEIS, particularly CO2 generation and mitigation. Requests that new development be required to use some amount of renewable energy. Requests more detail of how use of the Flexible PUD will be applied and approved. Concern for how changes in the DGEIS will affect the rest of the Town and requests more discussion of that in the DGEIS. Concern for the burden placed on the Town Board to employ mitigation requirements. | A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. A supplemental analysis was completed and discussed within FGEIS Sections 2.3 and 5.5 which includes additional analysis for the PIP ramps at Exit 11 and 13. This analysis, discussed within DGEIS Section 6.6 and FGEIS Section 2.3, identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. It is anticipated that any adverse impacts would be minimized through the mitigation measures identified within the GEIS. See DGEIS Sections 6.3 and 6.8.2.4 regarding potential impacts and mitigation solutions to scenic roads. As discussed within DGEIS Section 6.3, the Town recognizes the scenic character of the PIP and has an already established Scenic Road District Law (Chapter 215). Development proposed in sensitive scenic areas, including the PIP, will need to be consistent with the law's objective of maintaining the areas existing scenic character to the greatest extent practicable. Revisions to the proposed FOPUD law, discussed in FGEIS Section 2.2, include requirements for visual and/or acoustical screening and buffers. As discussed in FGEIS Section 2.4, additional information was received regarding viewshed impacts of the potential Millers Pond detailed concept plan on the PIP. Further viewshed analysis for Opportunity Area D, as well as coordination with the PIPC may be necessary at time of site plan review. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modification also includes requirements for visual and/or acoustical screening and buffers. The DGEIS also evaluated impacts related to drinking water (DGEIS Section 6.2, 6.5.2), environmental & ecological resources (DGEIS Section 6.1). Regarding steep slopes, the identification of slopes in excess of 15% is part of the required application materials for an FOPUD. The DGEIS proposed mitigation measures for impacts to soils, including flooding and erosion, including adherence with the NYS Standards and Specifications for Erosion and Sediment Control (see DGEIS Section 6.1.1.3). Revisions to the FOPUD also include the incorporation of LEED design or similar green or sustainability initiatives. A discussion of specific mitigation measures related to green infrastructure is identified within DGEIS Section 6.1.2.3 and DGEIS Table 6.1-2. The NY Natural Heritage Program was contacted as part of the preparation of this Plan and written response was provided by NY Natural Heritage, dated December 26, 2018 listing all known rare, or state-listed animals and plants and significant natural communities within the Town of Ramapo (DGEIS Appendix A). The Timber Rattlesnake was identified within the Town-wide existing conditions inventory within Western Ramapo, but not within Northeast Ramapo. The Mt. Ivy wetlands are discussed within DGEIS Section 6.2. Any future development proposed within the Opportunity Areas should conduct on site surveys to confirm presence of significant habitats, threatened and/or endangered species. Additional information regarding rare species in Opportunity Area D was received and discussed within FGEIS Section 2.4. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|----|------------------------|---|---|
| 54 | Shmuel Blumberg | In favor of the proposed developments and wishes they would be completed quicker because of a need for more housing in the community. Seeks an updated timeline of the activities. | Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. The State Environmental Quality Review Act (SEQRA) process for the Study requires the Town to take a “hard look” at the information being evaluated. The Town needs to take that required “hard look” and some issues may require more time to evaluate than others. Also, as noted above in the prior question, new information that might be added to the Study will need to be given that requisite “hard look”. The Town will proceed as expeditiously and efficiently as the law allows, with the understanding that having a complete DGEIS, FGEIS and SEQRA Findings Statement is the goal for the Town. |
| 55 | Carol Bowman | Concern for the preservation of community character as a result of the proposed zoning changes in the DGEIS. Request for more dedicated open space in the NE Corridor including the Striker, Mowbray-Clarke, Leica, and Henry Varnum Poor properties. Request for no commercial zoning of Opportunity Area C which should instead be zoned as residential (RR-80). Request for 200 or fewer residential units to be built on the golf course property, some of which should be dedicated affordable units. Concern for the potential aspects of the plan that would increase vehicle congestion, negatively impact the water supply, threaten the environment, and strain municipal services. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2 and 7.5 regarding open space in the Northeast Corridor. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 56 | John Mathew | Requests the Town dedicate the Striker and 48A/58A South Mountain Road properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C. Requests the proposal of 500 units on the golf course property be reduced due to concerns for community character, increased vehicle congestion, environmental degradation, and strain on municipal services. | Comment noted. See DGEIS Sections 6.2, 7.2 and 7.5 regarding open space in the Northeast Corridor. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). |
| 57 | Polly Condit | Concern for the impacts to the community water supply, sensitive environmental areas, burden on municipal services, and increased vehicle congestion as a result of zoning changes proposed in the DGEIS. Request for more dedicated open space in the NE Corridor including the Striker and Mowbray-Clarke properties. Request for no commercial zoning in Opportunity Area C and the area to instead be zoned residential (RR-80). Request for 200 or fewer residential units to be built on the golf course property with a significant percentage to be set aside as affordable housing. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See DGEIS Sections 6.4.1.1 regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates |
| 58 | Michael Mauel | Values the NE Corridor of Ramapo due to its rural community character. Concern for the potential impacts to that character of the potential rezoning of Opportunity Area C. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2 and 7.5 regarding open space in the Northeast Corridor. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 59 | Patrick Parietti, Ed.D | Opposes the proposed development in Opportunity Areas C & D. Requests more open space be dedicated. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). |
| 60 | Brian Kates | Concern for the impacts to the community water supply, sensitive environmental areas, burden on municipal services, and increased vehicle congestion as a result of zoning changes proposed in the DGEIS. Request for more dedicated open space in the NE Corridor including the Striker and Mowbray-Clark properties. Request for no commercial zoning in Opportunity Area C and the area to instead be zoned residential (RR-80). Request for 200 or fewer residential units to be built on the golf course property with a significant percentage to be set aside as affordable housing. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. See FGEIS Section 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See DGEIS Sections 6.2, 7.2 and 7.5 regarding open space in the Northeast Corridor. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. |
| 61 | Rob Sirota | Concern for the strain on natural resources, additional vehicle congestion, and unneeded commercial development as a result of the proposed zoning changes in the DGEIS. Request for more dedicated open space in the NE corridor including the Striker and Mowbray-Clarke properties. Request for no commercial and neighborhood shopping in Opportunities Area C. Request for fewer planned residences on the golf course property as it will affect community character, traffic, and the water supply. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). |
| 62 | Lois Perlman | Concern for the type of residents the proposed development in Opportunity Area D will attract, particular concern for the ability of singles, childless couples, and/or elderly households to be able to access those homes. Issue with the Census figures being used in the analysis, feels 2010 is too old. Concern for the potential impacts to vehicle congestion and water quality/ amount of nearby wells of the proposed 500+ residence development on the golf course property. Concern for the proposed rezoning of Opportunity Area C and the potential impacts to traffic and pollution. Issue with the piece-by-piece approach of the development plan for the NE Corridor and requests the plan be more comprehensive. Request for more dedicated open space in the NE Corridor including the Striker and Mowbray-Clarke properties. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis which is an accepted approach. Full 2020 Decennial Census data was not fully available at the time of the analysis. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). |
| 63 | Jonathan Salz | Concern for the potential rezoning of Opportunity Area C and the resulting potential vehicle congestion. Notes the Town has other vacant commercial space and does not need another shopping center. Concern for the degradation of the rural character of the community. Requests the potential development of the golf course property have fewer units, an amount of units set aside for affordable housing, and further studies on traffic, water, and municipal services impacts of that development. Requests more time and opportunities for community involvement. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. See FGEIS Section 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|----|-----------------|---|--|
| 64 | Robin Shapiro | Concern for the impacts to water supply and quality if new wells are dug to accommodate development in Opportunity Areas C & D. Concern for flooding impacts resulting from the potential development of Opportunity Area C. Concern for increased vehicle congestion resulting from proposed development of Route 45. Requests the impacts of traffic on the Route 45 corridor be studied further in the DGEIS. Issue with the DGEIS saying that public input was sought on Opportunity Area C as the rezoning was first announced on 8/25/21. Request for development in Opportunity Area D be required to dedicated open spaces to mitigate impacts and that the Town should dedicate the Striker property for open space preservation. Notes the Town has other vacant commercial space and does not need another shopping center. | The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. See FGEIS Section 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). |
| 65 | Erica Sobel | Notes that there are empty commercial spaces elsewhere in the Town and new commercial space in Opportunity Area C is not needed. Concern for the loss of the forest in Opportunity Area C. Also concerned for the proposed development on the golf course property. Concern for the potential for vehicle congestion, water supply impacts, and strain on municipal services. | Comment noted. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. See DGEIS Section 6.1.1, 6.1.2, and 6.1.3 regarding environmental impacts. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 66 | Wally Glickman | Opposes the proposed development in Opportunity Area C as there is sufficient shopping opportunities on Route 202. Requests the Striker and Mowbray-Clarke properties be dedicated as open space. Concern for the potential for flooding of the proposed development. Concern for the environmental impacts of the proposed development in Opportunity Area D. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). |
| 67 | Ben Fedigan | Notes that there are empty commercial spaces elsewhere in the Town and new commercial space in Opportunity Area C is not needed. Concern for the loss of the forest in Opportunity Area C. Also concerned for the proposed development on the golf course property. Concern for the potential for vehicle congestion, water supply impacts, and strain on municipal services. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. Comment noted. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. See DGEIS Section 6.1.1, 6.1.2, and 6.1.3 regarding water supply/quality. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 68 | Noriko Leonard | Desire for no additional development in Opportunity Areas C & D due to issues of water quality/supply, strain on municipal services, increased vehicle congestion, and environmental degradation. Requests the Striker and 58A properties be dedicated as open space by the Town. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See DGEIS Section 6.5.2 and regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. |
| 69 | Irwin Rosenbaum | Requests the Striker, Mowbray-Clarke, and 48A/58A South Mountain Road properties be dedicated as open space by the Town. Desire for no development in Opportunity Area C as there are vacant commercial areas elsewhere in NE Ramapo. Requests the proposed development of the golf course property be reduced to fewer units and more diverse units to allow for a diverse community, as well as a portion of the units be set aside for affordable housing. Concern for increased traffic, pollution, water supply demands, environmental degradation, and strain on municipal services. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). |
| 70 | Avinoam Maor | Requests the Town take a comprehensive approach rather than just looking at the NE Corridor. Asserts that the DGEIS fails to meeting Paragraph 617.11 of SEQRA in that it (1) uses "partial, outdated, insufficient and incomplete data "to do a socio-demographic analysis; (2) offers solutions that are not comprehensive, does not address the needs of the entire town, do not address the long term needs of the Town, and proposes an unbalanced ratio of new residential to new commercial development; (3) does not offer enough alternatives. Requests a more appropriate analysis be undertaken that looks at population growth patterns and future demand levels to propose solutions that are Town-wide, preserve community character/Town goals, consider zoning changes/land availability, and are appropriately scaled. Finds the DGEIS ignores the true demographics, preservation efforts, and does not properly apply mitigation efforts. Finds the DGEIS lacking in its description of zoning changes, not comprehensive enough, and does not adequately connect the stated needs and the proposed solutions. Finds the DGEIS out of compliance with SEQRA requirements, uncomprehensive, built on faulty assumptions, uses bad data/assumptions, "arrives at erroneous conclusions", contrary to Town goals, and inadequate to serve Town needs. Requests the DGEIS be comprehensive and Town-wide, address the needs/resources of the whole Town, propose full and long term solutions, only target areas that are partially or fully developed to leave undeveloped land intact. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis which is an accepted approach. Full 2020 Decennial Census data was not fully available at the time of the analysis. See DGEIS Section 7.0 regarding studied alternatives to the proposed actions. |
| 71 | Jeff Leonard | Requests the Town dedicate the Striker and 48A/58A South Mountain Road properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C as there are underutilized commercial spaces in the NE Corridor. Requests Opportunity Area C be zoned RR-80. Requests the proposal of 500 units on the golf course property be reduced to 200 max due to concerns for community character, increased vehicle congestion, environmental degradation, water supply, and strain on municipal services. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). |

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| 72 | James Flax & CeCe Ritter | Desire for no additional development in Opportunity Area C due to concerns for the change in community character and rural nature of the NE Corridor and the presence of vacant commercial space on Route 202. Concerned due to Opportunity Area C not being mentioned during the charettes. Issue with the proposed development of Opportunity Area C not being in line with the Town's Scenic Road District and finds the DGEIS does not adequately assess the impacts of the proposed zoning changes. Concern for impacts to the water quality and supply. Concern for the cyclability of South Mountain Road if more development is allowed, increasing vehicle congestion. Requests more study of the traffic impacts of the proposed developments. Requests that 48A and 58A on South Mountain Road be dedicated open space, as well as the Striker property. Concern for the DGEIS focus on the NE Corridor while proposing changes to the Town code. Requests that smaller units be planned for in proposed developments. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. The NRDP/DGEIS seeks to achieve these goals by proposing and assessing land use regulations that facilitate development within key Opportunity Areas where a majority of future new growth is planned to occur. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). |
| 73 | Frank & Rita Arno | Requests the Town dedicate the Striker and 48A/58A South Mountain Road properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C as there are underutilized commercial spaces in the NE Corridor. Requests Opportunity Area C be zoned RR-80. Requests the proposal of 500 units on the golf course property be reduced to 200 max due to concerns for community character, increased vehicle congestion, environmental degradation, water supply, and strain on municipal services. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. See FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 74 | Carmen Di Biase | Desire for no development in Opportunity Area C as it is unclear who would be served by neighborhood services in that area. Raises issue with the new CC zoning district in Opportunity Areas A & B, the large size of Opportunity Area D, development proposed in wetlands, why the Striker and Burgess Meredith properties are not dedicated as open space. Requests the development of the former Matterhorn Nursery property in the Village of New Hempstead be included in the DGEIS because traffic increases will impact the NE corridor. Requests specific details as to how the impacts of the proposed development will be mitigated. Requests the comment period be extended. Expressed concern over the number of consultants needed to handle the project. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. See DGEIS Sections 6.8.2.3 and 8.1.1 regarding resources on the former Minisceongo Golf Course (also referred to as Millers Pond) in Opportunity Area D. See FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 8.5 regarding proposed mitigation solutions by potential impact. See DGEIS Section 5.0 and Volume III, Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. The Town has even gone beyond the requirements of SEQRA regarding the length of the public comment period as well as the requirements for Public Hearings. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). The Town continues to be served by its existing and experienced professionals in this Comprehensive Plan update process. M.J. Engineering and Land Surveying with Jaclyn Hakes, AICP and Laberge Group with Nicole Allen, AICP continue in a collaborative effort to provide planning recommendations. Attorney Ben Gailey with extensive experience in the planning update process is working with our planning professionals to provide the Town legal advice. Coordination of the professionals is being done by the Town Attorney's Office. |
| 75 | Jim Flax & CeCe Ritter | Desire for no additional development in Opportunity Area C due to concerns for the change in community character and rural nature of the NE Corridor and the presence of vacant commercial space on Route 202. Concerned due to Opportunity Area C not being mentioned during the charettes. Issue with the proposed development of Opportunity Area C not being in line with the Town's Scenic Road District and finds the DGEIS does not adequately assess the impacts of the proposed zoning changes. Concern for impacts to the water quality and supply. Concern for the cyclability of South Mountain Road if more development is allowed, increasing vehicle congestion. Requests more study of the traffic impacts of the proposed developments. Requests that 48A and 58A on South Mountain Road be dedicated open space, as well as the Striker property. Concern for the DGEIS focus on the NE Corridor while proposing changes to the Town code. Requests that smaller units be planned for in proposed developments. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. See DGEIS Sections 6.3 and 6.8.2.4 regarding potential impacts and mitigation solutions to scenic roads. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |
| 76 | David Hayes | Desire for no additional development in Opportunity Area C due to a concern for the preservation of the current community character. Concern for the potential development's impact on water supply and the surrounding environment. Concern for the number of units proposed on the golf course property and the impact that potential development would have on vehicle congestion and municipal services. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.1.2 and 6.5.2 regarding water supply. See DGEIS Sections 6.6 regarding existing traffic conditions, potential impacts and mitigation solutions, including the capacity analysis in DGEIS Section 6.6.2.3 which addresses issues related to traffic congestion. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 77 | Nana Koch | Provided a petition signed by 507 community members to oppose the proposed development in Opportunity Area C. Notes concerns for the change in community character, increased vehicle congestion, and environmental degradation as a result of the rezoning and proposed development. Note: petition includes two attachments marked Parts 1 & 2. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.6 regarding existing traffic conditions, potential impacts and mitigation solutions, including the capacity analysis in DGEIS Section 6.6.2.3 which addresses issues related to traffic congestion. See DGEIS Section 6.1.3 regarding environmental impact. |
| 78 | Aileen McDonald | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Asks to reject commercial and neighborhood shopping zone for Opportunity Area C. Requests the town to consider reducing the plan for over 500 homes on Minisceongo Golf Course. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor, including the Striker and Mowbray-Clarke properties for which there are currently no projects planned. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 79 | Paul Nagin, Skyview Acres Land Trust | President of SALT. Wishes to preserve/designate the Striker property in its entirety as open space. States the SALT land trust would be amenable to taking a conservation easement on the Striker property. | Comment noted. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. |

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| 80 | Shanna Winer | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Asks to reject commercial and neighborhood shopping zone for Opportunity Area C. Requests the town to consider reducing the plan for over 500 homes on Minisceongo Golf Course. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor, including the Striker and Mowbray-Clarke properties for which there are currently no projects planned. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 81 | Gilbert Heim, Clarkstown Planning Board | Concern for the piecemeal approach to amending the comprehensive plan via a geographically constrained amendment. Requests the impact to the stream and wetlands in Opportunity Area E be specifically addressed in the Water Resources Section (6.1.2.2) of the DGEIS. Concern for the density allowed by the Flexible PUD zone, as applied to Opportunity Area E. Requests the DGEIS acknowledge the actual maximum development allowed in the build out analysis ("The Town of Ramapo Zoning Map indicates that the MR-16 district has a density of 16 units per acres and, additionally, provisions accommodating 3-family semi-attached residences along with permitted accessory dwelling units within the R-15C zoning district result in a maximum density of 26 units per acre. Thus, the actual maximum development for this area would be significantly higher (approximately 2 to 3 times) than the estimate given in the DGEIS..."). Concern for the preservation of the single-family residential character of the area, increased vehicle congestion, and environmental impacts given this potential level of development. Finds the proposals for Opportunity Areas C and D to be out of line with the Town's comprehensive plan goal of developing in areas within existing infrastructure and facilities and preserving natural areas. Finds Opportunity Areas A and B to be better suited for the Flexible PUD zone. Concern for the ability of the proposed mitigation fees to properly address the anticipated impacts noted in the DGEIS. | See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a FOPUD application before the Town. The buildout analysis for the Opportunity Areas in which the FOPUD may apply was estimated using available information. It is unknown what specific development may occur within these Opportunity Areas. The estimations considered for the analysis represent a reasonable "worst-case" (maximum) scenario, based on available data. Any development beyond what was examined through the DGEIS may be subject to a supplemental EIS process. A revised buildout analysis is included within FGEIS Appendix J. The DGEIS evaluated impacts related community character (DGEIS Section 6.4), traffic and vehicle congestion (DGEIS Section 6.6), alternative energy technologies (Section 6.5.3), to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), as well as open space (DGEIS Section 6.2 and 7.2). See DGEIS Sections 6.8.2.3 and 8.1.1 regarding resources on the former Minisceongo Golf Course (also referred to as Millers Pond) in Opportunity Area D. The GEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for additional information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental, open space and scenic resources. The flexible nature of the FOPUD can encourage through creative site design, the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Note that mitigation fees are not proposed by or included within the NRDP. |
| 82 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | Provided an updated ecological resource document pertaining to the NYSDEC Freshwater Wetlands of the Minisceongo Golf Course property owned by Mt Ivy LLC, identified in the DGEIS as Opportunity Area D, for potential use in Appendix M. | Comment noted. Additional information for the record received and discussed within FGEIS Section 2.4. |
| 83 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | Provided an ecological resource documenting the absence of any suitable habitats for the Bog Turtle in Opportunity Area D, the Minisceongo Golf Course property owned by Mt Ivy LLC, for use in Section 6.1.3 of the DGEIS. | Comment noted. Additional information for the record received and discussed within FGEIS Section 2.4. |
| 84 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | Provided a set of traffic-related comments from their consultant which are generally similar to the analysis done in the DGEIS. | Comment noted. Additional information for the record received and discussed within FGEIS Section 2.4. |
| 85 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | Provided a set of comments from their consultant relating to views of Opportunity Area D from the Palisades Parkway, the condition of archeological resources on the Minisceongo Golf Course property, and suggested edits to the rare and endangered species table of the DGEIS. | Comment noted. Additional information for the record received and discussed within FGEIS Section 2.4. |
| 86 | Denet Alexandre | Asserts Character of community must be maintained. Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Asks to reject commercial and neighborhood shopping zone for Opportunity Area C. Asks that development on the Minisceongo Golf Course be limited and more diverse. Consider impact on community re: density increase. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modified local law is provided within FGEIS Appendix G. See FGEIS Section 5.3 for additional information regarding the purpose, intent and justification for this proposed local law. The flexible nature of the FOPUD can provide opportunities for mixed-use, commercial and multi-family uses with a variety of bedroom sizes and unit types. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. Open space protection and preservation of natural resources will be considered as part of any FOPUD plan at time of site plan review. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 87 | Ana (no surname given) | Requests dedicated open space. Asks to reject commercial and industrial zoning and reduce plans for 500 homes. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 88 | Beth Dunn-Fox | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Address issue of lack of affordable housing. Requests the town reject the plan for over 500 homes on Minisceongo Golf Course (limit to 200). Requests no commercial zoning for Opportunity Area C - remain residential or change only to agricultural. Displeased with the stadium (noise and light pollution). | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 89 | Lauren Conroy | Concern for overdevelopment and impact it will have on roads, wildlife, and volunteer firefighters (strain on all first responders). Asks for better code enforcement to make town safer. Request town preserve open space for residents and future residents. | Comment noted. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. Traffic mitigation measures discussed in DGEIS Section 6.6 that increase capacity and reduce vehicle delays help to improve general response time for emergency vehicles. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor, including the Striker and Mowbray-Clarke properties for which there are currently no projects planned. |
| 90 | Nader Daei | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Asks to reject commercial zoning for Opportunity Area C. Requests the town to consider reducing the plan for over 500 homes on Minisceongo Golf Course and allow/encourage more diversity. Concerns about strains on aquifer and consequences of over development as it relates to well water. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.1.2 and 6.5.2 regarding drinking water resources. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 91 | Gregg Dickerson | Asserts Character of community must be maintained. Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Asks to reject commercial and neighborhood shopping zone for Opportunity Area C. Asks that development on the Minisceongo Golf Course be limited and more diverse. Consider impact on community re: density increase. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. |
| 92 | Robert D'Angelo & John J Kenny | Strongly oppose any re-zoning Opportunity Area C for commercial purposes, want it designated as farmland. Retail and entertainment development on Route 45 would increase traffic and exacerbate the hazards. Requests a more thorough study of the impact of increased traffic on route 45. Concerns that proposal would destroy scenic character of area. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. |
| 93 | Alan Friedberg | Asserts Character of community must be maintained. Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Asks to reject commercial zone for Opportunity Area C - remain residential or change only to agricultural. Asks that development on the Minisceongo Golf Course be limited and more diverse. Consider impact on community and municipal services re: density increase. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 8.1 and 8.2 and regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. |
| 94 | Dr. Andrew Hornstein | Asks that development on the Minisceongo Golf Course be limited. Asks to reject commercial zone for Opportunity Area C. Concerns about strains on water services and consequences of over development as it relates to well water and access. South Mountain Road would become hazardous to cyclists with increased traffic from increased density. | Comment noted. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.1.2 and 6.5.2 regarding drinking water resources. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. |
| 95 | Minghui Hu | Asserts Board must investigate all of the areas in Ramapo and not only focus on the NE area. The zoning for Opportunity Area C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning. Consider impact on community and municipal services re: density increase. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 8.1 and 8.2 as well as FGEIS Appendix J regarding the performed buildout analysis which indicates anticipated growth. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 96 | Mark Jacobson MD | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Requests the town reject the plan for over 500 homes on Minisceongo Golf Course (limit to 200). Requests no commercial zoning for Opportunity area C - remain residential or change only to agricultural. Consider impact on community and municipal services re: density increase. Preserve character of community. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 8.1 and 8.2 and regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. |
| 97 | Peter Kanyuk | Concerns with Route 45 overcrowding. | Comment noted. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 98 | Leo Dunn-Fox | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Address issue of lack of affordable housing and unwanted segregation. Requests the town reject the plan for over 500 homes on Minisceongo Golf Course (limit to 200). Requests no commercial zoning for Opportunity Area C - remain residential or change only to agricultural. Displeased with the stadium (noise and light pollution). | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 99 | James McDonald | Dedicate open space in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Reject commercial and neighborhood shopping zone for Opportunity Area C, the undeveloped land across from the orchards. Reduce the plan for over 500 homes on Minisceongo Golf Course on Pomona Road. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 100 | Jonathan Lockman, AICP, Nelson Pope Voorhis for the Village of Pomona | Comprehensive Plan Amendment does not propose any plan for obtaining a comprehensive set of traffic improvements from the developers of these five opportunity areas. Recommend that the Town of Ramapo follow Village of Chestnut Ridge example, and include recommendations for specific traffic improvements in the Comprehensive Plan update, with a mechanism for joint funding by the various developers working in opportunity areas. Would like to see section 6 discuss all four of the Opportunity Areas (A through D) that will directly impact Village. In sections 376-24.A.2 and 376-24.A.4 of the proposed PUD District Local Law, the referenced "Table of General Use Requirements" and "Table of Bulk Requirements" are missing. Local law does not define the basis for how the mix of non-residential and residential uses will be determined, request clarification. | A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. The study area and intersections were defined by the scoping document that was adopted on January 20, 2021 after the required public review and comment period. A map of all intersection studies can be found in FGEIS Section 2.3, Figure 1. This analysis, identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. The improvements noted in the DGEIS TIAS and the FGEIS TIAS would be the responsibility of the maintaining agency or local municipality. Further responsibility and allocation of costs for these improvements would be determined at the time of site plan review. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modified local law is provided within FGEIS Appendix G. See FGEIS Section 5.3 for additional information regarding the purpose, intent and justification for this proposed local law. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. See FGEIS Section 5.3 for further response regarding the proposed FOPUD. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. The Town has the ability to set the required proportion of residential to commercial uses in a zoning district where mixed-uses are permitted. The Commercial Corridor district will encourage a greater percentage of commercial development by requiring "at least" 70% of development to be commercial and/or office uses and "up to" 30% residential uses, thereby encouraging mixed-use development types, with residential uses limited to the second and third floors. |
| 101 | Myrtha Roberty | Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clarke property. Requests the town reject the plan for over 500 homes on Minisceongo Golf Course (limit to 200). Requests no commercial zoning for Opportunity Area C - remain residential or change only to agricultural. Consider impact on community and municipal services re: density increase. Preserve character of community. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. |
| 102 | Robert Trostle | Board member of the Skyview Acres Land Trust and founding member of SMART. Requests clarification on how can the Town evaluate whether or not to preserve land as open space when it has no open space Plan and What criteria are being used to evaluate open space needs? Ask why the town has not designated Striker property as parkland. Takes issue with the fact that the DGEIS only frames the evaluation of preservation of open space in fiscal terms regarding property tax revenues and future revenues. Indicates it ignores the benefits that open space provides in terms of aquifer replenishment, recreation, education, environmental health, mental health, carbon sequestration and global warming. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding a discussion of existing open space in the Northeast Corridor. DGEIS Section 6.2 examines existing recreation facilities Town-wide as well as within the Northeast Corridor. Further, it discusses the "SCORP Needs Assessment" for Rockland County which is the 2020-2025 NYS Statewide Comprehensive Outdoor Recreation Plan' (SCORP) by New York State Office of Parks, Recreation & Historic Preservation (OPRHP). This plan analyzes a ratio of demand to supply for 15 recreation categories and identified the need for bicycling, court games, parks, swimming and field sports. Sections 6.2.3.1 and 7.5 discuss a proposed Greenprint which is a linked system of open space and natural areas. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. A key component of the NE Plan is the adoption of the FOPUD which can provide opportunities for a mix of multi-family and commercial uses. Through creative site design, the tool can encourage the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Open space protection and preservation of natural resources will be considered as part of any FOPUD plan at time of site plan review. See DGEIS section 8.4 regarding Identified Unavoidable Adverse Impacts. Development pursuant to potential code amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), climate change (DGEIS Section 6.9), as well as open space (DGEIS Section 6.2 and 7.2). |
| 103 | Tom Winner | In favor of dedicating open space in NE Ramapo, including Striker (on Conklin Road) and 58A and 48A on South Mountain Road (including the Mowbray-Clarke property). Opposes the commercial and neighborhood shopping zoning for Opportunity Area C. States development on the Minisceongo Golf Course be limited Consider impact on community and municipal services re: density increase. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. |
| 104 | Mimi Calhoun | Former Trustee on the East Ramapo School Board. Requests open spaces be protected through specific dedication and new housing be scaled down to protect water resources. Says the Town should include serious thinking and planning on how to incorporate and continually expand the town's use of alternative, sustainable energy. Requests that the final plan includes the entire Town. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Section 6.5.3 regarding alternative energy and DGEIS Section 6.9 regarding Climate Change. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|-----|---------------------------|--|--|
| 105 | D. Glickman | Concern for the preservation of the current community character. Requests the Striker and Mowbray-Clarke properties be dedicated as open space by the Town. Requests Opportunity Area C continue to be zoned residential (RR-80) and, if any change in zoning be made to the property, that it be to an agricultural district. Requests that the proposed development of the former golf course property be reduced to 200 units maximum and the units built be varied and accessible to all incomes. Concern for potential impacts to vehicle congestion, water supply, environmental degradation, and a strain on municipal services as a result of the DGEIS. Attached a memo from Jonathan Lockman, AICP from Nelson, Pope, & Vooris representing ROSA 4 Rockland with talking points for the 9/13/21 public hearing. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Section 6.1.2 and 6.5.2 regarding drinking water resources. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.1.2 and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. Additional information for the record received. |
| 106 | Howard Goldstein, M.D. | Concern for the long-term impacts of climate change as a result of the loss of forest coverage. Concern for the potential strain on the water supply of new development and the effect of non-porous construction materials on runoff patterns. Values the Striker property as open space. Concern for decreased air quality as a result of proposed development and requests proper studies be done to examine the impact. Concern for the ability to enter and exit Skyview Acres if traffic is increased significantly on Route 45 by proposed development. Questions if traffic studies have been done to assess that impact. Concern for the health consequences of noise pollution. Desire for no commercial development in Opportunity Area C as there are vacant commercial spaces on Route 202. Requests the Town complete a plan for the whole Town rather than just the NE Corridor. | Comment noted. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Section 6.9 regarding climate change considerations. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor, including the Striker and Mowbray-Clarke properties for which there are currently no projects planned. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. |
| 107 | Julie Hirschfeld | Concern for the DGEIS's description of land as "vacant"/"undeveloped"; instead of as "open space or parkland". Concern for water quality, erosion, the natural setting and the loss of outdoor recreational activities as a result of proposed development. Desire for Opportunity Area C to not be zoned for commercial/neighborhood shopping as doing so would result in a change of the community's rural character. Concern for the quality of data used to develop the DGEIS in the areas of: - Stormwater volume and flow direction: needs better existing conditions - Pollutant run-off: concern for petroleum-derived pavement material, runoff from businesses such as gas stations and laundry facilities, and maintenance and landscaping chemicals for any proposed housing or business development and the resulting threats to water quality. - Environmental impact: focus on just within the Opportunity Areas is too narrow. - Flood plains: stream on South Mountain Rd is FEMA Flood Zone A, as is Lake Lucille in Clarkstown. - Stream health: references the Rockland County Comprehensive Plan that notes that minor streams deserve attention. - Global warming: requests more language in the DGEIS on frequency/severity of storms, flooding, downed trees/power lines, and associated effects on groundwater, erosion, and emergency access. - Demographic trends: Identifies the DGEIS as contradicting itself where it says the average household is 5-6 members, but the build-out analysis assumes new units will have households with fewer children. - Emergency planning: requests more information on protecting drinking water in the event of a breach of waste pipes or a wash out of mitigation landscaping during storms. - South Mountain Rd traffic conditions: requests more analysis on the impact of increased traffic to South Mountain Rd and the potential danger to cyclists. - South Mountain Rd winter and storm conditions: concern for the pressure put on South Mountain Rd by proposed development and the possibility of it during winter storms. | The DGEIS utilizes the property codes as obtained from the Town Assessor's Office for mapping purposes. The DGEIS evaluated impacts related to environmental & ecological resources (including floodplains and stormwater) (DGEIS Section 6.1), traffic and vehicle congestion (DGEIS Section 6.6), scenic roadways (DGEIS Section 6.3 and 6.8.2.4), alternative energy technologies (Section 6.5.3), climate change (DGEIS Section 6.9) as well as open space (DGEIS Section 6.2 and 7.2). A discussion of specific mitigation measures related to green infrastructure is identified within DGEIS Section 6.1.2.3 and DGEIS Table 6.1-2. Revisions to the FOPUD (FGEIS Section 2.3, 5.5, Appendix G) also include the incorporation of LEED design or similar green or sustainability initiatives. The DGEIS discussed the existing conditions throughout the Northeast Corridor, but identified impacts and mitigation within the Opportunity Areas where a majority of future new growth is planned to occur. Suburban sprawl is not what is envisioned for Northeast Ramapo. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental, open space and scenic resources. The focus of growth within proposed Opportunity Areas is intended to respect the character and environmental resources of the Northeast Corridor. The flexible nature of the FOPUD can encourage through creative site design, the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS section 8.4 regarding Identified Unavoidable Adverse Impacts. Development pursuant to potential code amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. See DGEIS Section 8.5 regarding proposed mitigation solutions by potential impact. The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis which is an accepted approach. Full 2020 Decennial Census data was not fully available at the time of the analysis. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. |
| 108 | Julie Hirschfeld (cont'd) | Julie Hirschfeld cont'd. Concern for statements that appear to be contradictory. - Residents' priority is green space, yet development in Opportunity Area C would destroy it. - DGEIS notes the importance of preserving Scenic Roadways, but feels development in Opportunity Area C would destroy them. - Proposed actions contribute to, rather than avoid suburban sprawl. - Walkable retail is not serving the area residents since they don't walk the area. - Neighborhood population does not support a new shopping area in Opportunity Area C. Concern for a lack of actionable policy to assess or mitigate impacts of the proposed development in the DGEIS. Concern for a lack of clear policy directives for proposed development and the potential for that method of development to result in sprawl. Concern for the proposed zoning changes without established environmental, aesthetic, or safety policy. Concern for the DGEIS's handling of local history and values. Requests the DGEIS be updated with the 2020 Census data and the other data-related items be addressed; Opportunity Area C continued to be zoned RR-80; and the Mowbray-Clark, Laico, and Cros House properties be dedicated as open space. | (See above) |
| 109 | Thomas Hirschfeld | Desire for no additional development in Opportunity Area C due to the destruction of green space. Finds additional commercial space unneeded as there are vacant commercial spaces on Route 202. Concern for the impacts to water supply of increased non-pervious surfaces, water quality, noise, garbage, vermin, and increased vehicle congestion as a result of the proposed development in Opportunity Area C. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The proposed Commercial Corridor is intended to spur additional economic development around Route 202 and support the growing community. Such future neighborhood services should reduce travel to other areas of the Town.See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. |
| 110 | Jeffrey Kagel | Requests that the Striker, 48A/58A South Mountain Road, and Mowbray-Clarke properties be dedicated as open space. Requests that Opportunity Area C remain zoned as residential. Requests that the number of units planned for the former golf course property be reduced due to concerns for increased vehicle congestion, water supply, and the strain on municipal resources. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Section 6.1.2 and 6.5.2 regarding drinking water resources.See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2 and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 111 | Linda Kirshenbaum | Requests the Town dedicate the Striker,48A/58A South Mountain Road, and Mowbray Clarke properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C as there are underutilized commercial spaces in the NE Corridor. Requests Opportunity Area C be zoned RR-80. Requests the proposal of 500 units on the golf course property be reduced to 200 max and accessible to varied incomes. Concern for the increased vehicle congestion, environmental degradation, water supply, and strain on municipal services. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2 and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 112 | Joseph Kleinberg | Requests the Town dedicate the Striker,48A/58A South Mountain Road, and Mowbray Clarke properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C as there are underutilized commercial spaces in the NE Corridor. Requests Opportunity Area C be zoned RR-80. Requests the proposal of 500 units on the golf course property be reduced to 200 max and accessible to varied incomes. Concern for the increased vehicle congestion, environmental degradation, water supply, and strain on municipal services. Desire for no additional development in Opportunity Area C due to impacts to the surrounding wetlands. Expressed a desire for the Town to obtain permission from the current landowners of Opportunity Area C before rezoning. Requests that Opportunity Area C be removed from the DGEIS. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 113 | Gen Leonard | Requests the Town dedicate the Striker, 48A/58A South Mountain Road, and Mowbray Clarke properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C as there are underutilized commercial spaces in the NE Corridor. Requests Opportunity Area C be zoned RR-80. Requests the proposal of 500 units on the golf course property be reduced to 200 max and accessible to varied incomes. Concern for the increased vehicle congestion, environmental degradation, water supply, and strain on municipal services. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. |
| 114 | Phyllis Levin | Concerned that the Town is under-zoning and over-populating and will turn into "another Monsey on every crosswalk". Concerned for the loss of beauty of the Town. | Comment noted. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town’s environmental, open space and scenic resources. The focus of growth within proposed Opportunity Areas is intended to respect the character and environmental resources of the Northeast Corridor. |
| 115 | Bruce Levine | Concern for Town policies that result in de jure and de facto segregation. Requests the Town conduct a study of housing segregation in the Town and all of the Villages within the Town. Wants the Town to mandate that all proposed developments include units with a mix of 1 to 5 bedrooms, to prohibit pre-selling of units, to post all units for sale and rent on a central website where they will be posted for 10 days before the sale can be made, to study the need for affordable housing in the Town, to require new developments of multi-unit structures contain affordable units, and to place deed restrictions on property sold by the Town mandating affordable housing. Mentions legal action will be taken if the Town does not consider the issue of segregation. Requests the DGEIS consider the location of the Columbia/Algonquin natural gas pipeline which is near to the proposed Opportunity Areas. Requests a comprehensive traffic analysis be done of the Town and all the surrounding Villages to assess emergency response time. Requests the Town’s full comprehensive plan be reviewed and revised instead of the sectioned approach. | Comment noted. The Plan goals are the antithesis of segregation. Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The flexible nature of the FOPUD can provide opportunities for mixed-use, commercial and multi-family uses with a variety of bedroom sizes and unit types. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A.The Town Professionals actively examine all areas in the Town, including activities in the Villages, when considering projections and other matters that must be reviewed as part of the Study. Adjacent municipalities are considered “Involved Agencies” for SEQRA purposes. Through the SEQRA process, the Town has been and will continue to notify adjacent municipalities of the Northeast Corridor efforts and seek feedback as the law provides. In addition, there are several intersections outside of the Northeast Corridor that will be appropriately evaluated through the traffic impact study. A discussion of the Columbia pipeline is provided within DGEIS Section 6.5.3. |
| 116 | John Mathew | Requests the Town dedicate the Striker and 48A/58A South Mountain Road properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C. Requests the proposal of 500 units on the golf course property be reduced due to concerns for community character, increased vehicle congestion, environmental degradation, and strain on municipal services. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 117 | Paul Uhry Newman | Desire for no additional development in Opportunity Area C as there are underutilized commercial areas on Route 202. Feels development in Opportunity Area C is not compatible with the area’s designated Scenic Roads. Requests the driveway to his property be removed as a road on Overview Map #1 in the DGEIS. Issue with the Mowbray-Clarke property being described as "vacant" on Land Use Map #9 in the DGEIS. Notes that there are properties listed as multi-family "that have never been listed this way in the past." Notes that his property is listed as unclassified. Issue with the Mowbray-Clarke property being left off the Parks, Recreation & open space Map #12. | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The DGEIS utilizes the property codes as obtained from the Town Assessor’s Office for mapping purposes which identifies the assessed use of parcels whether it be vacant, multi-family, parkland etc. See DGEIS Sections 6.3 and 6.8.2.4 regarding potential impacts and mitigation solutions to scenic roads. |
| 118 | Joshua Laird, Executive Director, Palisades Interstate Park Commission | Provided additional comments to those submitted in their 9/30/21 letter. Requests the Town updated the DGEIS to reflect the traffic impacts of the Village of New Hempstead’s recently approved comprehensive plan amendment, specifically for roads that connect with exits 11, 12, and 13 of the Palisades Parkway. | A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. The study area and intersections were defined by the scoping document that was adopted on January 20, 2021 after the required public review and comment period. A map of all intersection studies can be found in FGEIS Section 2.3, Figure 1. This analysis, discussed within DGEIS Section 6.6 and FGEIS Section 2.3, identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. It is anticipated that any adverse impacts would be minimized through the mitigation measures identified within the GEIS. The cumulative impacts of the Northeast Ramapo proposed developments and the Village of New Hempstead zoning amendments are not included in the analysis. The Village of New Hempstead was contacted regarding any traffic data available resulting from the zoning amendments and a traffic analysis was not included. The analysis of the impacts from the Village of New Hempstead zoning amendments are the responsibility of the Village and should be integrated into the SEQR compliance for adoption of the Village zoning amendments. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 119 | Jean Richards | Desire for no additional development in Opportunity Area C as there are underutilized commercial areas on Route 202. Concern for the loss of natural spaces and increased vehicle congestion as a result of proposed development. Request that the Striker property be dedicated as open space due to the benefits forested areas have on combating climate change. Finds the proposed development on the former golf course property to be too big, which will bring in too many new residents.' | Comment noted. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Sections 6.1.1, 6.1.2 and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. |
| 120 | Julie Williams | Concern for the water quality and supply, particularly in Lake Lucille. Concern for the debris and silt that will be into the lake from streams along the building sites. Desire for no additional development in Opportunity Area C as there are underutilized commercial areas on Route 202. Requests the Town dedicate more open space in an effort to combat climate change. Concern for overcrowding and strain on municipal services as a result of proposed development. | Comment noted. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The DGEIS discussed the existing conditions throughout the Northeast Corridor, but identified impacts and mitigation within the Opportunity Areas where a majority of future new growth is planned to occur. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental, open space and scenic resources. The focus of growth within proposed Opportunity Areas is intended to respect the character and environmental resources of the Northeast Corridor. |
| 121 | Heather Vogel | Concern for the preservation of the community character of the NE Corridor. Requests the Town dedicate the Striker, 48A/58A South Mountain Road, and Mowbray Clark properties as open space. Desire for no commercial and neighborhood shopping zoning in Opportunity Area C as there are underutilized commercial spaces in the NE Corridor. Requests Opportunity Area C be zoned RR-80. Requests the proposal of 500 units on the golf course property be reduced to 200 max and accessible to varied incomes. Concern for the increased vehicle congestion, environmental degradation, water supply, and strain on municipal services. Concern for the lack of notice from the Town on the comment period. Requests a personal explanation of why no notice was sent from the Town of the proposed development. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 6.4.1.1 and Volume I, Appendix B regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Section 5.0 and Volume III, Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. The Town is even going beyond the requirements of SEQRA regarding the length of the public comment period as well as the requirements for Public Hearings. For example, the Town Board intends to conduct a Public Hearing on the FGEIS even though that Public Hearing is not required by SEQRA. |
| 122 | Quint | Concern for the amount of public input opportunities and notice given to residents. Concern for the dedication of open space in the Town, particularly the Striker property and the parcel across from the respondent's home that is in the Village of New Hempstead. Request for more detail on the proposed policies in the DGEIS to describe tree retention/plantings requirements in new developments and where parking lots will be located (in front of or behind the buildings). Desire for no additional commercial development in Opportunity Area C as there are vacant and struggling businesses on Route 202. Desire for mitigation strategies to lessen the impact of a loss in tree cover (conservation easements, setbacks from protected natural resources, protections for wetlands, streams, and floodplains, development density allowed on a property as a function of the amount of sensitive habitats). Requests a public workshop to understand the traffic analysis. Concern for increased traffic at the intersection of Routes 45 and 202 and on Pomona Road as a result of the proposed development in Opportunity Area D. Concern for the wetlands on the golf course property and the potential impact to them of the proposed development (finds the DGEIS unclear in its description of how many units will be developed on that property). Concern for the strain on municipal services as a result of development proposed on the DGEIS and increased traffic affecting response times. Request for more information in the DGEIS on if the proposed development is good or bad for the existing community. Request for small apartments and condos to be built in the area that will be accessible to smaller families and seniors. Concern for the viewsheds, light pollution, and birds. | Comment noted. See DGEIS Section 5.0 and Volume III, Appendix I regarding public participation. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. Land development under either existing zoning or potential amended zoning would potentially result in the removal of vegetation and the development of currently vacant and/or redevelopment of underutilized land. Development pursuant to potential zoning amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. See DGEIS Section 8.5 regarding proposed mitigation solutions by potential impact. Requirements for specific projects, including additional setbacks and buffers, will be determined at a later date when those projects are moving through the established approval processes. A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. This analysis identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. It is anticipated that any adverse impacts would be minimized through the mitigation measures identified within the GEIS. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond), including an updated wetlands map. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 8.1 and 8.2, and FGEIS Appendix J regarding the performed buildout analysis which indicates anticipated growth, existing and projected housing units. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. Traffic mitigation measures discussed in DGEIS Section 6.6 that increase capacity and reduce vehicle delays help to improve general response time for emergency vehicles. The DGEIS also evaluated potential impacts and proposed mitigation for municipal utilities (DGEIS Section 6.5). Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. The flexible nature of the FOPUD can provide opportunities for mixed-use, commercial and multi-family uses with a variety of bedroom sizes and unit types. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 123 | Joseph LaFiandra, Rockland County Sewer District No. 1 | Requests the DGEIS be updated with specific page numbers. Concern for the mismatch between the DGEIS Opportunity Areas and the study areas in the NE Ramapo Development Plan Sewer Analysis as the DGEIS does not include the non-residential Community Facility Area on Conklin Road. The sewer analysis will need to be revised to reflect the less intensive development proposed in the DGEIS from the Sewer Analysis, as well as the contributing flows from the recent comprehensive plan updates made by the Villages of New Square and New Hempstead. Requests Section 6.5.1 be revised to say that RCSD#1 pays the Haverstraw Joint Regional Sewerage Board to discharge into its system (in place of the language stating "RCSD#1 does billing" for sanitary waste flowing into the HJRSB). Requests Section 6.5.1.1 be revised to reflect that a significant portion of the sewers "by Ladentown Road and a segment of US Route 202, west of the main stem of the South Branch of Minisceongo Creek" also belong to Rockland County Sewer District No. 1. Requests Section 6.5.1.1 be revised to include a District pump station on Conklin Rd whose force main turns onto Carteret Dr and continues by gravity across Ravenna Dr. Requests Section 6.5.1.1 to reflect that the last length of sewer main from Fireman's Memorial Dr to Pomona Rd and the sewer main on Pomona Rd from Route 45 to Camp Hill Rd belong to the District. Requests Section 6.5.1.1 subsection Orangeburg Wastewater Treatment Plant be revised to reflect the following: (1) the plant discharges into the Hudson River, not the Sparkill Creek; (2) the biological treatment consists of rotating biological contactors (not "contractors") and no activated sludge; (3) the plant has anaerobic digesters and no aerobic sludge digestion; (4) the plant dewater sludge with centrifuges, not with a belt filter press/vacuum filter coil. Requests Section 6.5.1.1 subsection Orangeburg Wastewater Treatment Plant be revised to reflect that average flow has declined since the District executed a system-wide program to locate and remediate sources of stormwater inflow and groundwater infiltration into the sanitary sewer collection system. | The DGEIS originally available on the Town website did not contain page numbers due to an editorial oversight. This was unintentional and was corrected on September 9th, 2021. The DGEIS available for public review on the project and Town website includes page numbers. See FGEIS Section 3.0 for the incorporation of stated amendments and clarifications regarding sewer service. The GHD Sewer Analysis report included within the DGEIS analyzed preliminary buildout scenarios which were more intensive and not advanced. Since the report was issued, the buildout scenarios and methodologies have been further refined (see FGEIS Appendix J). The proposed zoning was refined to be less intensive than originally proposed. Therefore the mitigation measures identified within the report would accommodate any growth under the proposed buildout scenarios discussed within the DGEIS. |
| 124 | Joseph LaFiandra, Rockland County Sewer District No. 1 (cont'd) | Rockland County Sewer cont'd. Requests Section 6.5.1.1 subsection Other County Sewer Attributes be revised to reflect the following regarding the Cooper Morris Pump Station; (1) "Twin Peaks Drive" should be Twin Pines Drive; (2) the pump station was constructed around 2009-2010, not the 1990s. Requests Section 6.5.1.1 subsection Rockland CIP be revised to better reflect that an impact fee analysis is triggered when the District obtains information (e.g., a site plan or subdivision application, GML review, land use or municipal board agenda, legal notice, building permit, E911 address application, etc.) regarding the use or occupancy of a site in the District that would result in sewer units greater than would be realized per development-by-right under the original zoning regulations via amendments to a Comprehensive Plan and Town Code, and via zoning variances. Requests Section 6.5.1.2 subsection Capacity Assessment - Opportunity Area A & B be revised to note that most of the 8-inch sewer line on Route 202 is owned by the District. Requests Section 6.5.1.2 subsection Capacity Assessment - Opportunity Area C be revised to reflect the Cooper Morris Pumping Station as a newer submersible style pump station, as well as the addition of the following statement: "Coordinate a flow study with RCSD#1 to verify that downstream interceptors can accommodate additional flow." Requests Appendix E page 7 be revised to the following: "'Sewers should run 80 percent full at design flow.' Please replace 'design flow' with 'peak hourly flow'. | See above |
| 125 | Douglas Schuetz, Rockland County Department of Planning | NE Ramapo Development Plan (R-2040K). (1) Requests the DGEIS outline mitigation efforts that go above and beyond those that are requirements of external agencies/regulation or are part of the site plan review and land development process. Requests there be additional setbacks and buffers between sensitive environmental features/low density residential areas and proposed development. Requests the special bulk requirements in Section 376-42A apply to all developments proposed in the Opportunity Areas. (2) Requests the definition of uses be more specifically defined (concern with the phrase "or other land uses"). Requests more defined requirements of the FOPUD to give the Town Board less discretion. Requests the density regulations of the FOPUD be amended to be more compatible with the existing adjacent land uses and zoning districts, as well as the density requirements be stated explicitly in the proposed regulations. Concern for how the FOPUD will be applied to Opportunity Areas D & E; if the FAR is allowed to be up to .45 (50% of the highest FAR in the Town) and the resulting effects on community character, traffic, drainage, infrastructure, and utility capacities in both Ramapo and neighboring municipalities. (3) Concern for the build-out analysis of the FOPUD, particularly of the Millers Pond property as the analysis is based on data from the property owner. Concern for the methodology used in the build-out analysis and questions the results of planned development in Opportunity Areas D & E. Requests more information of the methodology and data used. (4) Requests more specific impacts and mitigation measures for Opportunity Areas B, C, & E. Requests the DGEIS note that site-specific data is not available for Areas B, C, and D as these areas have not yet gone through the SEQRA process and that such information will be provided for any future developments as required by SEQRA. (5) Requests justification be provided as to why the two residential parcels south of Route 202 are included in the CC rezoning of Opportunity Area B. (6) Requests the Burgess Meredith property on Camp Hill Rd remain R-40 (Opportunity Area B). (7) Requests the Town address the comments sent on 10/14/21 by the Village Planner for Pomona. (8) Requests the Towns of Haverstraw and Clarkstown and the Village of New Hempstead be given an opportunity to review and comment on the DGEIS per GML § 239-l, 239-m, 239-n, and 239-nn. | (1) Comment Noted. Specific mitigation measures are part of the existing land development process. A DGEIS is generic and broader than a site or project specific action since the precise location of future development is not known. Impacts and mitigation measures not associated with specific proposed projects are discussed generically for the Northeast corridor based on a buildout scenario prepared by the Town (Methodology described in FGEIS Appendix J). Potential for specific impacts and mitigation measures, including additional setbacks and buffers can be considered during future, site-specific regulatory-based reviews, based on specific conditions and resources. Additional setbacks and buffers may also be considered in other locations outside NRDP as part of a future Town-wide zoning update. (2) The FOPUD Local Law and definitions were developed with guidance provided in the Planned Unit Development Guide available through the NYS State Legislative Commission on Rural Resources. The FOPUD is intended to allow flexibility in planning and designing land development proposals. That is a reason to provide fewer, not more, specific definition of uses. Giving direction to the Town Board on proposed uses, within the guidelines of health and safety, will encourage more flexible commercial and residential development, which is one of the objectives of the Plan and new zoning. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a FOPUD application before the Town. As specified within the FOPUD Local law Section 5.B.2.viii, landscape buffering, preliminary stormwater management plan are required elements of an FOPUD application. (3) The buildout analysis for the Opportunity Areas in which the FOPUD may be applied was estimated using available information. Opportunity Areas D and A each had conceptual plans available which were included within the buildout. It is unknown what specific development may occur within these Opportunity Area E and so the estimations considered for the analysis represent a reasonable “worst-case” (maximum) scenario, based on available data. Any development beyond what was examined through the DGEIS may be subject to a supplemental EIS process. A revised buildout analysis and methodology is included within FGEIS Appendix J. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in key Opportunity Areas so as to make efficient utilization of the transportation network and infrastructure and to preserve the Town’s environmental and scenic resources. (4) As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. A DGEIS is generic and broader than a site or project specific action. It is not fully possible at this time to evaluate all potential impacts related to future land development since the precise location and components of future developments are not known. Impacts and mitigations not associated with specific proposed projects are discussed generically for the Northeast corridor. Impacts and mitigation for site specific development that is different or beyond what was examined through the DGEIS would need to go through site-specific regulatory-based reviews. (5-6) The revised zoning does not prohibit the continued use of these properties as residential. Rather, the revised zoning allows for redevelopment in the future. The proposed CC district in Opportunity Area B will create more consistency in design and use throughout the corridor. Existing zoning within the corridor currently spans six separate zoning districts with different allowed uses, area and bulk standards. By instituting one consistent set of allowed uses and bulk standards, the new district will foster placemaking and create an area of focused, walkable mixed-use development allowing for a greater variety of commercial activity while supporting residential uses. (continued below) |
| 126 | Douglas Schuetz, Rockland County Department of Planning (cont'd) | NE Ramapo Development Plan (R-2040K) cont'd. (9-24) Requests the NYS Dept of Transportation, NYS Dept of Environmental Conservation, U.S. Army Corps of Engineers, Palisades Interstate Park Commission, Rockland County Dept of Highways, Rockland County Drainage Agency, Rockland County Division of Environmental Resources, Rockland County Sewer District No. 1, County of Rockland Dept of Health, Orange and Rockland County Utilities, Rockland County Task Force on Water Resources Management, SUEZ, Fire Training Center, Rockland County Dept of Public Transportation, Moleston/Hillcrest Fire District, and the East Rockland Central School District be given the opportunity to review and comment on the plan and have all comments addressed. (25) Suggested map edits: (a) 6.1-1, 6-1.5, 6.1-8, and 6.1.2.1 need a legend; (b) 6.1-3, 6.1-4, and 6.1-7 the legend does not match the color shades depicted; (c) 6.1-5 and 6.1.3.1 the topographic lines are not clear; (d) 6.1.2.4 through 6.1.2.8 do not provide legends. (26) Correct 6.7.1.1 to say "Floor Area Ratio" instead of "Maximum Floor Area Ration". (27) Requests an analysis of the adequacy of the water supply and pressure needs for fire fighting operations for the full build-out scenario (Section 6.4.4). (28) Requests a final cost estimate for the sewer capacity mitigation measures in Section 6.5.1.3 Table 6.5-7. (29) Requests specific page numbers be added to the DGEIS. (30) Requests in the event of the Town Board overriding the conditions of the letter that the local land use board file a report with the County Commissioner stating the reasons for such action. | (continued from above) (7-8) All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021. (See FGEIS Appendix A). All comments received were responded to within FGEIS Tables 6 and 7. Comments from the Village of Pomona, Town of Clarkstown and Village of New Hempstead were received and responded to (see Comment ID 100, 81, 151 respectively). The Town of Haverstraw did not provide comment. (9 – 24) All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). All comments received were responded to within FGEIS Tables 6 and 7. (25-26) The figures provided reference mapping complete through the Town-wide existing conditions inventory which is referenced in the discussion and included in DGEIS Appendix A. Note that the legend colors do in fact correspond to what is displayed in the mapping. Relevant, contextual edits have been incorporated within the FGEIS Section 3.0 Errata. (27) Water utility impacts and mitigation are discussed within DGEIS Section 6.5.2. Emergency Services impacts and mitigation are discussed within DGEIS Section 6.4.4. A DGEIS is generic and broader than a site or project specific action. The adequacy of water pressure needs for emergency responders should be considered and addressed on an individual project basis at the time of site plan review. (28) Corrected within FGEIS Section 3.7 (29) The DGEIS originally available on the Town website did not contain page numbers due to an editorial oversight. This was unintentional and was corrected on September 9th, 2021. (30) Comment noted. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 127 | Douglas Schuetz, Rockland County Department of Planning | Flex Overlay Planned Unit Development (R-2040L). (2) Requests the uses allowed in the FOPUD be more specifically defined (or eliminate the phrase "or other land uses"); (3) Requests more defined use and bulk requirements of the FOPUD to allow the Town Board less discretion. (4) Requests a Table of General Use Requirement for the FOPUD be provided as it is referenced in Section 376-24A.2. (5) Concern for how the FOPUD will be applied to Opportunity Areas D & E if the FAR is allowed to be up to .45 (50% of the highest FAR in the Town) and the resulting effects on community character, traffic, drainage, infrastructure, and utility capacities in both Ramapo and neighboring municipalities. (6) Requests a Table of Bulk Requirements be included with the proposed law, as it is referenced in Section 376.24A.4. (7) Requests Section 376.24B.2.v be expanded to require water features and all easements to be shown on the survey of the property. (8) Requests Section 376-24B.3.i be revised to change "Rockland County Planning Board"; to the "Commissioner of the Rockland County Department of Planning"; and that the application should be referred to any and all agencies that will be impacted by the proposed PUD development. (9) Requests Section 376.24B.3.vii be revised to include the provision of amenities and landscaping, as well as encourage the incorporation of LEED design standards. (10) Requests Section 376-24B.3.viii be revised to include visual/acoustical screening and buffers to the list of mitigation methods. (11) Requests Sections 376-24B.3i, 376-24BAiii, and 376-24B.5ii be revised to require referrals to any other agencies with permitting authority or who maintain facilities within 500' of the proposed action. (12) Requests Section 367-24.BAiii be revised to refer to the Final PUD Plan/Site Development Plan and General Municipal Law 239-m, and not the subdivision application and General Municipal Law 239-n. (13) Requests Section 376-24B.5.ii be revised to state the "Rockland County Department of Planning"; shall receive referral and the subdivision application must be forwarded to the Chairman of the Rockland County Drainage Agency for review and approval, as required by the Rockland County Stream Control Act. (14) Notes that Section 6 of the proposed local law references a Use Table where there is none. Requests that the proposed local law at least define the impermissible uses. (15) Requests the FOPUD not eliminate the Special Bulk Requirements of Section 376-41A which protect the environmentally sensitive features of a site. | (1)Comment Noted. (2-3) The FOPUD Local Law and definitions were developed with guidance provided in the Planned Unit Development Guide available through the NYS State Legislative Commission on Rural Resources. The FOPUD is intended to allow flexibility in planning and designing land development proposals. That is a reason to provide fewer, not more, specific definition of uses. Giving direction to the Town Board on proposed uses, within the guidelines of health and safety, will encourage more flexible commercial and residential development, which is one of the objectives of the Plan and new zoning. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a FOPUD application before the Town. As specified within the FOPUD Local law Section 5.B.2.viii, landscape buffering, preliminary stormwater management plan are required elements of an FOPUD application. (4) As discussed within FGEIS Section 5.3, the intention of the FOPUD is to allow flexibility. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board.(5)As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a FOPUD application before the Town. The buildout analysis for the Opportunity Areas in which the FOPUD may apply was estimated using available information. Opportunity Area D and A each had conceptual plans which were included within the buildout. It is unknown what specific development may occur within these Opportunity Area E and so the estimations considered for the analysis represent a reasonable "worst-case" (maximum) scenario, based on available data. Any development beyond what was examined through the DGEIS may be subject to a supplemental EIS process. A revised buildout analysis and methodology is included within FGEIS Appendix J. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in key Opportunity Areas so as to make efficient utilization of the transportation network and infrastructure and to preserve the Town's environmental and scenic resources. (6) As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD (7-11) Addressed. Recommendations included within revised FOPUD Local Law in FGEIS Appendix G. (12-13) See revisions to FOPUD Local Law in FGEIS Appendix G. (14-15) The FOPUD is intended to allow flexibility in planning and designing land development proposals. That is a reason to provide fewer, not more, specific definition of uses. Giving direction to the Town Board on proposed uses, within the guidelines of health and safety, will encourage more flexible commercial and residential development, which is one of the objectives of the Plan and new zoning. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. (16-32) All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). All comments received were responded to within FGEIS Tables 6 and 7. (33) Addressed. See revised FOPUD Local Law in FGEIS Appendix G. (34) Comment noted. |
| 128 | Douglas Schuetz, Rockland County Department of Planning (cont'd) | Flex Overlay Planned Unit Development (R-2040L) cont'd. (16-32) Requests the following agencies be provided an opportunity to review/comment: US Army Corps of Engineers, NYS Dept of Transportation, Rockland County Dept of Highways, NYS Dept of Environmental Conservation, Rockland County Drainage Agency, Rockland County Division of Environmental Resources, Rockland County Sewer District No. 1, and the Rockland County Department of General Services, Fire Training Center, Palisades Interstate Park Commission, Moleston/Hillcrest Fire District, East Rockland Central School District, Rockland County Task Force on Water Resources Management, Village Planner of Pomona (comments submitted on 10/14/21), and the Towns of Haverstraw and Clarkstown and the Village of New Hempstead. (33) Requests Sections 6 and 7 be revised to include the word "amends"; between "and hereby"; and "Chapter";. Requests Section 6 be revised to change the reference to the Bulk Table to the Use Table. (34) Requests in the event of the Town Board overriding the conditions of the letter that the local land use board file a report with the County Commissioner stating the reasons for such action. | See above. |
| 129 | Douglas Schuetz, Rockland County Department of Planning | Commercial Corridor & Neighborhood Shopping (R-2040M). (2) Requests justification be provided as to why the two residential parcels south of Route 202 are included in the CC rezoning of Opportunity Area B. (3) Requests the Burgess Meredith property on Camp Hill Rd remain R-40 (Opportunity Area B). (4) Requests the CC zoning district regulations include buffer requirements when the parcel abuts a residential zoning district, as well as an increase in the rear yard and rear setbacks along parcels that are residentially zoned. (5) Requests extra buffers and setbacks requirements to protect important natural resources. Requests the Special Bulk Requirements in Section 375-42A apply to all developments in the CC zoning district. (6) Requests a larger minimum lot size for the CC district. (7) Requests the proposed legislation be expanded to require evergreen landscaping when adjacent to a residential use. (8) Requests the use of permeable pavement for sidewalks/hardscaping to be required. (9) Requests the rezoning of Opportunity Area C to the NS zoning district be in a separate local law. Requests justification for why Opportunity Area C is being rezoned to NS. (10) Requests the Table of General Use Requirements be streamlined so that the reader does not have to use so many zoning district uses to find the compilation of all permitted accessory uses. (11) Requests the Minimum Off-Street Parking Spaces Section of the General Use Table be streamlined where the parking standards are listed in this table for each permitted, special permit, or accessory uses without referencing other zoning districts. (12-30) Requests the following agencies be provided an opportunity to review/comment: US Army Corps of Engineers, NYS Dept of Transportation, Rockland County Dept of Highways, NYS Dept of Environmental Conservation, Rockland County Drainage Agency, Rockland County Division of Environmental Resources, Rockland County Sewer District No. 1, and the Rockland County Department of General Services, Fire Training Center, Palisades Interstate Park Commission, Moleston/Hillcrest Fire District, East Rockland Central School District, NY/NJ Trail Conference, Rockland County Task Force on Water Resources Management, Orange and Rockland Utilities, SUEZ, Rockland County Office of Fire and Emergency Services, Rockland County Dept of General Services Division of Facilities Management, Village Planner of Pomona (comments submitted on 10/14/21), and the Towns of Haverstraw and Clarkstown and the Village of New Hempstead. (31) Requests in the event of the Town Board overriding the conditions of the letter that the local land use board file a report with the County Commissioner stating the reasons for such action. | (1) Comment noted. (2-3) The revised zoning does not prohibit the continued use of these properties as residential. Rather, the revised zoning allows for redevelopment in the future. The proposed CC district in Opportunity Area B will create more consistency in design and use throughout the corridor. Existing zoning within the corridor currently spans six separate zoning districts with different allowed uses, area and bulk standards. By instituting one consistent set of allowed uses and bulk standards, the new district will foster placemaking and create an area of focused, walkable mixed-use development allowing for a greater variety of commercial activity while supporting residential uses. (4-6) A DGEIS is generic and broader than a site or project specific action since the precise location and components of future development is not known. Impacts and mitigation measures not associated with specific proposed projects are discussed generically for the Northeast corridor. Potential for specific impacts and mitigation measures, including additional setbacks and buffers can be considered during future, site-specific regulatory-based reviews of a FOPUD proposal. The bulk use requirements including buffers, setbacks and minimum lot sizes are consistent with similar zoning districts already in use within Northeast Ramapo Additional setbacks and buffers may also be considered as part of a future Town-wide zoning update outside of the NRDP. (7-8) Green infrastructure techniques and recommendations are discussed within DGEIS Section 6.1 which include the use of vegetative buffers (including evergreen landscaping), tree plantings and use of permeable pavement. These details would be evaluated at time of site plan review. (9) As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. (10-11) Comment noted. The Plan is not intended to be complete update of Town-wide zoning, but rather a targeted update for the Northeast Corridor, with a proposal for a FOPUD. These recommendations could be considered as part of a future Town-wide zoning update. (12-30) All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). All comments received were responded to within FGEIS Tables 6 and 7. (31) Comment noted. |
| 130 | Daniel Ruzow, Partner & General Counsel, Whiteman Osterman & Hanna LLP, Representing Mt Ivy LLC | Provided a set of modifications to the non-residential component of the Millers Pond project, owned by Mt Ivy LLC in Opportunity Area D. The modifications include 106,500 square feet of non-residential area which is made up of 32,324 sqft of retail, 4,000 sqft of restaurant, 20,922 sqft of clubhouse, 49,000 sqft of 48-room hotel, as well as 634 additional dwelling units. Identifies the following DGEIS sections that would need to be updated to reflect these changes: Section 6.1.2.2 Potential Impacts, Section 6.8.2.3 Proposed Flexible-Overlay Planned Unit Development, Table 8.1-2 Potential Zoning Building Impacts, and Appendix M. | Comment noted. Additional information for the record received and discussed within FGEIS Section 2.4. Revised buildout analysis conducted which evaluates additional non-residential area (See FGEIS Appendix J). As stated in section 5.6 of the FGEIS, Millers Pond is not a 'project' but rather a concept plan prepared by the property owner. The property could be developed as contemplated by the owner only as a FOPUD development. The density and intensity of development will be determined by the Town Board as part of development application review process. The GEIS identifies and evaluates the potential environmental impacts of FOPUD development of the property, including the modifications suggested in this Comment. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 131 | Jonathan Lockman, AICP, Nelson Pope Voorhis for ROSA 4 Rockland | Requests a permitted use table and area and bulk requirement table be included in the proposed local law for the FOPUD and requests a new GML be submitted and a new public hearing scheduled after the tables are provided. Concern for the provisions in Section 6 that allows the Town Board (letter refers to the Village Board) to approve FOPUD changes on a project-by-project basis rather than via a variance procedure administered by the Zoning Board of Appeals. Requests the requirement that lands be in common ownership as of 03/01/21 to be eligible for the FOPUD be placed in Section 376-24.A.1.a to become effective. Requests the FOPUD language reflect that the FOPUD can only be utilized in the NE Corridor with an associated map of applicable places within the Town. Requests the FOPUD standards include provisions for setting aside land for schools, parks, recreation space, and places of worship. Requests that any payment in lieu of recreation fees be based on the value of the project. Requests the FOPUD law include requirements for pedestrian connections. Requests the proposed FOPUD law include requirements for visual buffers, as well as retaining large trees and natural vegetation. Requests the FOPUD calculations for number of units subtract floodplains, steep slopes, and wetlands from the gross land area. Requests clarification on how the CC local law defines the basis for the mix of commercial to residential uses. Questions how a mix of 70% commercial and 30% residential will be built if residential units are on the second floors and above. Concern for how the CC district standards address parking requirements. Questions why Opportunity Areas A, B, & C would be eligible for the FOPUD if they are being rezoned to the new CC and NS districts. Requests buffer, landscaping, and density based on net lot area requirements to also be added to the CC and NS districts. Questions if the Town Code §376-172 subpart B(1) and subpart B(2) notice requirements were fulfilled. Finds the buildout analysis in Section 6.7.2.5 to not be sufficient and requests additional mapping to show the geographic assumptions of new development. Concern for the build-out analysis lacking a breakout by number units by bedroom count developed. | See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The modification specifically removes allowance of the density found within the existing MR-16 and R-15C districts for the purposes of calculating maximum density in a FOPUD application before the Town. The modification also includes requirements for visual and/or acoustical screening and buffers. The minimum tract size requirement of 20 acres, and in common ownership by March 1, 2021, is an inextricable element of a PUD in Northeast Ramapo. The March 1, 2021 date has been added to section 376-24A(1)(a) of the proposed local law. That same section states that the law would apply only to qualifying tracts of land located in the Northeast Corridor, which tracts of land are identified in FGEIS Section 5.3. The proposed FOPUD law states that it is the intent of the Town Board that development of a PUD in Northeast Ramapo on tracts of less than 20 acres is not in the public interest and is prohibited. As per FGEIS Appendix G, Section 5A.4, each application for a PUD will propose specific area and bulk requirements appropriate for the development to be reviewed by the Town Board. See FGEIS Section 5.3 for further response regarding the proposed FOPUD. The Town has the ability to set the required proportion of residential to commercial uses in a zoning district where mixed-uses are permitted. The proposed Commercial Corridor district will encourage a greater percentage of commercial development by requiring at least 70% of development to be commercial and/or office uses and “up to” 30% residential uses, thereby encouraging mixed-use development types, with residential uses limited to the second and third floors. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town’s environmental, open space and scenic resources. The flexible nature of the FOPUD can encourage through creative site design, the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.1 regarding procedures. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. DGEIS Appendix H documents the Interested/Involved Agencies which includes adjacent municipalities for SEQRA purposes. Through the SEQRA process, the Town has been and will continue to notify adjacent municipalities of the Northeast Corridor efforts and seek feedback. All Interested/Involved agencies (DGEIS Appendix H) were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). Town Code 376-172(B)(1) and (B)(2) do not apply. The buildout analysis for the Opportunity Areas in which the FOPUD may apply was estimated using available information. It is unknown what specific development may occur within these Opportunity Areas and so the analysis is more generic rather than specifying number of bedrooms for each dwelling unit. The estimations considered for the analysis represent a reasonable “worst-case” (maximum) scenario, based on available data. Any development beyond what was examined through the DGEIS may be subject to a supplemental EIS process. A revised buildout analysis is included within FGEIS Appendix J. |
| 132 | Nana Koch | Provided a protest from 19 residents of Cooper Morris Drive protesting the proposed rezoning and development of Opportunity Area C. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 133 | Anna Friedberg & Paul Nagin, Representing Skyview Acres, Corp. and the Skyview Acres Land Trust | Desire for the Town to dedicate the Striker and 48A/58A South Mountain Rd properties as open space, remove the commercial development plans for Opportunity Area C, and limit the amount of development while ensuring affordable housing is available. Request for Opportunity Area C to remain either as residential (RR-80) or be zoned agricultural. Concern for the Town's comprehensive plan amendment process where the geographical scope is limited. Requests that the DGEIS assess impacts from development in neighboring municipalities. Requests improved public engagement processes, more time for the DGEIS to be evaluated by the community, and the resulting comments to be incorporated. Requests the age of Skyview Acres be accurately reflected in the DGEIS. Concern for changes to community character as a result of proposed development. Finds the DGEIS to be contradictory is its description of the public notice provided, as the changes to Opportunity Area C were not discussed prior to the release of the DGEIS. Desire for no additional development in Opportunity Area C as there are vacant commercial spaces on Route 202. Finds the traffic, sewer, and environmental impact analyses of Opportunity Area C to be deficient, as well as the potential impact the to scenic/historic South Mountain Road. Concern for the impact of development in Opportunity Area C on the Orchards of Conklin. Notes the benefit of open spaces to limit the impact of natural disasters, protection of air/water quality, and the quality of life. Requests the DGEIS plan for the dedication of open space and provide specific plans for mitigation efforts that will be taken by the Town. Concern for the age of the Census data used, the accuracy of the traffic, water, environmental, sewer, and municipal services analyses, as well as the plan for the Algonquin natural gas pipeline. Requests the proposed development on the former golf course property be reduced due to concerns for traffic, water, and strain on municipal services. Concern for the reinforcement of segregation through housing development and requests proposed developments are required to build a mix of bedrooms per unit and that units are not pre-sold. Requests the DGEIS study housing segregation and involve the East Ramapo Central School District to manage planned impacts. Provided a January 2021 letter sent to Supervisor Specht and the Town Board. Also included the petition also provided by Nana Koch on 10/13/21 opposing the rezoning of Opportunity Area C. | See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town’s environmental, open space and scenic resources. The NRDP/DGEIS seeks to achieve these goals by proposing and assessing land use regulations that facilitate development within key Opportunity Areas where a majority of future new growth is planned to occur. The flexible nature of the FOPUD can encourage through creative site design, the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. The flexible nature of the FOPUD can provide opportunities for mixed-use, commercial and multi-family uses with a variety of bedroom sizes and unit types. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. The Town Professionals examined all areas in the Town, including activities in nearby Villages, when considering projections and other matters reviewed as part of the Study. DGEIS Appendix H documents the Interested/Involved Agencies which includes adjacent municipalities for SEQRA purposes. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. The DGEIS evaluated impacts related to drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), traffic and vehicle congestion (DGEIS Section 6.6, FGEIS Section 2.3), and impacts related to population and schools (DGEIS Sections 6.4.2, 6.10, and 8.1.2), open space (DGEIS Section 6.2), scenic roads (DGEIS Section 6.3 and 6.8.2.4), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5) among other topics. See DGEIS Section 6.5.3 regarding the natural gas pipelines in the Northeast Corridor. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD, which is not intended to impose a maximum number of residential units. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. Also see FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis which is an accepted approach. Full 2020 Decennial Census data was not fully available at the time of the analysis. The East Ramapo School District was included in the list of Interested/Involved Agencies (DGEIS Appendix H) and was sent a Notice of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). |
| 134 | Anna Friedberg | Provided a letter sent by Ms. Friedberg to East Ramapo Central School District Superintendent Ellis requesting the District respond to the DGEIS. Cited concerns for the quality of data and analysis used in the DGEIS and the lack of involvement with the District in creating the DGEIS. Concern for the DGEIS's coverage of school fiscal and demographic data and trends, method of addressing the public and private school communities in the Town, and lack of a plan for coordinating between the District and municipal bodies. Attached the SEQRA findings for the Pascack Ridge Comprehensive Plan Amendment and Zone Change, Appendix G: Economic Impact Analysis - NE Corridor Zoning Changes June 2021, and the comments provided by the District on the Pascack Ridge Plan Amendment from 2018. | Comment noted. Additional information for the record received. As discussed in DGEIS Section 6.10, private school students account for approximately 71% of school aged children within the Town. Information on area public and private schools and school populations is also discussed within the Town-wide Existing Conditions Inventory in DGEIS Appendix A. See DGEIS Sections 6.4.2, 6.10 regarding potential impacts and mitigation regarding to public and private schools. The East Ramapo School District was included in the list of Interested/Involved Agencies (DGEIS Appendix H) and was sent a Notice of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 135 | Suzanne Mitchell & Deborah Munitz, ROSA 4 Rockland, Inc. | Concern for the level of community input allowed for in the DGEIS process thus far and requests workshops before the finalization of the Town-wide Existing Conditions, amendments to the comprehensive plan, local laws designed to implement the comprehensive plan, and future revisions to the DGEIS. Referenced a January 2019 public presentation that presented a "carrying capacity analysis" process for the DGEIS that was not reflected in the document presented in 2021 and questions the focus on the new FOPUD over the clustered development concept from the 2004 comprehensive plan. Requests the Town consider the following mitigation methods: (1) 100'-300' buffers around all wetlands and the subtraction of wetland areas from net lot area calculations; (2) natural vegetive buffers in the form of conservation easements; (3) a local law to constrain development around the natural gas pipeline; (4) amend §376-42 to include all easements that prohibit or inhibit development including sewer and pipeline easements; and (5) when the Town Board considers rezoning that alters the density allowances by more than 50% all development constrained area should be eliminated from net lot area calculations for the purpose of determining new density. Requests a separate SEQRA determination and scoping hearing for the two proposed local laws due to density concerns, visual impacts, and growth inducement. Concern for the level of notice provided to the community on the FOPUD and its potential application to Opportunity Areas A, D, or E. Requests the DGEIS use the 2020 Census data and further assess the needs to affordable housing. Concern for the accuracy of the water supply analysis and requests more discussion of peak demand, drought planning and hidden demand of proposed projects. In the traffic study is missing Figure 2 and requests the town "require someone with traffic study expertise to review the document to make sure that is clear as to where it is draft and where it is final." Requests clearer explanations of the standards being used in the traffic analysis. Concern for the ability of emergency services to use the roads in the new traffic patterns. Requests more information on developments and variances approved since the 2004 comprehensive plan in the Existing Conditions section, as well as more mapping to combine items. Concern for the way public comments from previous meetings were incorporated into the DGEIS. | The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. Regarding (1&2) Consideration of the suggested mitigation approaches are implicit in the FOPUD process but site specific conditions and proposed development plans will inform whether such specific controls are warranted. Regarding suggestion (3) - This is an unwarranted effort to sterilize lands along the interstate pipeline routes in Ramapo. It may be amount to a regulatory "taking". There is nothing in State or Federal law or regulations that would support such a step. Regarding (4) - Consideration of the suggested mitigation approaches are implicit in the FOPUD process but site specific conditions and proposed development plans will inform whether such specific controls are warranted. Regarding (5) - The revised density provisions of the FOPUD (FGEIS Appendix G) are sufficient to inform review of applications for site specific PUD. The Town Board retains full discretion to consider and evaluate a particular site's development capacity. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental and scenic resources. The NRDP/DGEIS seeks to achieve these goals by proposing and assessing land use regulations that facilitate development within key Opportunity Areas where a majority of future new growth is planned to occur. The flexible nature of the FOPUD can provide opportunities for a mix of multi-family and commercial uses. Through creative site design, the tool can encourage the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. Open space protection and preservation of natural resources will be considered as part of any FOPUD plan at time of site plan review. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The proposed FOPUD local law, if adopted, will potentially allow greater density than a clustered development under the current zoning law, and the potential environmental impacts of such potential density have been identified and evaluated in the the GEIS. The modified local law is provided within FGEIS Appendix G. See FGEIS Section 5.3 for additional information regarding the purpose, intent and justification for this proposed local law. The requested development restrictions are noted for exemplification, elucidation and detailed consideration. The DGEIS utilizes the U.S. Census Bureau 2000 and 2010 Decennial Census and 2016 and 2018 American Community Survey Five-Year Estimates in its data analysis which is an accepted approach. Full 2020 Decennial Census data was not fully available at the time of the analysis. A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. The study area and intersections were defined by the scoping document that was adopted on January 20, 2021 after the required public review and comment period. A map of all intersection studies can be found in FGEIS Section 2.3, Figure 1. This analysis, discussed within DGEIS Section 6.6 and FGEIS Section 2.3, identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. It is anticipated that any adverse impacts would be minimized through the mitigation measures identified within the GEIS. An evaluation of water utilities, potential impacts and proposed mitigation was included within DGEIS Section 6.5.2. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. Traffic mitigation measures discussed in DGEIS Section 6.6 that increase capacity and reduce vehicle delays help to improve general response time for emergency vehicles.....(cont'd next) |
| 136 | Suzanne Mitchell & Deborah Munitz, ROSA 4 Rockland, Inc. (cont'd) | ROSA 4 Rockland, Inc. cont'd. Additional concerns/requests include the following: comparison of existing and new zoning; better introduction; justification of the sentence stating that future growth will happen in the NE Corridor; an update on the goals of the 2004 comprehensive plan; map titles that include the map numbers; better public outreach; glossary of acronyms; removal of the draft watermark; more requirements for tree cover in multifamily developments; better assessment of existing local laws (Scenic Road law, aquifer and well protection law, bulk table); better mapping (page 11); building height provisions; prohibition on aerial apparatus roads where there are electrical utility lines; increasing population within 10 miles of Indian Point; open space accounting; new laws requiring building performance standards; green energy standards and electric vehicle charging stations; contradictions between increasing residential uses on Route 202 while also increasing commercial uses on Route 45; what "shallow spread foundations" are; new sewer service stations in the NE Corridor; sources of data for fiscal impact; involvement of EMS and fire departments in the DGEIS development; clarification of the build-out analysis; population changes in the Village of New Hempstead; Section 6.2.1.5 SCORP - location of SCORPS Table 3.1 in the document; "What does 'any future development limit tree cutting, enhance vegetation buffers where feasible and be consistent with the visual character of the surrounding are' mean?"; Planning Board's ability to uphold the rules; clarification of the Greenprint section; walking trails in Mount Ivy Park. | An evaluation of existing zoning was provided within the Town-wide Existing Conditions Inventory (DGEIS Appendix A). Existing and proposed zoning is further discussed within DGEIS Section 6.7. See DGEIS Sections 8.1 and 8.2 and FGEIS Appendix J regarding the performed buildout analysis which indicates anticipated growth by comparing the existing and proposed zoning. Land development under either existing zoning or potential amended zoning would potentially result in the removal of vegetation and the development of currently vacant and/or redevelopment of underutilized land. Development pursuant to potential zoning amendments would occur such that adverse temporary and permanent environmental impacts will be minimized, avoided, or mitigated to a degree possible in accordance with applicable laws and regulations. Revisions to the FOPUD include the incorporation of LEED design or similar green or sustainability initiatives. Alternative energy technologies are discussed within DGEIS Section 6.5.3. The proposed Commercial Corridor is intended to spur additional economic development around Route 202 and support the growing community. The proposed district will encourage a greater percentage of commercial development by requiring at least 70% of development to be commercial and/or office uses and up to 30% residential uses, thereby encouraging mixed-use development types, with residential uses limited to the second and third floors. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. DGEIS Appendix H documents the Interested/Involved Agencies which includes emergency service agencies. All Interested/Involved agencies were sent Notices of Completion on the DGEIS on August 19, 2021 (See FGEIS Appendix A). The greenprint in DGEIS Section 6.2.3.1 represents a conceptual rendering of potential connections of existing open space, parklands, trails, and the proposed Opportunity Areas. |
| 137 | Deborah Munitz, ROSA 4 Rockland, Inc. | Provided documents for the record in association with the letter of comments sent from ROSA 4 Rockland, Inc. dated 10/15/2021. Attachments include a ROSA 4 Rockland, Inc. letter dated 08/19/2019 regarding the DGEIS hearing of the same date, letter from Jonathan Lockman, AICP of Nelson, Pope & Voorhis, LLC on behalf of ROSA 4 Rockland, Inc. dated 08/19/2019 regarding the DGEIS hearing of the same date, letter from Jonathan Lockman, AICP of Nelson, Pope & Voorhis, LLC on behalf of ROSA 4 Rockland, Inc. dated 01/20/2021 regarding the DGEIS hearing on 08/19/2019, ROSA 4 Rockland, Inc. letter dated 01/20/2021 regarding the DGEIS hearing on 08/19/2019, letter from Gail B. Rubinfeld, Esq on behalf of ROSA 4 Rockland, Inc. and CUPON, Inc. dated 01/21/2019 regarding the DGEIS, an April 1994 Pace Environmental Law Review article titled "Land Use Law in New York State: Playing Hide & SEQRA"; with the Elusive Comprehensive Plan, and a 01/20/2021 petition with 601 signatures for improved comprehensive planning and an enhanced focus on environmental resources from the Town. | Comment noted. Additional information for the record received. |
| 138 | Deborah Munitz, ROSA 4 Rockland, Inc. | Provided a spreadsheet used by ROSA 4 Rockland to track and calculate demands on the water supply with historical data back to 2011. | Comment noted. Additional information for the record received. The population figures and projected water demands contained in Table 49 are from data provided in the SUEZ Water New York Inc. Long Range Strategic Plan – Case 94-W-006 for the years 2018 – 2027. The figures included are for the entire SUEZ water distribution and supply system and are not specifically associated with Rockland County or the Town of Ramapo. Accordingly, it is expected that they differ from population estimates found elsewhere in the DGEIS and similarly will differ somewhat from figures obtained from the Rockland County Department of Health. Section 6.5 Utilities of the DGEIS fully addresses the capabilities of the existing water and sanitary sewer systems and the impacts posed by projected population increases related development under the existing zoning regulations and the proposed zoning regulations within Northeast Ramapo. Section 6.5.3– Water Utility/ Drinking Water of the DGEIS provides further description and analysis of the SUEZ Water New York (SUEZ) regional water utility operations and capabilities. The estimated future system demands attributable to new development within Northeast Ramapo at full generic build-out were calculated as was a review of the availability of water to serve the needs of the community. The same procedures and techniques could similarly be used for the entire County however, the scope of this project was limited to the Town of Ramapo and more specifically to Northeast Ramapo. The data as presented by SUEZ includes a peaking factor of 1.4 times the average daily demand to determine maximum daily requirements. This is based upon actual measurements obtained by SUEZ and represented by Figures 6.5.6 and 6.5.7 – Maximum Day Analysis and SWNY Avg and Max Day Demand forecast. SUEZ draws its water supply from both surface water reservoirs and ground water supplies. A portion of SUEZ's supply is from the Lake Deforest Reservoir and the Letchworth reservoir. Lake Deforest can supply 10-MGD and Letchworth and additional 3-MGD. These values are based upon the safe yield of the reservoirs derived in part on drought considerations. SUEZ can also draw water from 60 drilled wells. The total peak capacity from all sources in 2019 was 52.03 MGD. The projected high end peak demand (end of 2019) was estimated at 47.38 MGD with the most likely peak demand estimated at 40.7 MGD (Table 6.5-12). Based upon the high-end peak demand of 47.38 MGD, an excess of 4.7 peak capacity MGD is available for growth. This surplus is greater than the safe level of reserves mandated by the federal drinking water best practices dictated by the Ten State Standards. In addition, Suez is also committed to reducing demand by actively reducing water loss through a leak reduction program and promotion of conservation within its distribution system. |
| 139 | Teri Collins | Concerns surrounding drinking water supply and stormwater runoff regarding safety and drainage. Asking to scale back developments. Concern for the DGEIS concentration on the NE Corridor. | Comment noted. See DGEIS Section 6.5.2 regarding drinking water resources. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
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| 140 | Jacquelyn Drechsler, MSW and Jocelyn DeCrescenzo | Support existing and diverse community character. Urges open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clark property. The zoning for Opportunity Area C – should remain residential RR-80 or should be rezoned as agricultural zoning. Requests the town reject the plan for over 500 homes on Minisceongo Golf Course (limit to 200). strongly urge developers, to engage in certified green development that helps Rockland County to become cleaner, greener Climate Smart Communities. | Comment noted. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. The purpose of the DGEIS is to evaluate the potential and cumulative impacts of potential future development in Northeast Ramapo arising from the proposed changes to the zoning on the Town’s environment. Requirements for specific projects will be determined at a later date when those projects are moving through the established approval processes. The recommendation for Town participation in NY Climate Smart Communities Program is included within the Climate Change mitigation within the DGEIS, Section 6.9. |
| 141 | Dorothea Foerster | Requests town to keep the open space in North East Ramapo, including Striker and 58A and 48A on South Mountain Rd. Rejects any commercial and neighborhood shopping zoning For Opportunity Area C. Requests the town reject the plan for over 500 homes on Minisceongo Golf Course. Asks that the town consider impact on community, environment, and municipal services re: density increase. Preserve character of community. | Comment noted. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. |
| 142 | Kyra Saulnier | Listed concerns re: the proposed plan. States this plan will go against last comprehensive town plan. Asserts the town will sell land for development that was purchased for the purpose of increasing green space in the town. Concerns about harm to the environment, air and animals, local well water, Hackensack Riverway. Concerns about overcrowded roads. | Comment noted. The NRDP complements, strengthens, modernizes, and supports the current 2004 Comprehensive Plan, while delving deeply into the Northeast area. While the goals of the 2004 Comprehensive Plan are still relevant Town-wide, more contemporary and area-specific strategies are outlined for Northeast Ramapo to assist in achieving the desired vision and goals. The NRDP/DGEIS may be incorporated into the existing 2004 Town-wide Comprehensive Plan as the Town continues to advance and reevaluate additional regions within the Town. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space in the Northeast Corridor, including the Striker and Mowbray-Clarke properties for which there are currently no projects planned. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. The purpose of this effort is to update the 2004 Comprehensive Plan specific to the Northeast Corridor to reflect the current and future needs of the community. The focus of growth within proposed Opportunity Areas is intended to respect the character and environmental resources of the Northeast Corridor. The Final Scoping Document identifies various environmental resources to be evaluated in the GEIS. The Land Use Plan illustrated in the 2004 Comprehensive Plan identifies a variety of land use types in the Northeast Corridor including mixed use, low density residential, light industrial, laboratory-office, community business, parks/open space, conservation development, proposed open space and community services. |
| 143 | Juli Schaefer | States there is no need for additional commercial zoning. Requests town reject plan for over 500 homes on Minisceongo Golf Course. Asks town consider impact on community, environment, and municipal services re: density increase. Preserve character of community. Requests town to keep open space in North East Ramapo, including Striker and 58A and 48A on South Mountain Rd. Concerns about strains on aquifer and consequences of over development as it relates to well water. | Comment noted. The proposed commercial zoning actions are intended to establish new integrated neighborhoods with a mix of uses that are close to major existing roads or provide for opportunities for additional needed neighborhood services near existing residential neighborhoods. These proposed actions are intended to spur additional economic development around Route 202 and support the growing community. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated growth. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding studied water and environmental impacts and mitigation solutions. See DGEIS Sections 6.4.3, 6.4.4, and 6.4.5 regarding studied impacts to emergency service providers and mitigation solutions. See DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3 regarding the existing community character, potential impacts, and mitigation methods. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged.See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. See DGEIS Section 6.1.2 and 6.5.2 regarding well water and aquifer strains. |
| 144 | Susan H. Shapiro, Esq. | The following data is necessary for the DGEIS to be complete and adequate: Wetland and Floodplain (local, state and federal) mapping for NE Ramapo; Mapping of the natural gas pipeline on all maps included in the DGEIS; Socio-economic demographic data to ensure racial equity and to prevent racially discriminatory housing; Traffic study which includes Palisades Interstate Parkway system, specifically Exits 12 and 13 in NE Ramapo; Consistent Population projections based on historic population of existing occupied multifamily housing within the Town of Ramapo; Removal of Opportunity Area C from proposed Comp Plan amendment. | Comment noted. The Town-wide existing conditions inventory (DGEIS Appendix A), as well as DGEIS Section 6.1 discusses State and Federal wetlands as well as floodplains. A discussion of natural gas pipelines is provided within DGEIS Section 6.5.3. See DGEIS Sections 6.6.2 and 6.6.3 regarding studied traffic impacts and mitigation solutions. See FGEIS Section 5.5 regarding an additional traffic analysis for the Palisades Parkway. See DGEIS Section 6.4.1 regarding socioeconomic data analysis. See DGEIS Sections 8.1 and 8.2 regarding the performed buildout analysis which indicates anticipated population growth. Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Section 1.0 regarding the identified need and benefit of the proposed changes. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. |
| 145 | Robert and Jill Steele | States DGEIS does not discuss anything related to preservation of open space; all of open space in area should be accounted for and protected. Need to create opportunities for smaller families and seniors to live. Asks that Town consider impact on community, environment, and municipal services re: density increase. Hide new multifamily apartments. Asserts document overall is not well organized; there is no development of basic concepts that is easy to follow. How will town account for wetland protection? Very concerned about impact on traffic on Pomona Road; currently difficult getting through Rt 45 and 202 intersection and concerned that this will worsen. Development density should be adjusted in new codes. New Hempstead plans not reflected in this document? There needs to be a method to allow public to understand what is being proposed and ask questions/get answers. | One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town’s environmental, open space and scenic resources. The focus of growth within proposed Opportunity Areas is intended to respect the character and environmental resources of the Northeast Corridor. The flexible nature of the FOPUD can encourage through creative site design, the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. As discussed within FGEIS Section 2.2 and 5.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. Addressing of the Town’s needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. The flexible nature of the FOPUD can provide opportunities for mixed-use and multi-family uses with a variety of bedroom sizes and unit types. Existing and projected housing units are provided in DGEIS Sections 6.4.1.1, Appendix B and FGEIS Appendix J. Impacts and mitigation with regard to wetlands are discussed within DGEIS Section 6.1.2. For a clear table of potential impacts and proposed mitigation by topic, see Tables 3 and 4 within the Executive Summary of the FGEIS. The Town is fully compliant with all SEQRA laws, rules, and regulations on accepting public comment throughout the process. SEQRA requires a minimum of 30 days for public comment on the DGEIS. However, the Town of Ramapo provided a 65-day comment period (August 11th – October 15th, 2021). Additionally, The Town Board intends to conduct a public hearing for the FGEIS, even though that Public Hearing for the FGEIS is not required by SEQRA. Further discussion of procedures can be found within FGEIS Section 5.1. |
| 146 | Robert Trostle | Asserts DGEIS does not recognize or take into account intense development already taking place in other areas within Town. Without areas added in, population, traffic, economic, water, sewer, fire, and emergency services projected needs are meaningless. | Comment noted. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. The DGEIS discussed the existing conditions throughout the Northeast Corridor, but identified impacts and mitigation within the Opportunity Areas where a majority of future new growth is planned to occur. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town’s environmental, open space and scenic resources. The focus of growth within proposed Opportunity Areas is intended to respect the character and environmental resources of the Northeast Corridor. |
| 147 | Robert Trostle | Striker property is within 2000 ft of DEC solid waste Site #344007. This was left off the Environment Impact Application and that site is listed as type N. Suggest that studies be done by proper authorities, testing for toxic materials, regarding effluent from incinerator site, stream quality, and soil sampling along the stream corridor, before any determination made re: any potential development of properties. | Comment noted. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. Site code #344007 was identified within the Town-wide existing conditions inventory (DGEIS Appendix A) within Table 17. |
| 148 | Robert Trostle | Shares that development of Opportunity Area C and potential impact of the full build out of Millers Pond and old golf course site (Opportunity Area D) will impact vital corridor and cut it off from animal migration thereby irreparably harming the ecology of all park areas; overlooked in the DGEIS. Suggests studying prior to making zoning changes. | Comment noted. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. The FOPUD is intended to allow flexibility in planning and designing land development proposals. This flexibility results in a development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Section 6.1.3 regarding ecology. |

FGEIS Table 8 - Response to Public Comment

| ID | Name/Entity | Comment | Response |
|-----|--|---|---|
| 149 | Jacquelyn Drechsler, MSW and Jocelyn DeCrescenzo | Revisions to previous comments (Comment ID 140). Does not wish Striker-Mowbray-Clark, Leica and Henry Varnum Poor properties to be developed. | Comment noted. See response to previous comment (Comment ID 140). See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. |
| 150 | Noel Fernandez | Concern for community character. Wants open space dedication in NE Ramapo, including Striker and 58A and 48A on South Mountain Road including Mowbray-Clark property. No need for Commercial Zoning in Opportunity Area C - should remain residential RR-80 or should be rezoned as agricultural zoning. Requests the town limit the plan for Minisceongo Golf Course to 200 units. Wish for varied housing and need for affordable housing for community. Wishes that needs of current residents considered. Concert for traffic, water supply demands, fire department and environment. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See DGEIS Sections 6.2, 7.2, and 7.5 regarding open space. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. See DGEIS Sections 6.8.2.3 and 8.1.1 and FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. See FGEIS Section 2.4 and 5.6 for updated information regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). The flexible nature of the FOPUD can provide opportunities for mixed-use, commercial and multi-family uses with a variety of bedroom sizes and unit types. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. The DGEIS evaluated impacts on a range of topics which include drinking water (DGEIS Section 6.5.2), environmental & ecological resources (DGEIS Section 6.1), emergency services (DGEIS Sections 6.4.3, 6.4.4, and 6.4.5), traffic and vehicle congestion (DGEIS Section 6.6), community character (DGEIS Sections 6.8.1.4, 6.8.2, and 6.8.3), as well as open space (DGEIS Section 6.2 and 7.2). |
| 151 | Chie Uematsu | Concern for development of Opportunity Area C related to segregated housing, spot zoning, violation of environmental review laws. Concerns regarding discrimination. Believes existing commercial is already underutilized. Would like Opportunity Area C to remain residential - RR-80 or changed to agricultural zoning. | As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. The Town is fully compliant with all SEQRA laws, rules, and regulations throughout the process. The Plan goals are the antithesis of segregation. Addressing of the Town's needs and providing for a diversity of housing opportunities for a growing and changing population is one of the goals of the Comprehensive Plan Update. See DGEIS Sections 6.4.1.1, DGEIS Volume I, Appendix B and FGEIS Appendix J regarding existing and projected housing units. The Fair Housing Act is a law created to prevent discriminatory practices. The Town has supported and will continue to support the goals of the Fair Housing Act. As part of any project approval process, the Town will also require all applicants to certify that they will comply with all Federal, State and Local Fair Housing mandates. |
| 152 | Harriet Cornell, Rockland County Legislator | Concern for the impacts of the proposed development on water supply and quality throughout the county. Included a link to the County's Comprehensive Water Conservation and Implementation Plan (adopted Mar. 2020) and a 2010 report titled Preliminary Watershed Assessment of the Ramapo and Hackensack Watersheds in Rockland and Orange Counties by Dr. Van Abs for potential inclusion in the DGEIS. Notes the County Water Task Force will soon be doing a watershed assessment of the Ramapo and Mahwah River Watersheds. Concerns for increased flooding as storm intensities increase, the land use impact on water quality and supply, aquifer contamination particularly from road salt, protective zoning and land use regulations, and peak summer droughts. Suggests the following be determined/implemented: proper mitigation actions be required to protect water quality and supply, evaluation of recharge losses and stream flow effects as a result of proposed development, stormwater flooding and floodplain development, the inclusion of the Suez-NY Ramapo Groundwater Model, and analysis of infrastructure integrity. Prioritizes the determination of land use and zoning impacts on the County water supply, rejection of the desalination plan, Comprehensive Source Water Watershed Assessment and Protection, water-neutral sustainable development, pollution from stormwater runoff, point source pollution, impacts on infrastructure. Suggests the Rockland County Comprehensive Plan be considered in the development of the DGEIS. Specific recommendations include: establish Critical Environmental Areas as described by SEQRA; work with the County Water Task Force and other munis to create a watershed protection plan; include the goal of participation in the State's DOH & DEC Drinking Water Source Protection Program; Enact source-water protection Rules and Regulations (R&R), in accordance with the provisions of chapter 45 of the Consolidated Laws; create specific protective buffers around wetlands, rivers and streams, as well as protected groundwater recharge zones; implement guidelines and/or restrictions for construction on steep slopes; reduce road salt use and allowable use of fertilizers that contain phosphorous and nitrogen, and other lawn chemicals. | Comment noted. See DGEIS Section 6.5.2 regarding drinking water resources which includes a discussion of groundwater recharge. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impacts. Additional information for the record received. The Rockland County Comprehensive Water Conservation and Implementation Plan Draft dated July 2019, is discussed within DGEIS section 6.5.2.3 Mitigation which recommends best practices for water conservation, groundwater quality, and managed application of chemicals. See FGEIS Section 3.7 which updates this reference to the final plan. Critical Environmental Areas are discussed within DGEIS Section 7.2. Regarding steep slopes, the identification of slopes in excess of 15% is part of the required application materials for an FOPUD. The DGEIS proposed mitigation measures for impacts to soils, including flooding and erosion, including adherence with the NYS Standards and Specifications for Erosion and Sediment Control (see DGEIS Section 6.1.1.3). A discussion of specific mitigation measures related to green infrastructure is identified within DGEIS Section 6.1.2.3 and DGEIS Table 6.1-2. |
| 153 | Allan Beers, Rockland County Division of Environmental Resources | Concern for the lack of inclusion of the Division of Environmental Resources and the County Park Commission as involved/interested agencies in the DGEIS development process. Concern for impacts to wetlands, scenic views, and farmland in Samuel G. Fisher Mount Ivy Environmental Park, South Mountain County Park, Gurnee Park & Amphitheater, and Orchards of Conklin. Requests to be included moving forward. | The Interested/Involved Agencies list documented within DGEIS Appendix H reflect those identified during the public scoping period. See DGEIS Section 4.0 regarding procedural history and DGEIS Section 5.0 and DGEIS Appendix I regarding public participation. See DGEIS Sections 6.1.1, 6.1.2, and 6.1.3 regarding environmental impact. See DGEIS Sections 6.2, and 7.2 regarding open space in the Northeast Corridor. One of the goals of the Comprehensive Plan Update is promoting a balanced pattern of land use that encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure to preserve the Town's environmental, open space and scenic resources. The flexible nature of the FOPUD can encourage through creative site design, the incorporation of open space resources such as parks, trails to serve the needs of the surrounding residential area. As noted within FGEIS Section 2.1 and 5.4, the proposed Opportunity Area C/ and Neighborhood Shopping (NS) district, has been eliminated from the NRDP, following input obtained during the DGEIS public comment period. See FGEIS Section 5.2 regarding the Striker and Mowbray-Clark properties. No development is currently proposed and the existing zoning for this area is intended to remain unchanged. |
| 154 | Mayor Abe Sicker, Village of New Hempstead | Issue with a lack of a simple summary of expected impacts and proposed changes. Thinks plan should be done for the entire Town. Issue with the number of documents that comprise the DGEIS. Concern for the impacts of the FOPUD as applied to areas near the Village of New Hempstead, particularly as a result of max buildout under the FOPUD. Seeks more detailed information on how many FOPUDs will be allowed in the NE Corridor. Requests the FOPUD law include the maximum number of units allowed. Concern for the number of units proposed for Opportunity Area D and the resulting traffic impacts. Finds the DGEIS traffic analysis to be overly positive. Unclear if the FOPUD is being proposed for Opportunity Area D. Notes the identified highway improvements do not include ROW acquisition costs. Concern for air quality as a result of increased traffic. Seeks more encouragement of transit and electric vehicle use in the DGEIS. Questions the impacts of a drought on water supply and if the plan should be limited based on water supply. Seeks more information on the expected sewer impacts of proposed developments. | The DGEIS Executive Summary provides a clear summary of potential impacts of the proposed actions and the proposed mitigation. See FGEIS Section 5.1 regarding justification and legitimacy of the targeted Comprehensive Plan update for Northeast Ramapo. The Town is doing a Comprehensive Plan update for the entire Town incrementally. New York Town Law specifically allows for this, and it is a proper approach to not only complete the update but also be in compliance with SEQRA. Additionally, an Existing Conditions Inventory was conducted on the entire Town and is presented within DGEIS Appendix A. See FGEIS Sections 2.2, 5.3 and Appendix G for revisions to and clarification regarding the intent and application of a proposed FOPUD that may be used within Opportunity Areas A, D and E. As discussed within FGEIS Section 2.2, the FOPUD proposed within the DGEIS has been modified to reflect more restrictive allowable density within the FOPUD application process. The buildout analysis for the Opportunity Areas in which the FOPUD may apply was estimated using available information. It is unknown what specific development may occur within the Opportunity Areas where this FOPUD could be applicable (Opportunity Areas A, D and E). The estimations considered for the analysis represent a reasonable "worst-case" (maximum) scenario, based on available data. Any development beyond what was examined through the DGEIS may be subject to a supplemental EIS process. Per the proposed local law, FGEIS Appendix G Section 3, the Flex Overlay PUD zone can only be applied to property identified for PUD development in the Town Comprehensive Plan, at least 20 acres, and in common ownership by March 1, 2021. As discussed within DGEIS Section 7.7 and illustrated within DGEIS Figure 7.7-1, only three privately owned properties within the Northeast Corridor currently meet this requirement. The DGEIS provides an analysis of potential impacts of the development within Opportunity Area D including, but not limited to, traffic, natural resources, community character and public utilities. It is anticipated that any adverse impacts associated with development would be minimized through the mitigation measures identified within the GEIS. Also see FGEIS Section 2.4 and 5.6 regarding Opportunity Area D and the former Minisceongo Golf Course (also referred to as Millers Pond). A thorough evaluation of potential traffic impacts was completed through a Traffic Impact Analysis Study provided within DGEIS Appendix F, FGEIS Appendix E and discussed within DGEIS Section 6.6, and FGEIS Section 2.3. This analysis identifies specific roadway and intersection improvements, as well as improvement cost estimates to accommodate the proposed development. It is anticipated that any adverse impacts would be minimized through the mitigation measures identified within the GEIS. Right of way acquisition costs are not included in the Traffic Analysis. Costs associated with the ROW acquisition would need to be determined at the time a project is proposed to account for fair market value at that time. Climate Change impacts and mitigation are discussed within the DGEIS in Section 6.9, which also includes a discussion of electric vehicles. Furthermore, DGEIS Section 6.7 provides a discussion of public transportation. An evaluation of water utilities and drinking water resources is provided within DGEIS Section 6.5 which references the 2019 SUEZ Water Supply Capacity Report. This section also includes a discussion of the groundwater environment and groundwater recharge and recommendation for the promotion of green infrastructure and water conservation standards. See DGEIS Section 6.5.1 and Volume 1, Appendix E regarding the performed sewer analysis. A DGEIS is generic and broader than a site or project specific action. It is not fully possible at this time to evaluate all potential impacts related to future land development since the precise location of future development is not known. When specific developments are brought to the Town for review, the specific costs and solutions will be determined at that time. |