

**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**

**DRAFT GENERIC ENVIRONMENTAL IMPACT
STATEMENT (DGEIS)**

**APPENDICES – VOLUME III OF IV:
APPENDICES G THROUGH K**

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ECONOMIC AND FISCAL IMPACT ANALYSIS

DRAFT

SUBMITTED TO:

MJ Engineering and Land Surveying, P.C.

ECONOMIC AND FISCAL IMPACT ANALYSIS

NORTHEAST CORRIDOR – ZONING CHANGES

Town of Ramapo, NY

JUNE 2021

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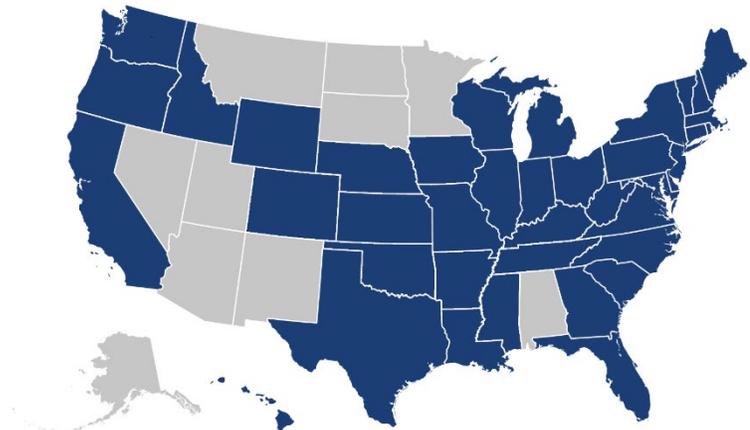
ABOUT CAMOIN 310

Camoin 310 has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin 310 has served EDOs and local and state governments from Maine to California; corporations and organizations that include Amazon, Lowes Home Improvement, FedEx, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to over 1,000 projects in 40 states and garnered attention from national media outlets including Marketplace (NPR), Crain's New York Business, Forbes magazine, The New York Times, and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Richmond, VA; Portland, ME; Boston, MA; and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on Twitter @camoinassociate and on Facebook.

THE PROJECT TEAM

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ABOUT THE STUDY

Camoin 310 was retained by MJ Engineering to measure the economic contribution and municipal fiscal impact of the existing zoning and two proposed zoning change options (collectively referred to as Development Scenarios) for the Town of Ramapo Northeast Corridor. The goal of this analysis is to provide an assessment of the total economic, employment, and fiscal impact of the full build out of the Development Scenarios on the Town of Ramapo, NY, and the East Ramapo Central School District.

The primary tool used in this analysis is the input-output model developed by Economic Modeling Specialists Intl. (Emsi). Primary data used in this study was obtained from MJ Engineering and the Town of Ramapo and includes full build out scenarios, adopted budget information, and current assessed value information. Additional information on the methodology can be found later in the report.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect."

The fiscal impacts are presented as the net fiscal costs upon full build out of each of the Development Scenarios, or the total new revenue minus the total new costs to the Town and School District.

STUDY INFORMATION

Data Source:
MJ Engineering, Town of Ramapo

Geography:
Town of Ramapo, NY

Study Period:
2021

Modeling Tool:
Emsi

DIRECT IMPACTS

Initial round of impacts generated as a result of spending by new households and of new employment generated as a result of annual operation.

INDIRECT IMPACTS

Direct impacts have ripple effects through business to business spending. This spending results from the increase in demand for goods and services by industry sectors in the supply chain.

INDUCED IMPACTS

Impacts that result from the spending by employees and employees of suppliers. Earnings of these employees enter the economy as paychecks are spent on food, clothing, and other goods and services.

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EXECUTIVE SUMMARY

The Town of Ramapo (the Town) is in the process of updating zoning regulations for the portion of the town known as the Northeast Corridor. As part of the process for updating the zoning, a generic environmental impact statement (GEIS) is to be completed to measure how the zoning changes will impact the town. An impact analysis within a GEIS is intended to calculate the economic and fiscal impact upon full build out based on assumptions about what the end uses will be. The true build out is still to be determined, but the data in this economic and fiscal impact analysis provides an understanding of potential impacts upon full build out of both the existing zoning and two proposed zoning changes (collectively referred to as the Development Scenarios) in terms of jobs, earnings, sales, and fiscal impacts. The following table provides details about what full build out of the Development Scenarios will include in terms of commercial square feet and total new residential units.

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Table 1

Town of Ramapo Northeast Corridor: Buildout Analysis				
Existing Zoning Buildout Analysis				
Zoning District	Total Acreage	# Parcels	Commercial Area (sqft)	Dwelling Units ^A
Community Shopping (CS)	6.11	2	54,069	-
Mixed-Use District (MU-2)	26.09	1	326,960	250
Professional Office District (PO)	3.80	2	58,588	-
Residential District - 35K (R-35)	8.49	5	-	10
Residential District - 40K (R-40)	1.02	1	-	1
Residential District - 50K (RR-50)	4.05	1	-	3
Residential District - 80K (RR-80)	225.03	11	-	117
Total	275	23	439,618	381
Proposed Zoning Option A ^E				
Zoning District	Total Acreage	# Parcels	Non-Residential Area (sqft) ^E	Dwelling Units
Commercial Corridor (CC)	10.93	5	138,302	43
Commercial Corridor (CC) - Former MU - 2 Parcel	26.09	1	439,580	144
Neighborhood Services (NS)	13.34	2	197,518	-
Flex Overlay Planned Unit Development (FOPUD) ^B (Miller Pond)	144.09	3	40,000	634
Flex Overlay Planned Unit Development (FOPUD) ^C (Gospel)	42.96	1	15,871	252
Community Shopping (CS) ^C	-	-	-	-
Mixed-Use District (MU-2) ^C	-	-	-	-
Professional Office District (PO) ^C	-	-	-	-
Residential District - 35K (R-35)	8.49	5	-	10
Residential District - 40K (R-40) ^C	-	-	-	-
Residential District - 50K (RR-50)	4.05	1	-	3
Residential District - 80K (RR-80)	26.46	6	-	12
Total	276	24	831,271	1,098
Proposed Zoning Option B ^F				
Zoning District	Total Acreage	# Parcels	Non-Residential Area (sqft) ^F	Dwelling Units ^{AF}
Commercial Corridor (CC)	10.93	5	138,302	43
Commercial Corridor (CC) - Former MU - 2 Parcel	26.09	1	19,250	236
Neighborhood Services (NS)	13.34	2	197,518	-
Flex Overlay Planned Unit Development (FOPUD) ^B (Miller Pond)	144.09	3	40,000	634
Flex Overlay Planned Unit Development (FOPUD) ^C (Gospel)	42.96	1	15,871	252
Community Shopping (CS)	-	-	-	-
Mixed-Use District (MU-2)	-	-	-	-
Professional Office District (PO)	-	-	-	-
Residential District - 35K (R-35)	8.49	5	-	-
Residential District - 40K (R-40)	-	-	-	10
Residential District - 50K (RR-50)	4.05	1	-	3
Residential District - 80K (RR-80)	26.46	6	-	12
Total	276	24	410,941	1,190

Source: MJ Engineering

A. Dwelling unit calculation for Residential Districts R-35, R-40, RR-50, and RR-80 account for potential subdivision.

B. Non-residential area and Dwelling Units reported by property owner for Miller pond. Other parcels estimated using Miller Pond sqft/Acre and Dwelling Unit/Acre

C. Gospel parcel estimated using Miller Pond sqft/Acre and Dwelling Unit/Acre

D. Under the proposed zoning, no parcels analyzed fell within these zones.

Note: Includes one additional parcel (33.10-1-4.2) that was removed from the Existing buildout since it did not meet the existing zoning lot requirements. Under the proposed, the parcel did meet the lot requirements.

E. Option A is with the MU-2 property estimated under Commercial Corridor zoning

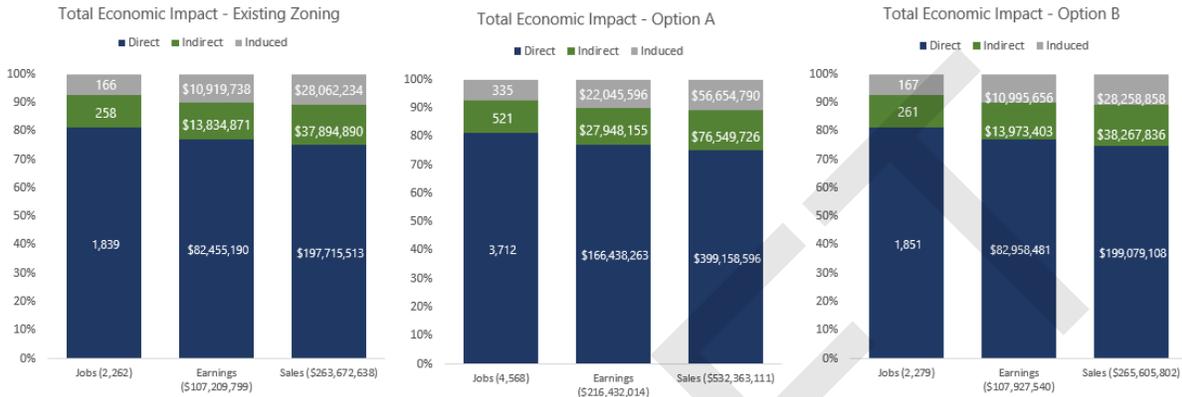
F. Option B is with the MU-2 property estimated using Commercial sqft and Dwelling Units provided by property owner.

Camoin 310 was retained to conduct an objective economic and fiscal impact analysis of current zoning and the zoning change options on the Town of Ramapo as part of the zoning change process. Camoin 310 analyzed the net fiscal impact on the Town of Ramapo's budget and on the East Ramapo School District.

ECONOMIC IMPACT ON TOWN OF RAMAPO

The Development Scenarios will create new commercial activity and households in the Town of Ramapo. The Existing Zoning scenario would result in 2,262 jobs and associated earnings in the Town of Ramapo. For the proposed zoning options, Option A would result in 4,568 jobs and Option B would create 2,279 in the Town.

Figure 1



FISCAL IMPACT ON TOWN OF RAMAPO

Full build out of the Development Scenarios will have a net positive fiscal impact on the Town of Ramapo. The net annual fiscal impact of the Development Scenarios is displayed in Table 2. The components of the cost and revenue increases are discussed in greater detail within this report, beginning on page 8.

Table 2

	Town of Ramapo		
	Net Annual Impact Upon Full Build Out		
	Existing	Option A	Option B
New Revenue	\$ 1,142,328	\$ 2,814,918	\$ 2,504,509
New Costs	\$ 682,606	\$ 1,724,664	\$ 1,596,575
Net Fiscal Impact	\$ 459,722	\$ 1,090,254	\$ 907,934

Source: Camoin 310

FISCAL IMPACT ON EAST RAMAPO CENTRAL SCHOOL DISTRICT

Full build out of the Development Scenarios are projected to increase the number of school age children attending public school in the Town. The Northeast Corridor of the town is served by the East Ramapo Central School District. The introduction of new students into East Ramapo CSD will result in new costs and new revenue for the school district. Table 3 summarizes the annual fiscal impact of full build out of the Development Scenarios on East Ramapo CSD.

Table 3

	East Ramapo Central School District		
	Net Annual Impact Upon Full Build out		
	Existing	Option A	Option B
New Revenue	\$ 2,630,984	\$ 6,529,928	\$ 5,893,576
New Costs	\$ 1,591,617	\$ 4,586,865	\$ 4,971,193
Net Fiscal Impact	\$ 1,039,367	\$ 1,943,063	\$ 922,384

Source: Camoin 310

INTRODUCTION

The Town of Ramapo, NY (the Town) is considering major changes to the current zoning of the Northeast Corridor of the Town. To complete this zoning change, a generic economic impact analysis must be completed to analyze the impact of the change on the local economy and municipal budget. A comparison analysis is being conducted to compare full build out under the existing zoning to full build out under two proposed zoning change options (referred to as the Development Scenarios).

The Town is working with MJ Engineering to provide technical assistance related to the zoning changes and MJ Engineering has asked Camoin 310 to conduct an objective impact analysis on full build out of the Development Scenarios on the Town of Ramapo¹ and the East Ramapo Central School District (East Ramapo CSD). Throughout this report, costs and revenue were calculated relative to what is assumed to be full build out of the existing zoning (currently allowed, no change to zoning) and two options for proposed zoning changes (as provided by MJ Engineering as Option A and Option B).

Data and information used in this study were gathered from various sources, including:

- ◆ MJ Engineering provided all information regarding full build out of the Development Scenarios and expected breakdown of commercial square feet and residential units.
- ◆ The Town of Ramapo 2021 adopted budget and assessment roll.
- ◆ New York State Education Department annual reports.

ECONOMIC IMPACT ANALYSIS

Estimates of direct economic activity generated upon full build out were developed and used as the direct inputs for the economic impact model. Camoin 310 uses the input-output model designed by Economic Modeling Specialists, International (Emsi) to calculate total economic impacts. Emsi allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the town and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Ramapo economy. This is captured in the indirect and induced impacts and is commonly referred to as the “multiplier effect.” See Attachment A for more information on economic impact analysis.

The Project would have economic impacts upon the town because of new permanent jobs and spending by new households.

IMPACTS OF NEW HOUSEHOLD SPENDING

To determine the annual economic impact of the Project on the town, the first step is to calculate the number of households that can be considered “net new” to the town’s economy. In other words, the number of households that, but for the Project, would not exist in the Town of Ramapo. Due to the generic nature of this analysis, we are

¹ For the purposes of this analysis, the following zip codes are used as a proxy for the town borders: 10901, 10952, 10977, 10970, 10965, 10974

assuming that all the households are net new to the Town since we are assuming full build out of existing and proposed zoning. Therefore, if full build out were not to occur then these new households would not exist in the town.

Table 4

New Households		
<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
381	1,098	1,190

Source: MJ Engineering

SPENDING BY NEW HOUSEHOLDS

The new residents would make purchases in the town, thereby adding new dollars to the Ramapo economy. For this analysis, we researched spending patterns by households in the northeast.

Using a spending basket for the region which details household spending in individual consumer categories by region of residence, we analyzed likely household spending. According to the 2018-2019 Consumer Expenditure Survey, households in the northeast have annual expenditures (excluding housing and utility costs) of \$33,886.

Table 5 below displays the total spending by retail category per household. It is assumed that approximately 25%² of total expenditures would occur within the Town of Ramapo and, therefore, have an impact on the Ramapo economy. This amount is multiplied by the number of new net units (381 under existing zoning, 1,098 under Option A, and 1,190 under Option B) to determine the total amount spent in the town attributed to the Development Scenarios.

Table 5

<u>Category</u>	Impact of Household Spending					
	<u>Spending Per HH</u>	<u>% Spent in Town</u>	<u>Amount Spent in Town</u>	<u>Existing (381 HH)</u>	<u>Option A (1,098 HH)</u>	<u>Option B (1,190 HH)</u>
Food	\$ 8,047	28%	\$ 2,268	\$ 864,246	\$ 2,490,661	\$ 2,699,351
Household Furnishings	\$ 2,062	11%	\$ 225	\$ 85,623	\$ 246,757	\$ 267,433
Apparel and Services	\$ 1,883	13%	\$ 243	\$ 92,473	\$ 266,497	\$ 288,827
Transportation	\$ 10,507	14%	\$ 1,470	\$ 560,072	\$ 1,614,066	\$ 1,749,307
Health Care	\$ 5,081	64%	\$ 3,226	\$ 1,229,283	\$ 3,542,659	\$ 3,839,493
Education	\$ 1,425	32%	\$ 457	\$ 174,211	\$ 502,058	\$ 544,125
Entertainment	\$ 3,158	11%	\$ 341	\$ 129,860	\$ 374,244	\$ 405,601
Personal Care	\$ 777	38%	\$ 295	\$ 112,489	\$ 324,180	\$ 351,342
Misc.	\$ 946	10%	\$ 98	\$ 37,157	\$ 107,084	\$ 116,056
Total	\$ 33,886	25%	\$ 8,623	\$ 3,285,416	\$ 9,468,205	\$ 10,261,534

Source: Emsi, Camoin 310, Consumer Expenditure Survey, U.S. Bureau of Labor Statistics, September, 2020

As shown in the table above, spending in the town by all new households would generate additional sales for town businesses under full build out of the Development Scenarios. This spending is allocated based on the above spending basket amounts to calculate the direct, indirect, and total impact of the Development Scenarios on the town. To do this, we attributed the various spending categories to the appropriate NAICS codes based on current sales and consumer habits in the Town of Ramapo.

² Based on an analysis of resident demand in each spending category that is met within the Town of Ramapo. Source: Emsi.

Using the total new consumer spending in town under the Development Scenarios as the new sales input, Camoin 310 employed Emsi to determine the indirect, induced, and the total impact of the project. Table 6 outlines the findings of this analysis.

Table 6

Economic Impact of Households			
Existing			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	30	\$ 1,339,769	\$ 3,285,416
Indirect	5	\$ 249,926	\$ 681,545
Induced	3	\$ 181,734	\$ 467,741
Total	38	1,771,429	4,434,701
Option A			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	88	\$ 3,861,067	\$ 9,468,205
Indirect	13	\$ 720,259	\$ 1,964,139
Induced	8	\$ 523,737	\$ 1,347,977
Total	109	5,105,064	12,780,321
Option B			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	95	\$ 4,184,581	\$ 10,261,534
Indirect	15	\$ 780,609	\$ 2,128,711
Induced	9	\$ 567,621	\$ 1,460,922
Total	118	\$ 5,532,810	\$ 13,851,167

Source: Emsi, Camoin 310

IMPACTS OF NEW COMMERCIAL DEVELOPMENT

Upon full build out of the Development Scenarios, there will be significant amount of new commercial space in the Town of Ramapo. Using typical square foot per employee estimates for different use types, the following table estimates the total number of new jobs that will exist in the Town of Ramapo upon full build out.

Table 7

	Impact of the Development Scenarios on Job Creation						
	<u>Sq. Ft.</u>	<u>Existing</u>		<u>Option A</u>		<u>Option B</u>	
	<u>per Job</u>	<u>Square Feet</u>	<u>New Jobs</u>	<u>Square Feet</u>	<u>New Jobs</u>	<u>Square Feet</u>	<u>New Jobs</u>
Community Shopping (CS)	225	54,069	240	NA		NA	
Mixed-Use District (MU-2)	240	326,960	1,362	NA		NA	
Professional Office District (PO)	285	58,588	206	NA		NA	
Commercial Corridor (CC)	225	NA		138,302	615	138,302	615
Commercial Corridor (CC) - Former MU - 2 Parcel	225	NA		439,580	1,954	19,250	86
Neighborhood Services (NS)	240	NA		197,518	823	197,518	823
Flex Overlay Planned Unit Development (FOPUD)B (Miller Pond)	240	NA		40,000	167	40,000	167
Flex Overlay Planned Unit Development (FOPUD)C (Gospel)	240	NA		15,871	66	15,871	66
Total		439,618	1,808	831,271	3,624	410,941	1,756

Source: MJ Engineering, Camoin 310

These new jobs are then allocated to typical industry NAICS codes based on existing development in Ramapo to calculate the direct, indirect, and total impact of the Project on the county. Using the jobs figures as the new jobs input, Camoin 310 employed Emsi to determine the indirect, induced, and the total impact of the project. Table 8 outlines the findings of this analysis.

Table 8

Economic Impact of Commercial Development			
Existing			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	1,808	\$ 81,115,421	\$ 194,430,098
Indirect	253	\$ 13,584,945	\$ 37,213,345
Induced	163	\$ 10,738,004	\$ 27,594,494
Total	2,225	\$ 105,438,370	\$ 259,237,936
Option A			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	3,624	\$ 162,577,197	\$ 389,690,390
Indirect	508	\$ 27,227,896	\$ 74,585,587
Induced	327	\$ 21,521,858	\$ 55,306,813
Total	4,459	\$ 211,326,951	\$ 519,582,790
Option B			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	1,756	\$ 78,773,900	\$ 188,817,574
Indirect	246	\$ 13,192,794	\$ 36,139,125
Induced	158	\$ 10,428,035	\$ 26,797,936
Total	2,160	\$ 102,394,730	\$ 251,754,635

Source: Emsi, Camoin 310

TOTAL ANNUAL ECONOMIC IMPACT

The annual impacts from new households is combined with the annual impacts from commercial development to calculate the total annual impact of full build out of the Development Scenarios, shown in the table below.

Table 9

Total Annual Economic Impact of Full Build Out			
Existing			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	1,839	\$ 82,455,190	\$ 197,715,513
Indirect	258	\$ 13,834,871	\$ 37,894,890
Induced	166	\$ 10,919,738	\$ 28,062,234
Total	2,262	\$ 107,209,799	\$ 263,672,638
Option A			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	3,712	\$ 166,438,263	\$ 399,158,596
Indirect	521	\$ 27,948,155	\$ 76,549,726
Induced	335	\$ 22,045,596	\$ 56,654,790
Total	4,568	\$ 216,432,014	\$ 532,363,111
Option B			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	1,851	\$ 82,958,481	\$ 199,079,108
Indirect	261	\$ 13,973,403	\$ 38,267,836
Induced	167	\$ 10,995,656	\$ 28,258,858
Total	2,279	\$ 107,927,540	\$ 265,605,802

Source: Emsi, Camoin 310

FISCAL IMPACT ANALYSIS

TOWN OF RAMAPO

Camoin 310 reviewed the Town of Ramapo’s FY21 adopted budget. Each line item was then assigned to “Fixed” if it would not change due to the project, “Variable” if it would change in proportion to the overall growth of the Town as measured by change in assessed value or population, or “Special” if it required further analysis. See Attachment B for more information on fiscal impact analyses and Attachment C for more information on these assignments.³

The methodology employed is a “Proportional Evaluation Method” that uses the proportion of local property the development comprises (typically measured by assessed value.) For example, if the development in Town A increases the town’s total assessed value by 1%, then under this method it is assumed that the town’s costs and revenues will increase by 1%. This 1% factor is only applied to those costs and revenues likely to be affected by the Project. This is considered an appropriate methodology for an analysis of this scale and type.

FISCAL IMPACT VARIABLES

RESIDENTS

As the overall population of the Town increases, certain department expenses are projected to increase proportionally. Due to the generic nature of this analysis, this analysis uses the current ratio of household units to total population to estimate the new population. There are 3.58 residents per household unit in the Town of Ramapo.

Table 10

Average Number of Residents per Unit in Ramapo	
Total Residents	134,571
Total Household Units	37,618
Residents Per Household Unit	3.58

Source: Esri

The calculation of new residents for the Town of Ramapo under the Development Scenarios is displayed in Table 11. The new residents from the Development Scenarios will result in a 1.01%, 2.74%, and 3.17% increase in town wide population, respectively.

³ Note: The Town of Ramapo Public Works Department and Police Department were both contacted in March, 2021. No response received from the Public Works Department. A conversation was had with the Police Department, however additional information was requested in order to offer insights as to the impact on the department and that information was not available at that time.

Table 11

Impact of the Development Scenarios on Population

	Existing	Option A	Option B
Dwelling Units	381	1,098	1,190
Resident per Household Unit	3.58	3.58	3.58
Total New Residents	1,363	3,928	4,260
Percent Increase	1.01%	2.92%	3.17%

Source: Esri, MJ Engineering, Camoin 310

ASSESSED VALUE

To determine the change in assessed value because of the Development Scenarios, an average cost of construction was applied to the commercial square footage and an average assessed value per unit was applied to the new residential units.

- ◆ **Commercial:** A review of typical construction costs per square foot for the type of development being proposed under the Development Scenarios found that it will be approximately \$185 per square foot to build. This results in increased assessed value for the Town once adjusted for the equalization rate of 11%.
- ◆ **Residential:** Using the current assessed value of property categorized as "Homestead" divided by the total number of housing units, provided an estimate for the average assessed value per housing unit. This figure was then applied to the number of new housing units that are proposed under the Development Scenarios.

Table 12

Impact of Development on Townwide Assessed Value

Commercial Development			
	Existing	Option A	Option B
Commercial Square Feet	439,618	831,271	410,941
Cost of Construction Per Square Foot	\$ 185	\$ 185	\$ 185
Market Value Upon Completion	\$ 81,329,318	\$ 153,785,135	\$ 76,024,085
Equalization Rate	11.44%	11.44%	11.44%
Total New Assessed Value from Commercial	\$ 9,304,074	\$ 17,593,019	\$ 8,697,155
Residential Development			
	Existing	Option A	Option B
Current Townwide Homestead AV	\$ 1,362,295,250	\$ 1,362,295,250	\$ 1,362,295,250
Total Existing Household Units	37,618	37,618	37,618
Average AV Per Household Unit	\$ 36,214	\$ 36,214	\$ 36,214
Total New Household Units	381	1,098	1,190
Total New Assesd Value From Residential	\$ 13,797,504	\$ 39,762,884	\$ 43,094,565
Total Impact of Development on Assessed Value			
	Existing	Option A	Option B
New Assessed Value from Commercial	\$ 9,304,074	\$ 17,593,019	\$ 8,697,155
New Assesd Value From Residential	\$ 13,797,504	\$ 39,762,884	\$ 43,094,565
Total New Assessed Value from Build Out	\$ 23,101,578	\$ 57,355,904	\$ 51,791,720
Current Townwide AV	\$ 2,083,709,432	\$ 2,083,709,432	\$ 2,083,709,432
Percent Increase in Townwide AV	1.11%	2.75%	2.49%

Source: RS Means, Town of Ramapo 2021 Adopted Budget, Camoin 310, MJ Engineering

TOWN BUDGET – EXPENSES

VARIABLE EXPENSES

There are variable expenses⁴ that the Town will incur because of full build out of the Development Scenarios. Based on the FY21 budget, over \$54.8 million in expenses vary with assessed value and nearly \$7.4 million vary with the population. Based on the change in assessed value and residents that will result from the Development Scenarios, there will be additional increased costs calculated in the table below.

Table 13

Impacts of Change in Assessed Value and Population on Townwide Budget			
	Existing	Option A	Option B
Change in Assessed Value	1.11%	2.75%	2.49%
Costs that Vary with Assessed Value	\$ 54,810,260	\$ 54,810,260	\$ 54,810,260
New Costs	\$ 607,668	\$ 1,508,700	\$ 1,362,339
Change in Population	1.01%	2.92%	3.17%
Costs that Vary with Population	\$ 7,399,040	\$ 7,399,040	\$ 7,399,040
New Costs	\$ 74,938	\$ 215,964	\$ 234,236
Increase in Other Costs Upon Full Build Out	\$ 682,606	\$ 1,724,664	\$ 1,596,575

Source: Town of Ramapo 2021 Adopted Budget, Camoin 310

TOWN BUDGET – REVENUES

Full build out of the Development Scenarios will generate recurring annual revenue for the Town of Ramapo in the form of new variable revenues (which includes property tax revenue) and sales tax revenue.

VARIABLE REVENUE

Like the variable costs to the Town that are generated because of increased commercial assessed value and population, there will also be new variable revenues⁵. Based on the FY21 budget, nearly \$99 million in revenue varies with population and non-residential assessed value. Upon full buildout of the Development Scenarios, the town will receive additional revenue as calculated in the table below.

Table 14

Impacts of Change in Assessed Value and Population on Townwide Budget			
	Existing	Option A	Option B
Change in Assessed Value	1.11%	2.75%	2.49%
Revenues that Vary with Assessed Value	\$ 98,908,353	\$ 98,908,353	\$ 98,908,353
New Revenue	\$ 1,096,573	\$ 2,722,538	\$ 2,458,420
Increase in Other Revenues Upon Full Build Out	\$ 1,096,573	\$ 2,722,538	\$ 2,458,420

Source: Town of Ramapo 2021 Adopted Budget, Camoin 310

SALES TAX REVENUE

The new sales and earnings resulting from the new households and commercial activity in the town will generate additional sales tax revenue for the Town of Ramapo. Currently, Rockland County has a 4% sales tax, of which 0.125%

⁴ Note that EMS and Fire Department services are not part of Ramapo Municipal Government and are therefore not included in this analysis.

⁵ Property tax revenue accounts for the largest portion of this variable revenue. Due to the generic nature of the analysis and limited details on what actual build out will include the property tax is included in this variable revenue calculation.

is distributed to towns and villages based on population. The Town of Ramapo accounts for approximately 42% of the county’s population, and therefore would get 42% of the 0.125% sales tax revenue, or 0.0525%, assuming all else is held constant.

The Town will receive sales tax revenue from the Development Scenarios because of the new sales occurring within the town from the new households and the new commercial development, as well as from a portion of the new employee earnings being spent in town.⁶ The tables below estimates the amount of new sale tax that the Town will receive as a result of full build out of the Development Scenarios.

Table 15

Annual Sales Tax Revenue			
Total New Sales			
	<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
Total New Spending	\$ 263,672,638	\$ 532,363,111	\$ 265,605,802
Percent Taxable		30%	
Ramapo Sales Tax Distribution Amount		0.0525%	
New Sales Tax Revenue	\$ 41,533	\$ 83,857	\$ 41,838
Total New Earnings			
	<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
Total New Earnings	\$ 107,209,799	\$ 216,432,014	\$ 107,927,540
Percent Spent in Ramapo		25%	
Percent Taxable		30%	
Ramapo Sales Tax Distribution Amount		0.0525%	
New Sales Tax Revenue	\$ 4,222	\$ 8,523	\$ 4,250
Total New Sales Tax Revenue	\$ 45,755	\$ 92,380	\$ 46,088

Source: NYS Department of State, Camoin 310

TOTAL REVENUE

The table below calculates the total new revenue the Town will receive because of full build out of the Development Scenarios.

Table 16

Total New Revenue to the Town of Ramapo			
	<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
Variable Revenue	\$ 1,096,573	\$ 2,722,538	\$ 2,458,420
Sales Tax Revenue	\$ 45,755	\$ 92,380	\$ 46,088
Total Revenue	\$ 1,142,328	\$ 2,814,918	\$ 2,504,509

Source: Camoin 310

NET FISCAL IMPACT

The net fiscal impact of full build out of the Development Scenarios on the Town of Ramapo’s budget is positive. Upon full buildout, revenues exceed costs under all scenarios.

⁶ These figures come from the Economic Impact section of the report.

Table 17

Town of Ramapo			
Net Annual Impact Upon Full Build Out			
	<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
New Revenue	\$ 1,142,328	\$ 2,814,918	\$ 2,504,509
New Costs	\$ 682,606	\$ 1,724,664	\$ 1,596,575
Net Fiscal Impact	\$ 459,722	\$ 1,090,254	\$ 907,934

Source: Camoin 310

EAST RAMAPO CENTRAL SCHOOL DISTRICT

In addition to the fiscal impact on the Town of Ramapo, Camoin 310 calculated the impact of the Development Scenarios on the East Ramapo CSD. To do so, the number of new school children in the district was calculated and the costs and revenues associated with these children were calculated.⁷

FISCAL IMPACT VARIABLE

SCHOOL-AGE CHILDREN

A portion of the new residents will be public school children. A methodology like the one used to calculate new residents was used to calculate new public school-age children (PSAC). Currently in the Town of Ramapo, 29% of children enrolled in school are enrolled in public school, or approximately .28 PSAC per household unit. Table 18 outlines this calculation.

Table 18

Average Number of School Aged Children per Unit in Ramapo	
Total Household Units	37,618
Total Children Enrolled in School	36,504
Total Children Enrolled in Public School	10,702
Percent Enrolled in Public School	29%
Total Public School Aged Children per Unit in Ramapo	0.284491

Source: Esri, Camoin 310

Note: This table is town wide, not just the East Ramapo CSD which is why the public school enrollment figure is different.

Table 19 applies the ratio of PSAC per unit to full build out of the Development Scenarios and calculates the percent increase in total PSAC for the school district. Based on the most recently available data from the New York State Education Department, the East Ramapo CSD had 8,834 students for the 2018-2019 school year.

⁷ Note: The East Ramapo Central School District was contacted for information in March, 2021 by phone and email with no response.

Table 19

Impact of the Development Scenarios on East Ramapo CSD

	<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
Dwelling Units	381	1,098	1,190
Public School Aged Children per Unit	0.28	0.28	0.28
Total New PSAC	108	312	339
Percent Increase for East Ramapo CSD	1.23%	3.54%	3.83%

Source: Esri, MJ Engineering, Camoin 310

EAST RAMAPO CENTRAL SCHOOL DISTRICT – COSTS

According to New York State Education Department figures, the East Ramapo CSD per pupil operating expenditures are approximately \$14,684 for general education. Assuming full build out of the Development Scenarios, the impact of the annual costs to the East Ramapo CSD are shown below.

Table 20

Impact of the Development Scenarios on East Ramapo CSD

	<u>Existing</u>	<u>Option A</u>	<u>Option B</u>
Total New PSAC	108	312	339
Cost Per Student	\$ 14,684	\$ 14,684	\$ 14,684
Total New Cost Upon Full Build Out	\$ 1,591,617	\$ 4,586,865	\$ 4,971,193

Source: NYS Education Department, Camoin 310

EAST RAMAPO CSD – REVENUES

Following a similar methodology used for the Town fiscal impact, the following table calculates the change in assessed value within the East Ramapo CSD.

Table 21

Impact of Development on East Ramapo CSD Assessed Value				
Commercial Development				
	Existing	Option A	Option B	
Commercial Square Feet	439,618	831,271	410,941	
Cost of Construction Per Square Foot	\$ 185	\$ 185	\$ 185	
Market Value Upon Completion	\$ 81,329,318	\$ 153,785,135	\$ 76,024,085	
Equalization Rate	11.44%	11.44%	11.44%	
Total New Assessed Value from Commercial	\$ 9,304,074	\$ 17,593,019	\$ 8,697,155	
Residential Development				
	Existing	Option A	Option B	
Current East Ramapo CSD Homestead AV	\$ 963,842,373	\$ 963,842,373	\$ 963,842,373	
Total Existing Household Units*	26,709	26,709	26,709	
Average AV Per Household Unit	\$ 36,087	\$ 36,087	\$ 36,087	
Total New Household Units	381	1,098	1,190	
Total New Assessed Value From Residential	\$ 13,749,185	\$ 39,623,634	\$ 42,943,647	
Total Impact of Development on Assessed Value				
	Existing	Option A	Option B	
New Assessed Value from Commercial	\$ 9,304,074	\$ 17,593,019	\$ 8,697,155	
New Assessed Value From Residential	\$ 13,749,185	\$ 39,623,634	\$ 42,943,647	
Total New Assessed Value from Build Out	\$ 23,053,258	\$ 57,216,654	\$ 51,640,802	
Current East Ramapo CSD AV	\$ 1,353,677,105	\$ 1,353,677,105	\$ 1,353,677,105	
Percent Increase in East Ramapo CSD AV	1.70%	4.23%	3.81%	

Source: RS Means, East Ramapo CSD 2019-2020 Budget, Town of Ramapo Assessor, Camoin 310, MJ Engineering

*The East Ramapo CSD Homestead AV is 71% of the Townwide Homestead AV, so the total number of household units was adjusted to be 71% of the townwide household units.

According to 2019/2020 Adopted Budget and Supplemental Information document, the East Ramapo CSD property tax levy was \$154,490,277. Assuming that the increase in East Ramapo CSD assessed value will increase the total amount of property tax raised for the school district proportionally, the table below calculates the new revenue for the East Ramapo CSD upon full build out of the Development Scenarios.

Table 22

Impacts of Change in Assessed Value and Population on East Ramapo CSD Budget				
	Existing	Option A	Option B	
Change in Assessed Value	1.70%	4.23%	3.81%	
Tax Levy	\$ 154,490,227	\$ 154,490,227	\$ 154,490,227	
New Revenue	\$ 2,630,984	\$ 6,529,928	\$ 5,893,576	
Increase in Revenue Upon Full Build Out	\$ 2,630,984	\$ 6,529,928	\$ 5,893,576	

Source: East Ramapo CSD 2019-2020 Budget, Town of Ramapo Assessor, Camoin 310

NET FISCAL IMPACT

Table 23 shows the new costs, revenue, and net fiscal impact to the East Ramapo Central School District as a result of the development scenarios. The net fiscal impact is positive upon full buildout.

Table 23
East Ramapo Central School District
Net Annual Impact Upon Full Build out

	Existing	Option A	Option B
New Revenue	\$ 2,630,984	\$ 6,529,928	\$ 5,893,576
New Costs	\$ 1,591,617	\$ 4,586,865	\$ 4,971,193
Net Fiscal Impact	\$ 1,039,367	\$ 1,943,063	\$ 922,384

Source: Camoin 310

CONCLUSION

Different development scenarios, property use, and valuations have varying impacts on the economic and fiscal impacts for the community. This analysis did not conduct a sensitivity test on different valuations due to the generic nature and size/scope of the analysis and challenges associated with making assumptions around market trends. However, alternative property development mixes were analyzed through the three different scenarios (Existing, Option A, Option B) and the net fiscal impact was calculated, as shown in Table 23.

DRAFT

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial "change in final demand". To understand the meaning of "change in final demand", consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells \$1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is \$1 million because dollars are flowing in from outside the United States and are therefore "new" dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the "Direct Effects" of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer's vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e. sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy and some will "leak out". What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will "leak" out of the economy. The purchases of local goods and services will then stimulate other local economic activity. Together, these effects are referred to as the "Indirect Effects" of the change in final demand.

Therefore, the total economic impact resulting from the new widget manufacturer is the initial \$1 million of new money (i.e. Direct Effects) flowing in the US economy, plus the Indirect Effects. The ratio of Total Effects to Direct Effects is called the "multiplier effect" and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar (\$1) of change in final demand, an additional \$1.40 of indirect economic activity occurs for a total of \$2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e. how the "local economy" is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the \$1 million of widgets being purchased by Canadians is not causing total North American demand to increase by \$1 million. Presumably, those Canadian purchasers will have \$1 million less to spend on other items and the effects of additional widget production will be cancelled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many "new" dollars the producer would be causing to occur domestically.

ATTACHMENT B: WHAT IS FISCAL IMPACT ANALYSIS?

Fiscal impact analysis is a tool that compares, for a given project or policy change, changes in governmental costs against changes in governmental revenues. For example, a major residential development project in Town A will mean new residents that require new services and facilities such as fire and police protection, libraries, schools, parks, and others. At the same time, Town A will receive new revenues from the project in the form of property tax revenues, local sales tax revenue, and other taxes and fees. A fiscal impact analysis compares the total expected costs to the total expected revenues to determine the net fiscal impact of the proposed development on Town A.

Typical revenues and costs in a fiscal impact analysis include (but are not limited to) the following:

- Property tax
- Sales tax
- Income tax
- Other local taxes
- Water and sewer fees
- One-time construction-related fees
- Impact fees
- Miscellaneous fees
- Increased staffing costs
- Water and sewer and other infrastructure costs
- Road maintenance costs
- Public school costs
- Police and fire protection costs
- New parks and recreation facilities
- Miscellaneous costs

There are several standard methodologies that can be employed in a fiscal impact analysis. The two general approaches to fiscal impact analysis are *average* costing and *marginal* costing:

Average Costing: This method establishes an existing average cost per unit of service. So, for example, to understand new road maintenance costs in Town A, this methodology would calculate the average cost per road-mile in the town currently. This average cost would then be multiplied by the number of new road miles added to the Town because of the development.

- Similar to the average costing approach is the “Proportional Evaluation Method” that uses the proportion of local property the development comprises (typically measured by assessed value.) For example, if the development in Town A increases the town’s total assessed value by 1%, then under this method it is assumed that the town’s costs and revenues will increase by 1%. This 1% factor is only applied to those costs and revenues likely to be affected by the Project.

Marginal Costing: The marginal approach addresses the Town’s *capacity* to deliver services. For example, If Town A does not have the equipment or manpower to maintain the new roads, then additional costs will be incurred to purchase new equipment and hire additional staff. Conversely, a school district may have excess space due to historically declining enrollments, obviating the need to build new schools for an influx of new residents.

- This approach involves case studies and interviews with local officials and experts. It takes a more detailed look at the deficient (or excess) capacity to deliver services by getting more precise estimates of how different government bodies will be affected by a given development.

ATTACHMENT C: TOWN OF RAMAPO BUDGET, FY2021

Expenditures	Fixed	Special	Variable Resident	Variable Commercial
GENERAL FUND				
Total Legislative Board	\$ 445,728	x		
Total Municipal Court	\$ 1,128,042		\$ 1,128,042	
Total Supervisor	\$ 1,176,028	x		
Total Community College	\$ 650,000	x		
Total Director of Finance	\$ 1,332,149	x		
Total Auditor	\$ 100,000	x		
Total Receiver of Taxes	\$ 660,886			\$ 660,886
Total Purchasing	\$ 437,296	x		
Total Assessor	\$ 2,001,380			\$ 2,001,380
Total Assessment Review Board	\$ 18,450			\$ 18,450
Total Town Clerk	\$ 875,614			\$ 875,614
Total Town Attorney	\$ 1,783,425	x		
Total Personnel	\$ 573,610	x		
Total Elections	\$ 400,000		\$ 400,000	
Total Engineering	\$ 848,472	x		
Total Buildings and Grounds	\$ 793,435	x		
Total Central Garage	\$ 1,374,252	x		
Total Hamlets	\$ 5,000	x		
Total Town Hall	\$ 896,476	x		
Total Information Technology	\$ 680,827	x		
Total Unallocated Insurance	\$ 615,000	x		
Total Judgement & Claims	\$ 455,000	x		
Total Taxes on Municipal Prop	\$ 330,000	x		
Total Refund of Real Prop Taxes	\$ 291,680	x		
Total Safety Admin & Training	\$ 109,345	x		
Total Contingent Account	\$ -	x		
Total Other Govt Support	\$ -	x		
Total Traffic Control	\$ 182,000			\$ 182,000
Total Supt of Highway	\$ 246,737			\$ 246,737
Total Community Action	\$ 472,300	x		
Total Veterans Services	\$ 1,000	x		
Total Recreation Administration	\$ 1,121,861		\$ 1,121,861	
Total Parks Maintenance	\$ 3,425,099		\$ 3,425,099	
Total Cultural Property Maint	\$ 39,100	x		
Total St. Lawrence Center	\$ 1,502,477	x		
Total Stadium-FMD	\$ 537,766	x		
Total Rustic Tennis Club	\$ 100,426	x		
Total Challenger Center	\$ 393,100	x		
Total Pools	\$ 432,255	x		
Total Rampao Cultural Arts Ctr	\$ 56,500	x		
Total Golf Course	\$ -	x		
Total Youth Programs	\$ 1,167,900		\$ 1,167,900	
Total Historian	\$ 2,691	x		
Total Senior Citizen Programs	\$ 44,250	x		
Total Senior Citizen Center	\$ 199,082	x		
Total Landfill/Refuse	\$ 434,199	x		
Total Workers Compensation	\$ 300,968	x		
Total Hospital & Medical Ins	\$ 1,400,000	x		
Total Bond Anticipation Note	\$ 314,200	x		
Total Transfer to Debt Svce	\$ 9,794,274	x		
TOTAL GENERAL FUND	\$ 40,150,280			\$ 3,985,067

POLICE

Total Police	\$	32,894,395		\$	32,894,395
Total CSEA Police Personnel	\$	2,848,123	x		
Total Code Enforcement Officers	\$	99,524		\$	99,524
Total Control of Dogs	\$	156,138		\$	156,138
Total Workers Compensation	\$	869,614	x		
Total Hospital & Medical Ins	\$	3,210,000	x		
Total Transfer to Debt Svce	\$	163,094	x		
TOTAL POLICE FUND	\$	40,240,888			

TOWN OUTSIDE VILLAGE

Total Contingent Fund	\$	-			
Total Planning & Zoning	\$	557,528		\$	557,528
Total Bldg & Safety Insp	\$	2,720,857		\$	2,720,857
Total Zoning Board of Appeals	\$	79,178	x		
Total Planning Board	\$	65,446	x		
Total Solid Waste/Litter Patrol	\$	278,856		\$	278,856
Total Hospital & Medical Ins	\$	200,000	x		
Total Transfer to Debt Svce	\$	35,878	x		
TOTAL TOWN OUTSIDE VILLAGE	\$	3,937,743			

HIGHWAY

Total Hwy Item 3 Machinery	\$	235,000	x		
Total Hwy Item 4 Machinery	\$	79,000	x		
Total Hwy Item 4 Snow Removal	\$	2,186,288	x		
TOTAL HIGHWAY TOWNWIDE	\$	2,500,288			

HIGHWAY TOWN OUTSIDE VLG

Total Hwy Item 1 Road Maint	\$	6,044,892		\$	6,044,892
Total Workers Compensation	\$	235,188	x		
Total Hospital & Medical Ins	\$	325,000	x		
Total Transfer to Debt Svce	\$	3,860,663	x		
Total Transfer to Workers Comp	\$	-	x		
TOTAL HIGHWAY TOWN OUTSIDE VLGE	\$	10,465,743			

Refuse & Recycling Fund

Total Refuse & Recycling Fund	\$	4,347,000	x		
TOTAL REFUSE & RECYCLING FUND	\$	4,347,000			

Combined Sewers

Total Sewage Treatment/Disposal	\$	1,904,074		\$	1,904,074
Total Workers Compensation	\$	88,230	x		
Total Hospital & Medical Ins	\$	220,000	x		
Total Transfer to Debt Svce	\$	306,607	x		
TOTAL SEWAGE TREATMENT/DISPOSAL	\$	2,518,911			

Water Fund

Total Water Transmission/Distr	\$	2,340,000		\$	2,340,000
TOTAL WATER FUND	\$	2,340,000			

TOTAL VARIABLE EXPENDITURES			\$	7,399,040	\$	54,810,260
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Revenues	Fixed	Special	Variable Resident	Variable Commercial
GENERAL FUND				
Real Property Taxes	\$ 21,121,780			\$ 21,121,780
Payments in Lieu of Taxes	\$ 335,000	x		
Int & Pen Real Property Taxes	\$ 375,000	x		
Sales and Use Tax	\$ 2,500,000	x		
All Others	\$ 15,818,500			\$ 15,818,500
Total General Fund Revenue	\$ 40,150,280			
POLICE FUND				
Real Property Taxes	\$ 39,815,888			\$ 39,815,888
Payments in Lieu of Taxes	\$ 220,000	x		
All Others	\$ 205,000	x		
Total Police Fund	\$ 40,240,888			
TOWN OUTSIDE VILLAGE				
Real Property Taxes	\$ 1,304,743			\$ 1,304,743
Payments in Lieu of Taxes	\$ -	x		
All Others	\$ 2,433,000			\$ 2,433,000
TOTAL TOWN OUTSIDE VILLAGE	\$ 3,737,743			
HIGHWAY TOWNWIDE				
Real Property Taxes	\$ 2,440,288			\$ 2,440,288
All Others	\$ 60,000			\$ 60,000
TOTAL HIGHWAY TOWNWIDE	\$ 2,500,288			
HIGHWAY TOWN OUTSIDE VLG				
Real Property Taxes	\$ 8,006,743			\$ 8,006,743
All others	\$ 2,359,000	x		
TOTAL HIGHWAY TOWN OUTSIDE VLG	\$ 10,365,743			
REFUSE & RECYCLING FUND				
Real Property Taxes	\$ 4,347,000			\$ 4,347,000
All others	\$ -	x		
TOTAL REFUSE & RECYCLING FUND	\$ 4,347,000			
COMBINED SEWERS				
Real Property Taxes	\$ 1,912,411			\$ 1,912,411
All Others	\$ 106,500	x		
TOTAL COMBINED SEWERS	\$ 2,018,911			
WATER FUND				
Real Property Taxes	\$ 1,648,000			\$ 1,648,000
All Others	\$ 6,000			
TOTAL WATER FUND	\$ 1,690,000			
TOTAL VARIABLE REVENUES			0	\$ 98,908,353



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**APPENDIX H:
ADDITIONAL SEQRA DOCUMENTATION**



Town Board

237 Rt 59
Suffern, NY 10901

Meeting: 02/27/19 07:00 PM
DOC ID: 5281

SCHEDULED

Declaration of Lead Agency - Northeast Ramapo Strategic Plan and Townwide Future Land Use GEIS

WHEREAS, the Town Board intends to formulate the Northeast Ramapo Strategic Plan and a Town-wide Future Land Use Generic Environmental Impact Statement (GEIS) and provide New York State Environmental Quality Review (SEQR) Act consideration of these documents; and

WHEREAS, early steps of this SEQR process, as laid out within the SEQR Regulations within 6 NYCRR 617, include classifying the Action and circulating the intent to be Lead Agency; and

WHEREAS, the Northeast Ramapo Strategic Plan and a Town-wide Future Land Use GEIS will involve the adoption of a municipal land use plan and potential changes in allowable uses within 25 or more acres of a Town zoning district; therefore, it is anticipated that this Project corresponds with a Type 1 Action per 6 NYCRR 617.4; and

WHEREAS, pursuant to 6 NYCRR 617.6 the Town Board seeks to be established as Lead Agency as part of undertaking a coordinated review of this action with any Involved and Interested Agencies; and

WHEREAS, as part of establishing Lead Agency per 6 NYCRR 617.6, the Town Board has caused generation of a Long Environmental Assessment Form (EAF), and it seeks to circulate a Notice of Intent to be Lead Agency (Notice), by mail, to all Involved and Interested Agencies, who shall be given 30 days to deliver any comments in response to this Notice that such other Involved or Interested entity may have regarding the Town Board taking on the Lead Agency role;

NOW, THEREFORE, BE IT RESOLVED, that Town Board as Project proponent hereby defines the Northeast Ramapo Strategic Plan and Town-wide Future Land Use Generic Environmental Impact Statement Project as a Type I Action pursuant to standards in the New York State Environmental Quality Review Act; and

BE IT FURTHER RESOLVED, that it is the intention of Town Board to serve as Lead Agency for NY State Environmental Quality Review Act Coordinated Review of this Action; and

BE IT FURTHER RESOLVED, that Town Board causes the forthright circulation of its Notice of Intent to be Lead Agency and the associated Environmental Assessment Form to any identified Involved or Interested Agencies, who shall be informed they have 30 days to supply written comments to Town Board regarding Town Board's intent to undertake the Lead Agency designation.

**TOWN OF RAMAPO - INVOLVED &
INTERESTED AGENCIES LIST**

Office of Rockland County Executive Ed Day
County Office Building
11 New Hempstead Rd
New City, NY 10956

Rockland County Legislature
Toney L. Earl -Chair
11 New Hempstead Rd
New City, NY 10956

Town of Clarkstown
Justin Sweet, Town Clerk
10 Maple Avenue
New City, NY 10956

Town of Haverstraw
Rachel Ventura, Town Clerk
Haverstraw Town Hall
One Rosman Road
Garnerville, NY 10923

Village of Pomona
Frances Arsa Artha, Village Clerk
Pomona Village Hall
100 Ladentown Road
Pomona, NY 10970

Town of Orangetown
Rosanna Sfraga, Town Clerk
Town Hall
26 Orangeburg Road
Orangeburg, NY 10962

Town of Ramapo
Christian G. Sampson, Town Clerk
Town Hall
237 Rt. 59
Suffern, NY 10901

Michael Specht, Supervisor
Town of Ramapo
237 Route 59
Suffern, NY 10901

Ramapo Local Development Corporation
c/o Ramapo Town Hall
237 Route 59
Suffern, NY 10901

Town of Ramapo
Justice Court Clerk Helen Traver
Court Room
237 Route 59
Suffern, NY 10901

Village of Airmont
Lisa-Ann DiMarsico-Smith, Village Clerk
251 Cherry Lane /PO Box 578
Tallman, NY 10982

Village of Chestnut Ridge
Florence Mandel, Village Clerk
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Village of Hillburn
Robin Miele, Village Clerk
Village Hall
31 Mountain Ave
Hillburn, NY 10931

Village of Kaser
Allie Pinkasovitz, Village Clerk
Village Hall
15 Elyon Rd
Monsey, NY 10952-3021

Village of Montebello
Village Clerk
One Montebello Road
Montebello, NY 10901

New Hempstead
Village of New Hempstead
Carole Vazquez, Village Clerk
Village Hall
108 Old Schoolhouse Road
New City, NY 10956

Village of Sloatsburg
Thomas Bollatto, Village Clerk
Village Hall
96 Orange Turnpike
Sloatsburg, NY 10974

Village of Suffern
Virginia Menschner, Village Clerk
Suffern Village Hall
61 Washington Avenue
Suffern, NY 10901

Village of Wesley Hills
Camille Guido-Downey, Village Clerk
Village Hall
432 Route 306
Wesley Hills, NY 10952

Village of Spring Valley
Diana Montgomery, Village Clerk
200 North Main Street
Spring Valley, NY 10977

Village of New Square
David Breuer, Village Clerk
Village Hall
766 N Main St
Spring Valley, NY 10977

U.S. EPA Region 2
Vickie Pane, Regional Contact
2890 Woodbridge Ave.
Edison, NJ 08837-3679

NYS DEC Region 3
Kelly Turturro, Regional Director
21 South Putt Corners Road
New Paltz, NY 12561-1696

Town of Ramapo Planning Board
Sylvain Klein, Chairperson
Town Hall
237 Rt. 59
Suffern, NY 10901

Town of Ramapo
Charlene Weaver, Chairperson
Zoning Board
Town Hall
237 Rt. 59
Suffern, NY 10901

Fred Brinn
Town of Ramapo Highway Superintendent
Town of Ramapo Highway Dept.
16 Pioneer Ave
Suffern, NY 10901

David Kraushaar - Chairman
Rockland County Planning Board
Robert Yeager Health Center, Building T
Pomona, NY 10970.

Rockland County Dept. of Public
Transportation/ Transit of Rockland
Douglas Schuetz, Acting Commissioner
50 Sanatorium Road, Building T
Pomona, NY 10970

Rockland County Highway Department
Charles Vezzetti, Superintendent of Highways
23 New Hempstead Rd.
New City NY 10956

SUEZ North America
Attention: John Moolick,
Director of Operations
360 West Nyack Rd.
West Nyack, NY 10994

Rockland County Sewer District #1
Dianne T. Phillips, PE. Executive Director
4 Route 340
Orangeburg, NY 10962

Rockland County Historic Preservation Board
Craig Long, Chair
c/o Douglas Schuetz, Acting Commissioner
50 Sanatorium Road, Building T
Pomona, NY 10970

Town of Tuxedo
Supervisor Michael Rost
1 Temple Drive
Tuxedo NY 10987

Bergen County, New Jersey
Freeholder Director James J. Tedesco
One Bergen County Plaza
Hackensack, NJ 07601

Passaic County NJ
Freeholder Director Cassandra Lazzara
401 Grand Street
Paterson, NJ 07505

Township of Mahwah
Mayor John Roth
475 Corporate Drive
Mahwah, NJ 07430

Borough of Upper Saddle River New Jersey
Mayor Joanne L. Minichetti
376 West Saddle River Road
Upper Saddle River, NJ 07458

Borough of Montvale NJ
Mayor Michael Ghassali
12 Mercedes Drive
Montevale, NJ 07645

Borough of Ringwood New Jersey
60 Margaret King Avenue,
Ringwood, NJ 07456

Lance MacMillan, PE
Regional Director
NYS Dept. of Transportation Region 8
4 Burnett Boulevard Road
Albany NY 12232

New York State Department of Health
Commissioner Howard A. Zucker, M.D., J.D.
Corning Tower
Empire State Plaza,
Albany, NY 12237

Rockland County Health Department
Commissioner Patricia Schnabel Ruppert, DO,
MPH, CPE, DABFM, FAAFP
Robert L. Yeager Health Center
50 Sanatorium Rd, Bldg D,
Pomona, NY 10970

Rockland County Drainage Agency
Charles H. Vezzetti, Chairman
23 New Hempstead Road
New City, NY 10956

Rockland Economic Development Corporation
Jeremy L. Schulman, President & CEO
One Blue Hill Plaza, Lobby Level
P.O. Box 1575
Pearl River, NY 10965

MTA New York City Transit
Andy Byford
President
2 Broadway
New York, NY 10004

NYS Thruway Authority
Joanne M. Mahoney, Chair
Administrative headquarters
200 Southern Boulevard
P.O. Box 189
Albany, NY 12201-0189

New York Metropolitan Transportation Council
25 Beaver Street
Suite 201
New York, NY 10004

East Ramapo Central School District
Care of: Superintendent of Schools
Dr. Deborah L. Wortham
105 S. Madison Avenue
Spring Valley, New York 10977

NYS Office of Parks, Recreation & Historic Pres.
Erik Kulleseid, Acting Commissioner
Preservation
625 Broadway
Albany NY 12207

Daniel Mackay, Deputy Commissioner
Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188

Traffic Safety Board
Michael Specht, Chairperson
Town Hall
237 Rt. 59
Suffern, NY 10901

Suffern Police Department
61 Washington Ave
Suffern NY 10901

New Your State Police
Troop F
55 Crystal Run Rd
Middletown NY 10941

Rockland County Sheriff
Sheriff Louis Falco III
55 New Hempstead Road
New City, NY 10956

Gary Wren, Chm.
Hillcrest Fire Dept.
Moleston Fire District
96 Orange Turnpike
PO Box 115
Sloatsburg, NY 10974

South Spring Valley Fire Department
Chief: Carmine Caruso
40 Red School House Road
Spring Valley, NY 10977

Suffern Fire Department
Suffern Hook & Ladder Co. #1
Chief: Michael Leopori
35 Washington Street
PO Box 117
Suffern, NY 10901

Tallman Fire Department
Chief: Chris Szklany
289 Route 59
PO Box 37
Tallman, NY 10982

Spring Valley Fire Department
Chief Ray Canario
PO Box 637
Spring Valley NY 10977

Hatzoloh EMS Inc.
19 Grove Street
PO Box 184
Monsey, NY 10952

Ramapo Valley Ambulance Corps
235 NY 59
Suffern, NY 10901

Rockland County EMS
35 Firemen's Memorial Drive
Pomona, NY 10970

Rockland Mobile Care/ Paramedic Services, Inc.
CEO: Raymond Florida
540 Chestnut Ridge Road
Chestnut Ridge, NY 10977

Spring Hill Community Ambulance Corps.
48 Brick Church Road
Spring Valley, NY 10977

Village of New Square EMS
37 Reagan Road
New Square, NY 10977

William P. Faist Volunteer Ambulance
3 Red School House Road
Chestnut Ridge, NY 10977

Suffern Central School District
Dr. Douglas Adams
Superintendent of Schools
45 Mountain Avenue
Hillburn, NY 10931

Finkelstein Memorial Library
Laura Wolven, Director
24 Chestnut Street
Spring Valley, NY 10977.

Haverstraw King's Daughters Public Library
Director Claudia Depkin
10 West Ramapo Road
Garnerville, NY 10923

Sloatsburg Public Library
1 Liberty Rock Road,
Sloatsburg, NY 10974

Suffern Free Library
Carol Connell Cannon, Director
201 Lafayette Avenue
Suffern NY 10901

Chief A. Schlissel
Brewer Fire Engine Co.
Monsey Fire Dept.
16 Grove Street
Monsey, NY 10952-3001

Chief Shane Starr
Hillburn Fire Co.
Hillburn Fire Dept.
37 5th Street
Hillburn, NY 10931

Chief Joel Spoelstra
Excelsior Engine Co.
Pearl River Fire Dept.
1 Mike Kernan Drive
Pearl River, NY 10965

Chief Christopher Morse
Sloatsburg Fire
PO Box 115
Sloatsburg, NY 10974

DRAFT



Town Board

237 Rt 59
Suffern, NY 10901

Meeting: 07/11/19 09:00 AM
DOC ID: 5665

SCHEDULED

SEQR Positive Declaration for Northeast Ramapo Strategic Plan, Acceptance of Draft Scoping Outline and Setting of Date for Public Scoping Session

WHEREAS, the Town Board of the Town of Ramapo intends to consider adoption of a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; a Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo (the “Action”). The Town Board had previously determined, by resolution dated February 27, 2019, that the Town Board is the sole SEQR involved agency and, although the Town Board is the sole involved agency, also determined to coordinate SEQR environmental review with all identified interested agencies and other entities in order to seek input from all such agencies and entities. On or about February 28, 2019, the Town Board circulated its’ notice of intent to be lead agency to all identified interested agencies and other entities, along with Part 1 of the Full Environmental Assessment Form (EAF). No objections to the Town Board acting as sole SEQR involved agency or as SEQR lead agency have been received. The Town Board then caused the preparation of Parts 2 and 3 of the Full EAF, which identified potential adverse environmental impacts of the Action, and caused the preparation of a Draft Scoping Outline.

NOW, THEREFORE, IT IS RESOLVED as follows:

1. The Town Board confirms that the proposed Action is a Type 1 SEQR action and confirms that the Town Board is the sole involved SEQR agency.
2. The Town Board approves the EAF Part 2 and EAF Part 3.
3. The Town Board determines that the proposed Action may have potential significant adverse environmental impacts and, therefore, issues a SEQR Positive Declaration pursuant to the SEQR Regulations, and determines that a Draft Generic Environment Impact Statement (DGEIS) shall be prepared.

Name of Action: Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo.

Location: Town of Ramapo, Rockland County, New York, with focus on Northeast Ramapo

Project Sponsor: Town of Ramapo Town Board

SEQR Status: Type 1

Project Description: See attached Draft Scoping Outline

Reasons Supporting Determination of Significance: See attached EAF Part 3 Narrative.

4. The Town Board approves the draft Scoping Outline, dated July __, 2019, attached to this resolution.

5. The Town Board schedules a public scoping session for the purpose of hearing and considering public comment on the draft Scoping Outline in order to prepare a final Scoping Outline. The public Scoping Session shall be held on _____, 2019, at _____ PM at the Town Hall, 237 State Route 59, Airmont, New York.

6. The Town Board directs that this resolution, including the attached EAF Part 3 Narrative and draft Scoping Outline, shall be circulated to all identified interested agencies and other entities by regular mail, shall be filed in accordance with the SEQR Regulations, and shall be posted on the Town's website at the Envision Ramapo link on the front page of the Town's website <<http://www.Ramapo.org>>, and directs that a notice of the scoping session shall be published and posted as required by the SEQR Regulations.

Written comments on the draft Scoping Outline may be submitted to the Town of Ramapo Town Clerk, at the Town Hall, 237 State Route 59, Airmont, New York 10901, Attention: GEIS Draft Scoping Outline, or by email to _____, on or before _____, 2019.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Town of Ramapo Northeast Ramapo Strategic Plan and Town-wide Future Land Use Generic Environmental Impact Statement		
Project Location (describe, and attach a general location map): Town of Ramapo (see attached Overview Map)		
Brief Description of Proposed Action (include purpose or need): This project includes a Town-wide Future Land Use Generic Environmental Impact Statement (GEIS) and a Northeast Ramapo Strategic Plan. The GEIS will examine development potential based on assessment of the town-wide resource base and a buildout under current zoning, while also analyzing alternative land use, infrastructure, economic development and policies in the Northeast Ramapo Strategic Plan. The Town-wide environmental resource assessment will cover 31.6 square miles in the unincorporated Town. The Northeast Ramapo Strategic Plan will focus on 3.4 square miles east of Village of Pomona, north and east of the Village of New Hempstead, north of Village of New Square, west of Town of Clarkstown and south of the Town of Haverstraw. The GEIS will evaluate potential impacts to natural resources, the transport environment, water, sewer, and stormwater infrastructure, recreational resources, government facilities, historic/ cultural resources, energy systems, plus cumulative effects of growth. The GEIS will also assess impacts of the Northeast Ramapo alternative development scenarios as well as potential mitigation measures addressing the impacts identified in the analysis.		
Name of Applicant/Sponsor: Supervisor Michael B. Specht		Telephone: 845-357-5100 E-Mail: planning@ramapo.org
Address: Town of Ramapo Town Hall, 237 NYS Route 59		
City/PO: Airmont	State: NY	Zip Code: 10901
Project Contact (if not same as sponsor; give name and title/role): Nicole Allen, AICP		Telephone: 518-458-7112 E-Mail: nallen@labergegroup.com
Address: Laberge Group, 4 Computer Drive West		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Adoption by Town Council	Projected May 2019
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board Review Referral	Projected April 2019
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Remediation Sites per NYSDEC 344004 and 334064; Hudson River Valley Greenway (the Town is a compact community); Hudson River Natural Heritage Area.	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Rockland County has an Open Space Acquisition Program with at least five properties acquired in the Town of Ramapo. The Town of Ramapo has made open space acquisitions through an Open Space Program.	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

This project is town-wide. There is currently adopted zoning and classifications are varied and include multiple types of residential, commercial, industrial, mixed use, and overly zones. See Zoning Map at <http://www.ramapo.org/page/zoning-135.html>.

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? The northeast Ramapo strategic plan examine alternative zoning.

C.4. Existing community services.

a. In what school district is the project site located? East Ramapo Central School; Suffern Central School District.

b. What police or other public protection forces serve the project site?

Town of Ramapo Police; NYS Trooper (Troop F); Rockland County Sheriff; Village of Suffern Police; Spring Valley Police.

c. Which fire protection and emergency medical services serve the project site?

Hillcrest Fire Co. No.1, Moleston Fire District, East Spring Valley Fire District, Spring Valley Fire Department, Tallman Fire Department,(cont see attached)

d. What parks serve the project site?

There are numerous parks within the Town, listed here are a sampling of parks: Eugene Levey Memorial Park, Sandy Brook Town Park, Children's Park of Ramapo, Pine Brook Farms Park, Capital Park, Camp Scuffy, Lorna Lane Park, Rustic Brook Tennis Club, (continued see attached)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
<i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> CEA name: _____	
<i>ii.</i> Basis for designation: _____	
<i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

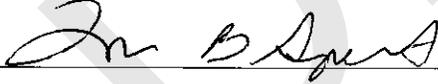
Attach any additional information which may be needed to clarify your project.

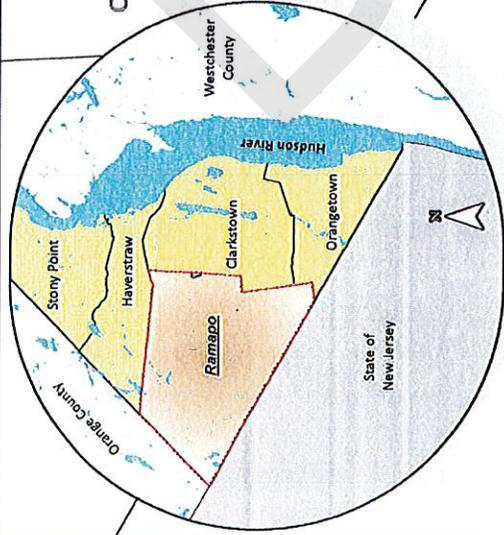
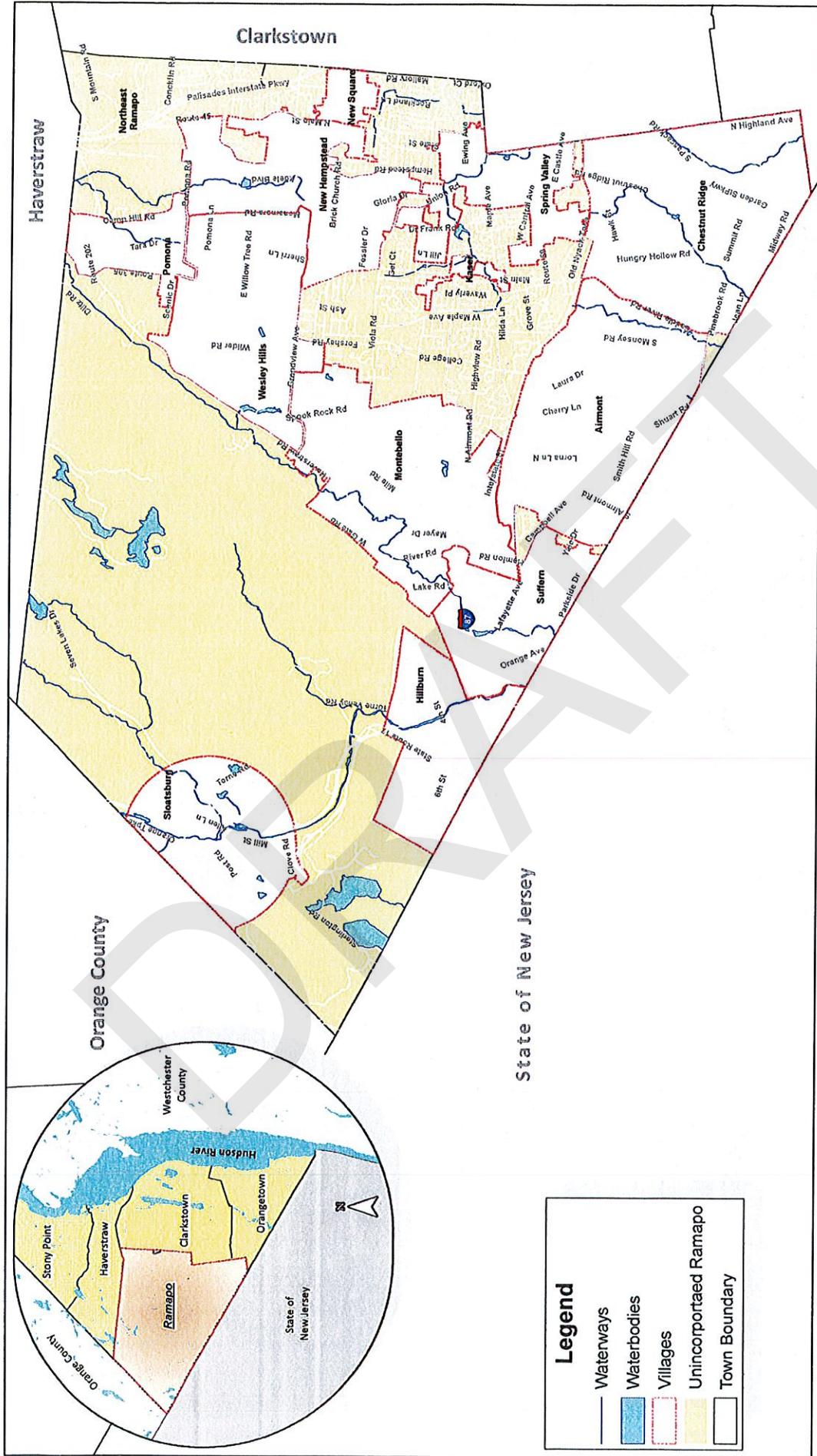
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael B. Specht, Town Supervisor Date 3/21/19

Signature  Title Town of Ramapo, Town Supervisor

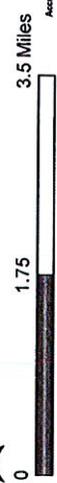


Legend

- Waterways
- Waterbodies
- Villages
- Unincorporated Ramapo
- Town Boundary



Data Provided by Rockland County GIS, 2021.
 Prepared by Laberge Group, Inc.,
 State of New Jersey 2023.
 Accuracy not Guaranteed. For Illustrative Purposes Only.



Overview Map

Town of Ramapo, Rockland County, NY

Full Environmental Assessment Form (Continued – Version 2/15/19)

Northeast Ramapo Strategic Plan and a Town-wide Future Land Use Generic Environmental Impact Statement

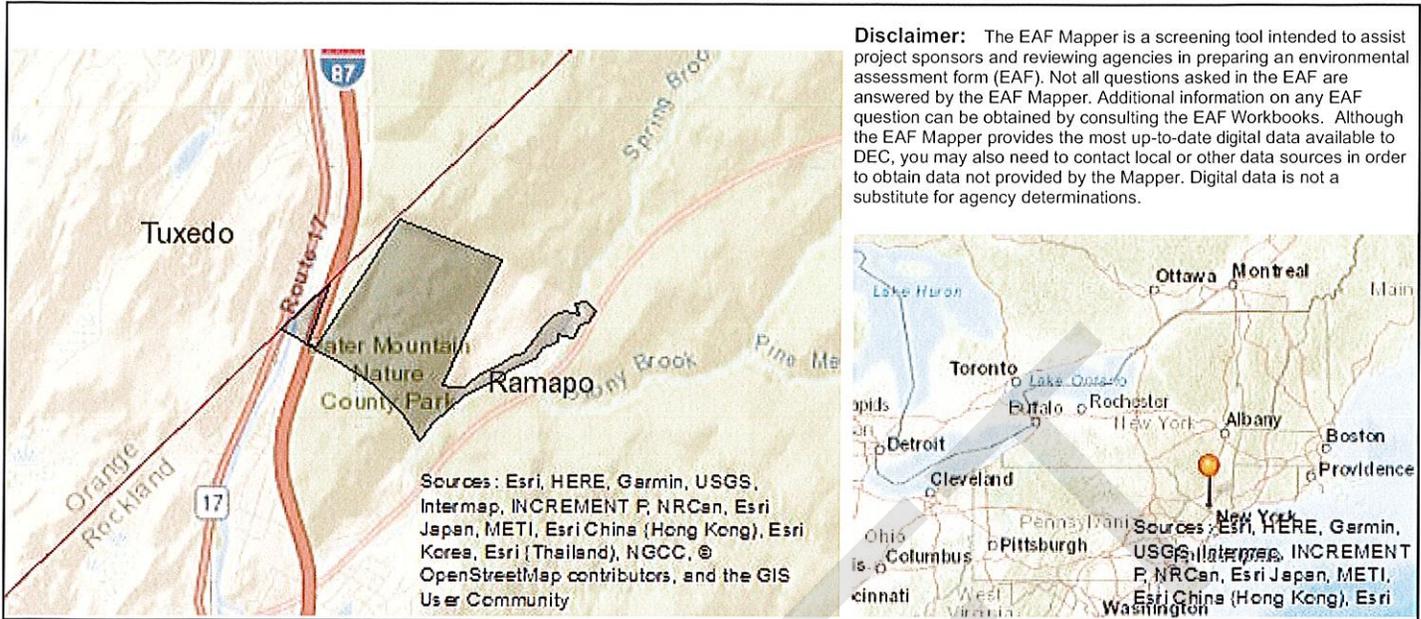
C.4 Existing Community Services

c. Brewer Fire Engine Company (Regional/ County Dept. #7 – Monsey Fire Dept.); Columbia Fire Engine Company, et al (County Dept. #17 – Spring Valley Fire Dept.); Hillburn Fire Company (County Dept. #5 – Hillburn Fire Dept.); Hillcrest Fire Company No. 1 (County Dept. #6 – Moleston Fire District); Pearl River Fire Dept. (County Dept. #12) – part is known as Excelsior Engine Co.; Sloatsburg Fire (County Dept. #15); South Spring Valley Fire District (County Dept. #25) Hugh Gassner Fire Company; Suffern Hook & Ladder Co. #1 (County Dept. #19); Tallman Fire Dept. (County Dept. #20)

EMS: Hatzalah EMS Inc.; Ramapo Valley Ambulance Corps; Rockland County EMS; Rockland Mobile Care; Rockland Paramedic Services Inc., Sloatsburg Volunteer Community Ambulance Corps; Spring Hill Community Ambulance Corps.; Village of New Square EMS; William P. Faist Volunteer Ambulance

d. What parks serve the project site?

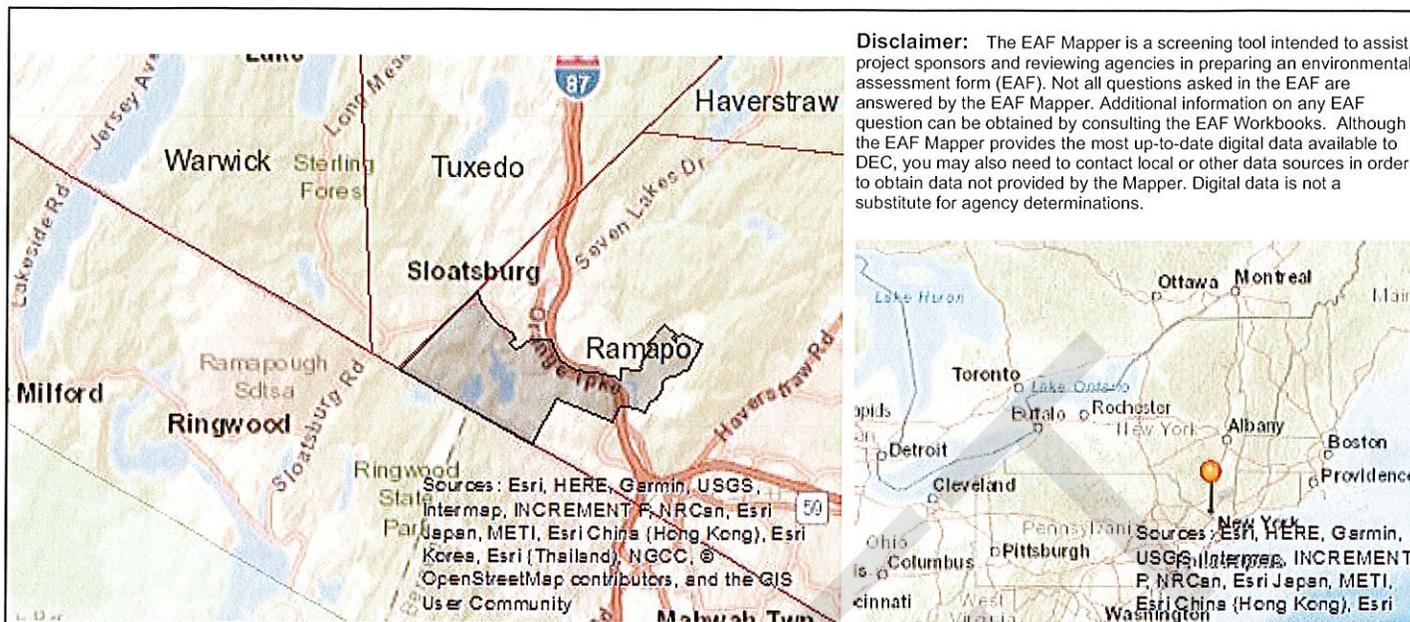
Clark Recreation Area, Hillburn Youth Center, Hillburn Veterans Park, Joseph T. St. Lawrence Recreation Center, Sloatsburg Community Fields, Spook Rock Golf Course, Brooklands Park, Suffern Horton Field and Memorial Pool, Orchard Hill Park, Welder Park-aka Viola Town Park, Willow Tree Town Park, John Vanden Hende Park, Kathryn Gorman Ponds, Challenger Center, Palisades Credit Union Park, Harry Reiss Park, Bon Aire Park, Town of Ramapo Senior Community Center, Ramapo Equestrian Center, Harmony Hill/ Sloats House, Adar Court, Dawn Lane, Brookstreet Park, John Suffern Park, Chestnut Street Park, Avon Park, Harmony Park, Point Park, Donna Hallet Park, Foxwood Pond, Clark Osborne Hockey Rink, Yorkshire Drive Park, Stonegate Park, Cobblestone Farm Park, Laddentown, Greg Sikorsky Park, Mitch Miller, Ward-Ling Park, Handweg Park, Besen Park, Jay Street Park, and Mill Creek Park.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-33, 860-51, 860-18, 860-31, 860-52, 860-34
E.2.h.iv [Surface Water Features - Stream Classification]	B, A(T), C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names: Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Rocky Summit Grassland, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	61.7, 34048.61
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Bog Turtle, Virginia Snakeroot, Reflexed Sedge, Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Small-flowered Crowfoot, Gray Petaltail
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Ramapo

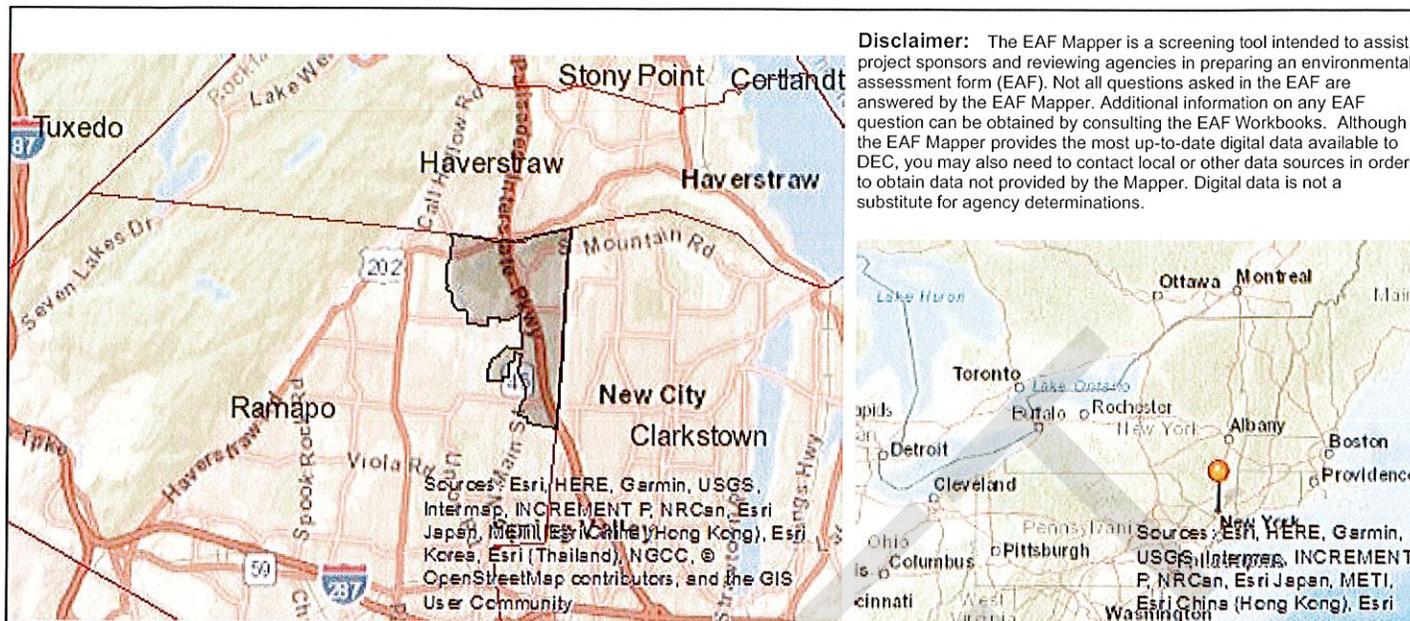
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:344004 , Remediaton Sites:344064
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	344004 , 344064
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344051 , 344004 , 344064
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-29, 860-28, 860-17, 860-18, 860-25, 860-24, 860-26, 860-27
E.2.h.iv [Surface Water Features - Stream Classification]	A, B, A(T), C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

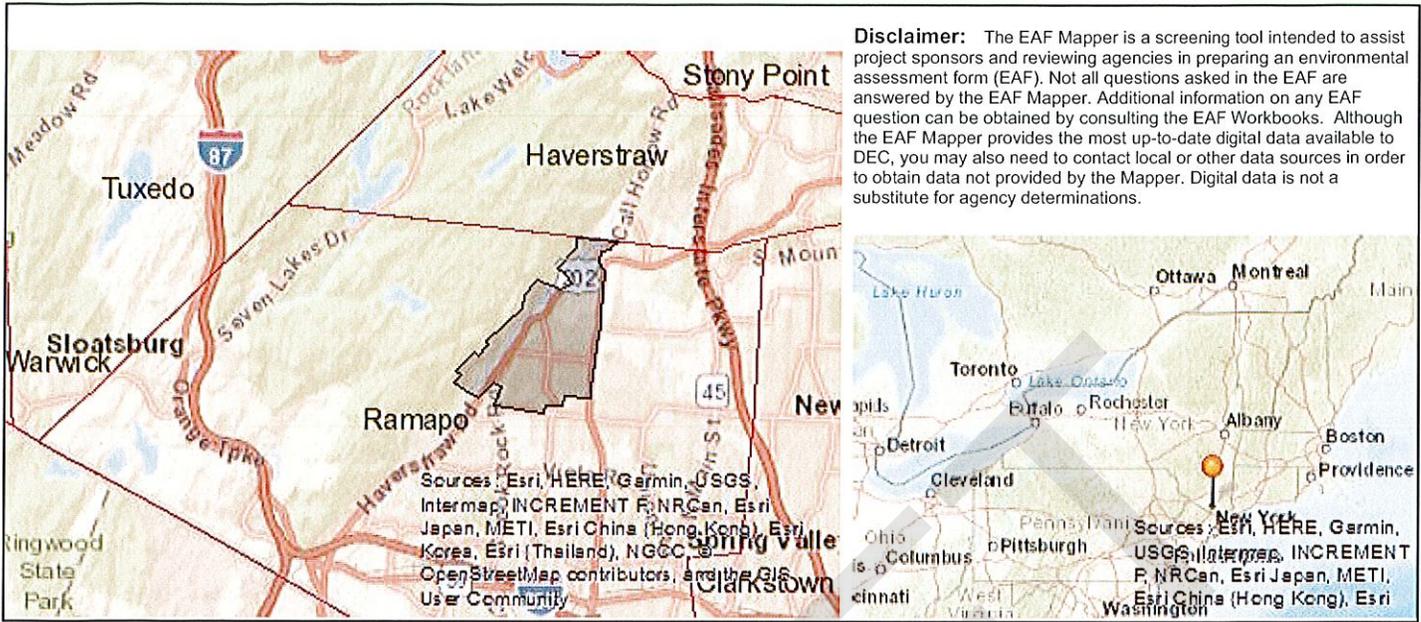
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):20.5, NYS Wetland (in acres):18.2, NYS Wetland (in acres):43.0, NYS Wetland (in acres):24.2, NYS Wetland (in acres):30.2
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SL-5, SL-3, SL-2, SL-8, SL-9
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names:Highlands SSA, Sole Source Aquifer Names:Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	8626.9, 34048.61
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake, Northern Long-eared Bat, Bog Turtle
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Eastern Wormsnake
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Torne Brook Farm
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Ramapo



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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:344064
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	344064
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344064, 344029
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-501, 865-138.1, 865-87
E.2.h.iv [Surface Water Features - Stream Classification]	C, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

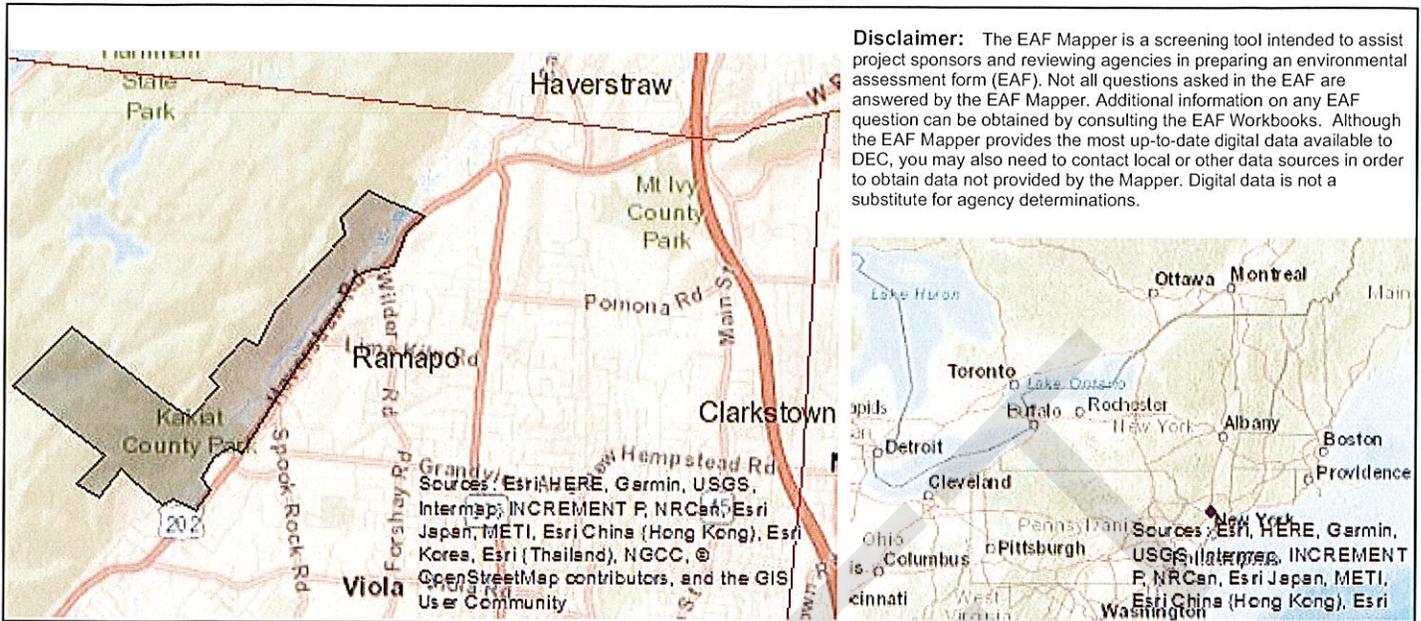
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):31.9, NYS Wetland (in acres):269.9, NYS Wetland (in acres):19.6, NYS Wetland (in acres):42.4
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-17, TH-16, TH-31, TH-13
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:West Br.Hackensack, Upper, and tribs – Unknown Toxicity – Recreation;Aquatic Life
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Rocky Summit Grassland
E.2.n.i [Natural Communities - Acres]	20.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Torrey's Mountain Mint
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Palisades Interstate Parkway, English Church and Schoolhouse, Contempora House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-4, 860-13, 860-14, 860-12, 860-15
E.2.h.iv [Surface Water Features - Stream Classification]	A(T), C(T), B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):44.6, NYS Wetland (in acres):30.9, NYS Wetland (in acres):22.0, NYS Wetland (in acres):86.0
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-21, TH-28, TH-30, TH-14
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names: Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Highbush Blueberry Bog Thicket, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	140.91, 34048.61
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake, Brook Floater, Frank's Sedge, Violet Wood Sorrel, Hyssop Skullcap, Large Twayblade
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Gurnee-Sherwood House, Ladentown United Methodist Church, Seaman-Knapp House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

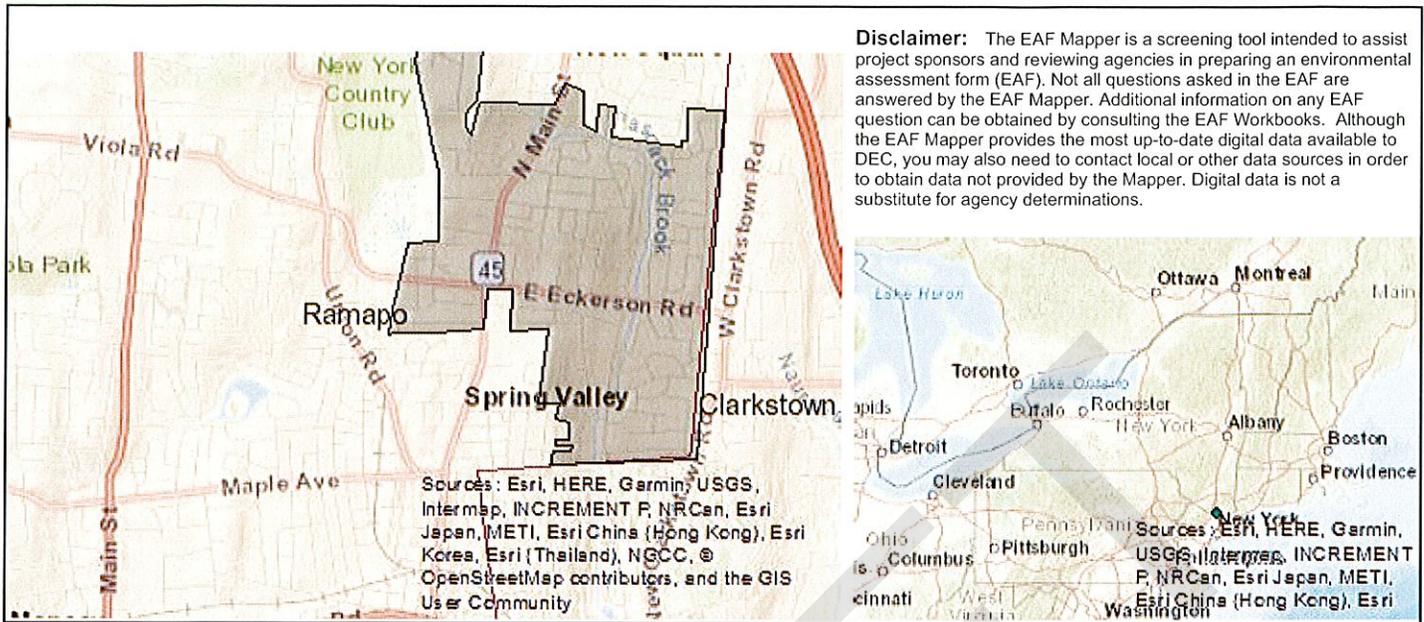
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-25, 860-12, 860-4, 860-13, 860-15
E.2.h.iv [Surface Water Features - Stream Classification]	B, A(T), C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):30.9, NYS Wetland (in acres):86.0
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-28, TH-14
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names: Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Rocky Summit Grassland, Highbush Blueberry Bog Thicket, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	128.32, 140.91, 34048.61
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Timber Rattlesnake, Brook Floater, Frank's Sedge, Violet Wood Sorrel
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Gurnee-Sherwood House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

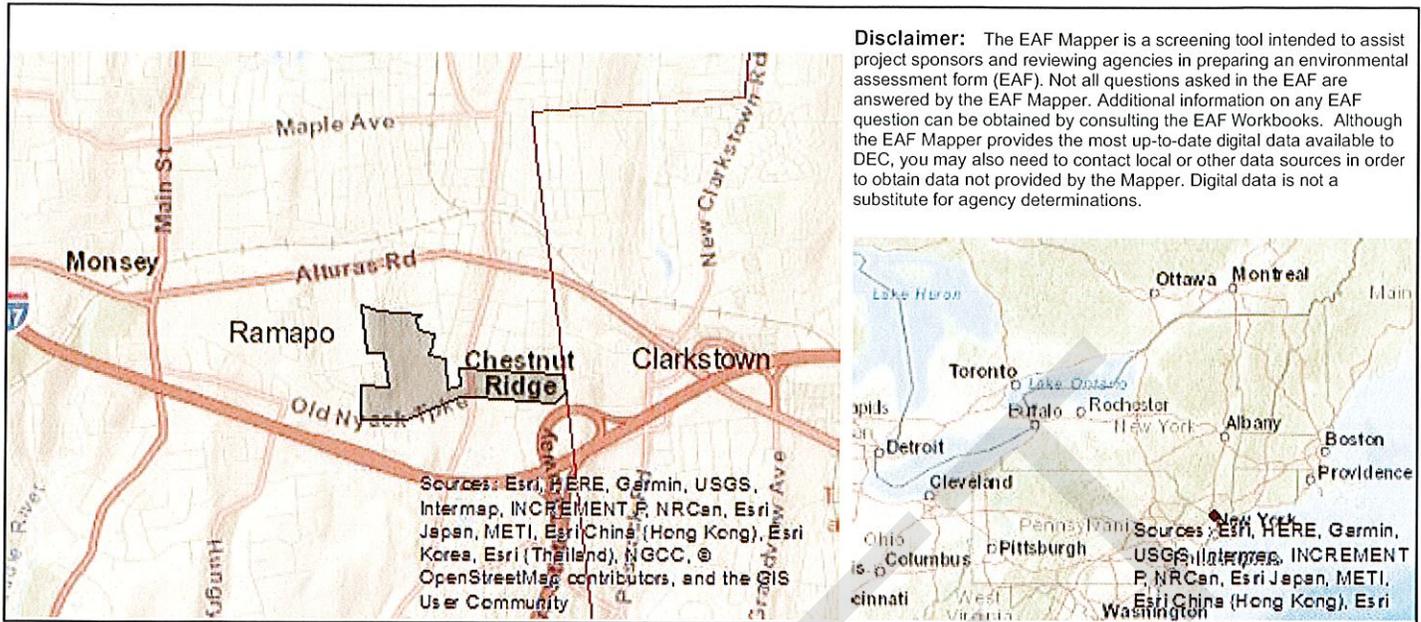
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	865-171, 865-176
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses: Pascack Brook and tribs, within NYS – Unknown Toxicity – Recreation; Aquatic Life
E.2.i. [Floodway]	Yes

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

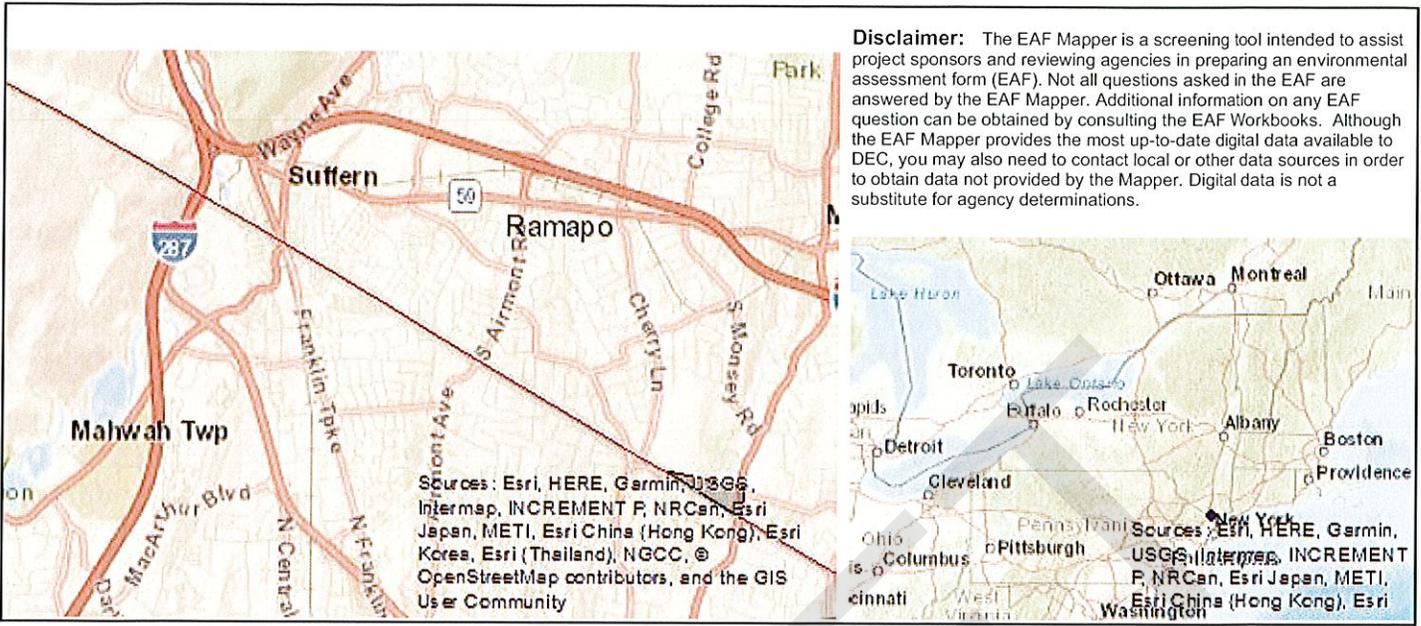
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344035 , V00097
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Ridgewood SSA
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

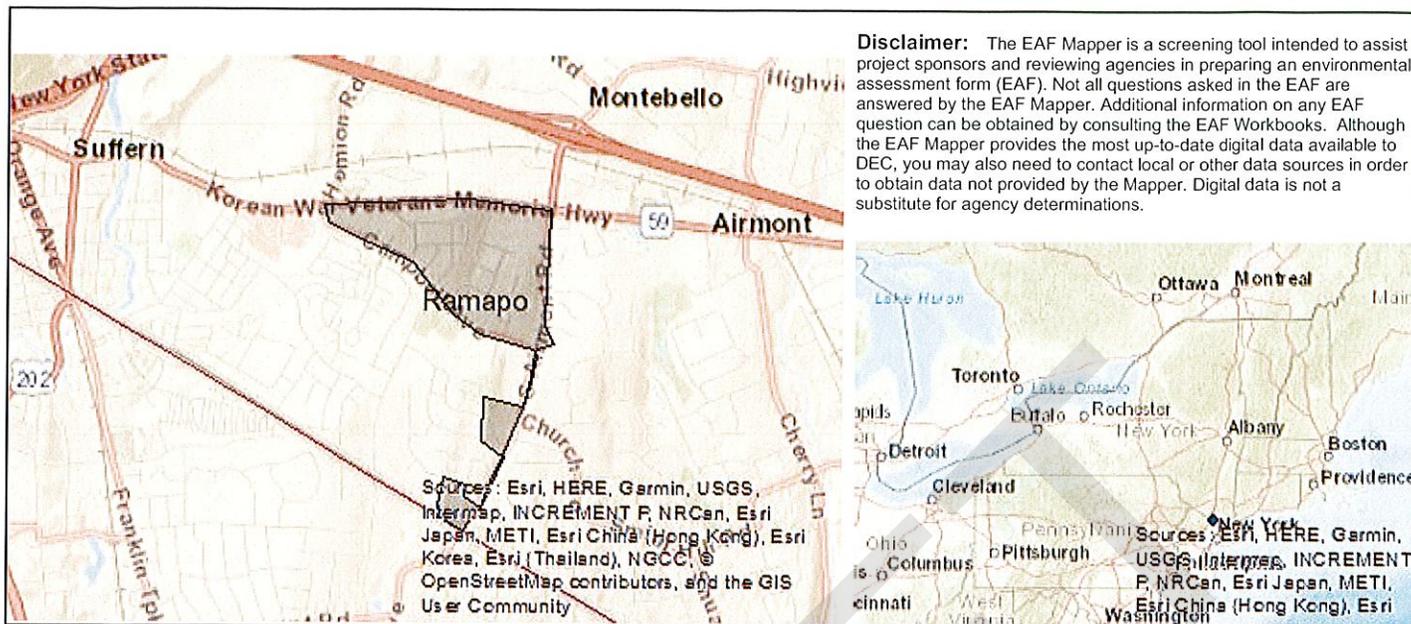
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	865-187.1, 865-188
E.2.h.iv [Surface Water Features - Stream Classification]	A(TS), C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Sole Source Aquifer Names:Ridgewood SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

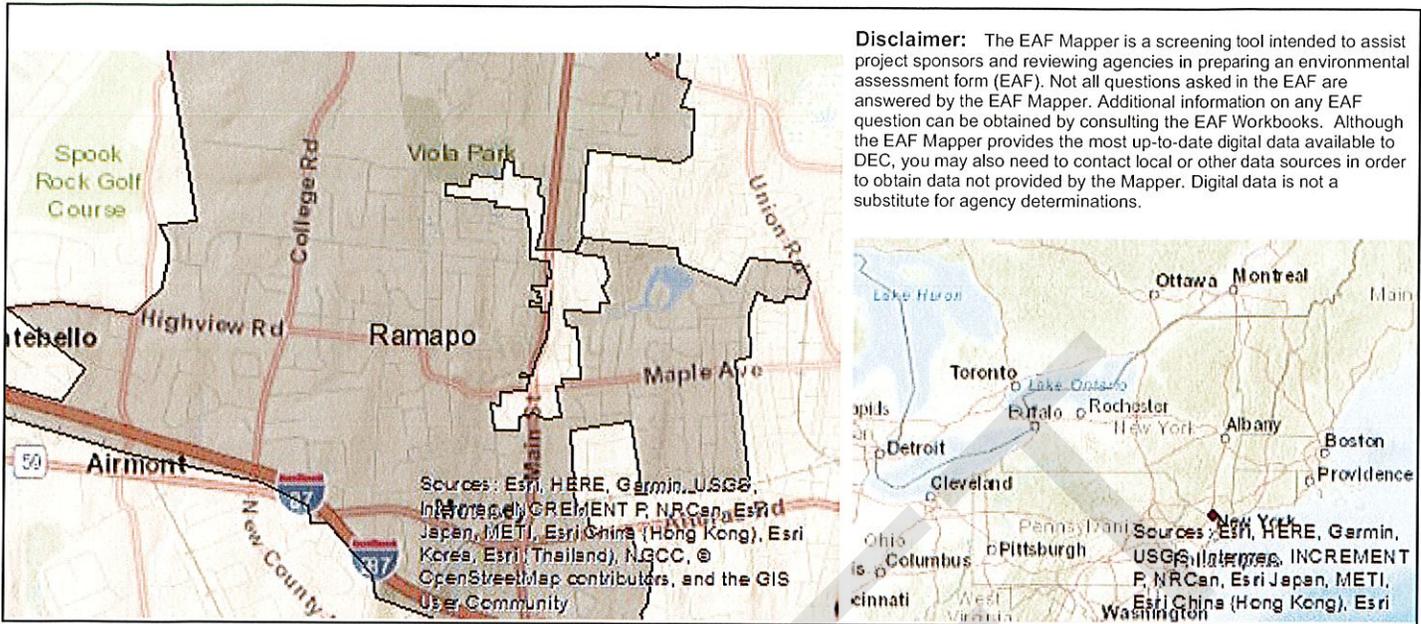
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344033 , C344047
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-5
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names:Ridgewood SSA, Sole Source Aquifer Names:Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

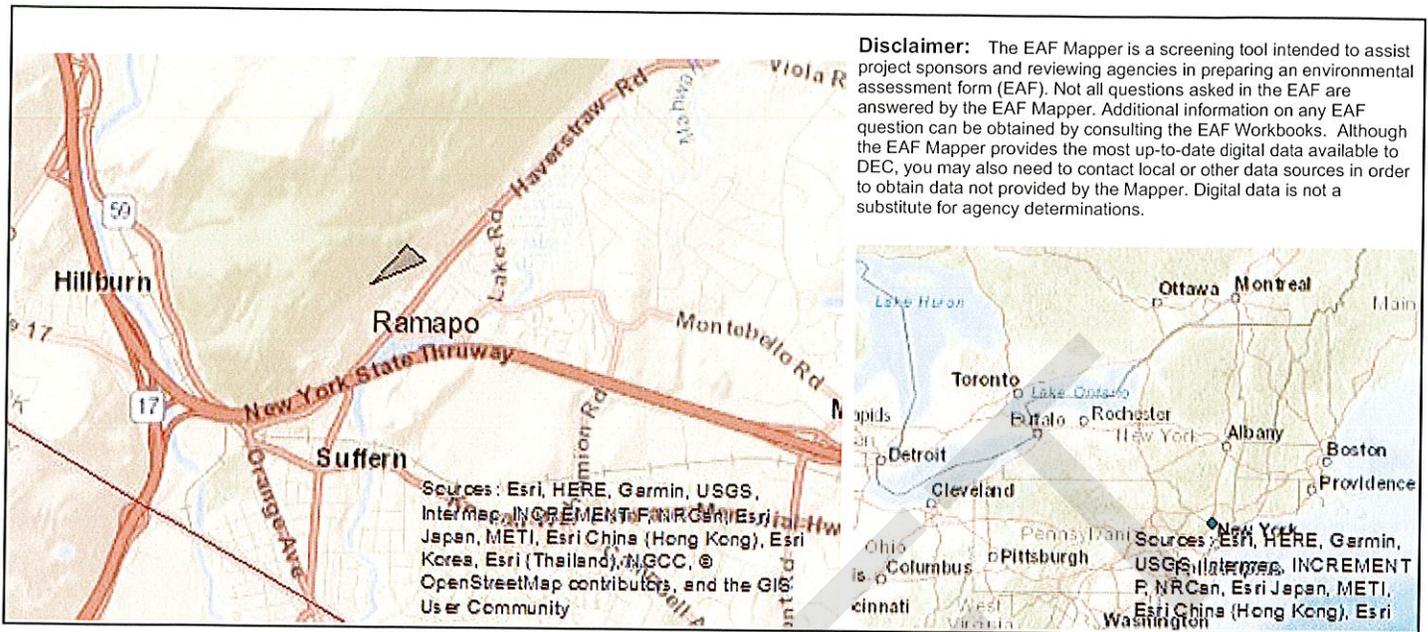
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C344047 , 344035 , 344018
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-5, 865-198, 865-166, 860-8, 865-182, 865-188, 865-195, 865-193, 865-179, 865-185, 860-13, 865-165, 865-181, 865-180
E.2.h.iv [Surface Water Features - Stream Classification]	C, B, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Pascack Brook and tribs, within NYS – Unknown Toxicity – Recreation;Aquatic Life

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names:Ridgewood SSA, Sole Source Aquifer Names:Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	DeBaun, John A., Mill, Houser-Conklin House, Brick Church Complex
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

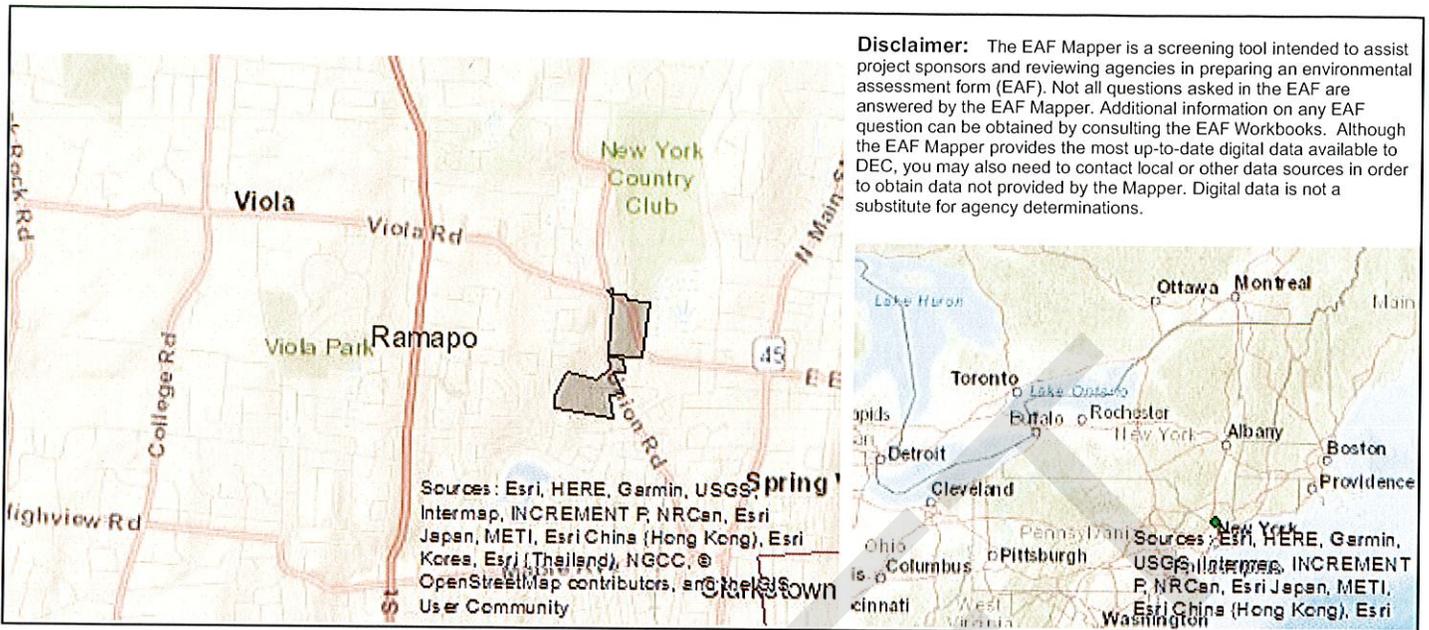
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names: Ramapo SSA, Primary Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	34048.61

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	865-178
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):42.3
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-19
E.2.h.v [Impaired Water Bodies]	Yes

E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Pascack Brook and tribs, within NYS – Unknown Toxicity – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project : Town of Ramapo: 2018095
 Date : June 24, 2019 as revised 7/11/19

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
 If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) NO YES
 If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

NO YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

NO YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: <u>Proposed action may cause increase in vehicle trips and traffic.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) If "Yes", answer questions a - m. If "No", go to Section 17.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

NO

YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**Full Environmental Assessment Form
 Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
 and
 Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See six-page Attachment: 'EAF Part 3 Narrative' supporting rationale.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Key sources include: Town of Ramapo Town Code; Town of Ramapo 2004 Comprehensive Plan; Rockland Tomorrow 2011 Comprehensive Plan; Draft scoping document/ outline; and Knowledge of the Town and NE Ramapo.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Ramapo Town Board as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Comp. Plan Amd. for the NE Ramapo Dev. Plan & Comp. Plan Update of Town-wide Existing Conditions Code Amd. for NE Ramapo

Name of Lead Agency: Town of Ramapo - Town Board

Name of Responsible Officer in Lead Agency: Michael Specht

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: _____ Date: 7/11/19

Signature of Preparer (if different from Responsible Officer): *Michael Specht (Town Supervisor)* Date: 7/11/19

For Further Information:

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For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

EAF Part 3 Narrative

This EAF Part 3 Narrative sets forth the reasons that support the Town Board's SEQR determination of Positive Declaration. The SEQR Action is a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; a Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo. In making this determination, in addition to the supporting information listed in EAF Part 3, consideration was given to the criteria set forth in the SEQR Regulations §617.7(c)(1), (2) and (3).

1. Impact on Land – An amendment to the Comprehensive Plan and Town Code amendments will not cause a significant adverse impact on land. The Action will not “involve construction on, or physical alteration of, the land surface of the proposed site,” quoting Item 1 in EAF Part 2. In addition, none of the sub-questions under Item 1 are applicable to Comprehensive Plan amendments or Town Code amendments which affect a general area such as Northeast Ramapo, as opposed to a particular land development application. The Board recognizes that if the Comprehensive Plan is amended and related Town Code amendments are adopted, land development will occur in compliance with the new Town Code regulations. However, it is not possible at this time to evaluate the impact on land from potential land development either generally or upon particular sites. No land use development applications have been submitted to the Planning Board or other Town agency that may comply with Code amendments. An impact on land cannot be evaluated until such application(s) are submitted.

2. Impact on Geological Features – The proposed Action will not have a significant adverse impact on geological features for the same reasons set forth in Item 1 above. Based on the NYSDEC EAF Mapper and other sources, there are no unique or unusual land forms within Northeast Ramapo and no geological features that are registered National Natural Landmarks that could be affected by the proposed Action. Escarpments/cliffs and prominent ridgelines are protected within County and State parks.

3. Impacts on Surface Water – The proposed Action will not cause a significant adverse environmental impact on wetlands or other surface water bodies. In addition, the proposed action will not have a potentially moderate to large impact on any of the eleven (11) sub-questions included in Item 3 in EAF Part 2. The proposed Action will not authorize or encourage any adverse impact on surface water. Moreover, wetlands, streams, ponds, lakes and other surface waters are protected by federal, State, County and local laws, rules and regulations, including but not limited to the Clean Water Act, federal and State wetlands laws and regulations, stormwater management and erosion control laws and regulations, and aquifer protection and watershed protection regulations. Notwithstanding the above, the Board's Draft Generic Environment Impact Statement (DGEIS) will evaluate the wastewater treatment and infrastructure capacity of Rockland County Sewer District No. 1 in relation to the proposed Action.

4. Impact on Groundwater – Since the proposed Action may result in increased residential densities and increased non-residential development compared to permissible development under current zoning regulations, the proposed Action may result in new or

additional use of groundwater and create additional demand on existing water supplies, thereby potentially causing a moderate to large impact. Board's Draft Generic Environmental Impact Statement (DGEIS) will evaluate the wastewater. The Board notes that there is no reason at this time to believe that the proposed Action may cause such an impact; however, the Board recognizes that the SEQR standard is whether an action "may" cause a potential significant adverse impact. The Board's (DGEIS) will discuss the Suez Water Co. water supply system, demand and safe yield as relates to the proposed Action, and the potential effect of increased development in Northeast Ramapo on the water supply and water supply system. Although it is not expected that water supply demand arising from increased development in Northeast Ramapo may exceed the safe and sustainable withdrawal capacity rate of the water supply or aquifer [see sub-question (b) in Item 4 of EAF Part 2], the DGEIS will evaluate that issue. The DGEIS will discuss the service areas of the Suez Water Co. and Rockland County Sewer District No. 1 and determine whether the proposed Action may allow or result in residential uses in areas without water and sewer services [sub-question (c)] or may include or require wastewater discharged to groundwater [sub-question (d)]. The proposed Action will not result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated [sub-question (e)]; will not require the bulk storage of petroleum or chemical products over groundwater or an aquifer [sub-question (f)]; and will not involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources [sub-question (g)].

5. Impact on Flooding – The proposed Action will not result in development of lands subject to flooding. Some areas in Northeast Ramapo are located within the 100-year floodplain and a very small area lies within the 500-year floodplain. The proposed Action will not authorize or encourage development in a floodplain. In addition, proposed floodplain development is already regulated by the Town's Flood Damage Prevention local law. Further, new development must comply with stormwater management requirements to ensure that stormwater runoff from a site does not significantly increase the potential for flooding.

6. Impact on Air – The proposed Action does not include a State regulated air emission source. In addition, none of the sub-questions in Item 6 of EAF Part 2 are applicable to the proposed Action.

7. Impact on Plants and Animals – The proposed Action may result in a loss of flora or fauna. Since the proposed Action may result in increased residential densities and increased development in Northeast Ramapo compared to permissible development under current zoning regulations, it is possible that the proposed Action may result in a greater loss of flora or fauna than would occur under the current zoning regulations. As stated previously, the Board recognizes that the term "may" presents a low threshold for determining significance and, therefore, the Board errs on the side of caution in making this determination that the proposed Action may have a moderate to large impact on plants and animals. It is not expected that any of the sub-questions in Item 7 of the EAF Part 2 are applicable to the proposed Action; however, in order to err on the conservative side, Part 2 states that the proposed Action may cause a reduction in population or loss of individuals of a threatened or endangered species [sub-question (a)] or a species of special concern or conservation need [sub-question (c)], as listed by New York State or the federal government. The DGEIS will evaluate this environmental issue and if it is

concluded that the proposed Action may have a significant adverse impact on plants and animals, the DGEIS will propose mitigation measures.

8. Impact on Agricultural Resources – The proposed Action will not adversely impact agricultural resources. There is no Agricultural District in Northeast Ramapo. The conservation of Conklin Orchards is protected. None of the sub-questions in Item 8 of the EAF Part 2 are applicable to the proposed Action.

9. Impact on Aesthetic Resources – The land uses which may be authorized by the proposed Action are not different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource (reciting the standard in Item 9 of EAF Part 2). In addition, since current zoning allows residential uses, commercial uses and mixed uses in Northeast Ramapo, the land uses which may be authorized by the proposed Action are not obviously different from or in sharp contrast to current land use patterns. Item 9 of the EAF Part 2 expressly refers to “the proposed project” as opposed to a comprehensive plan amendment and zoning law amendment that generally affects a large area. All of the sub-questions in Item 9 of the EAF Part 2 pertain to particular development projects, as opposed to a comprehensive plan or zoning amendment. The proposed Action will not authorize or encourage development that may adversely impact aesthetic resources. However, the Board recognizes that the Northeast Ramapo area contains the Palisades Interstate Parkway, which is listed on the State and Federal Registers of Historic Places and contains Town-designated scenic roads. It is not expected that the proposed Action may have a moderate or large adverse impact on the Parkway or scenic roads. Although there is no expected adverse impact on scenic roads, the DGEIS will review the Town’s existing scenic road standards.

10. Impact on Historic and Archeological Resources – Although the proposed Action will not authorize or encourage any land development that may adversely affect a historical or archeological resource, the proposed Action will occur in or adjacent to a historic or archeological resource. Accordingly, pursuant to the strict reading of the standard in Item 10 of EAF Part 2, the proposed Action may have a moderate to large impact on historic and archeological resources. With respect to the sub-questions in Item 10, although not intended or expected, it is possible that the proposed Action may result in the alteration of a historic property’s setting or integrity or may result in the introduction of visual elements which are out of character with the historical or archeological site or property, or may alter its setting [sub-question (e) (ii) and (iii)]. The DGEIS will list and describe historic resources and discuss resource stewardship and means to protect historic and cultural resources.

11. Impact on Open Space and Recreation – The proposed Action may result in a loss of future recreational opportunities. Since it is possible that the proposed Action may recommend that Town-owned vacant land in Northeast Ramapo be utilized for non-recreational purposes, the proposed Action may result in the loss of that land as a future recreational resource [sub-question (b) of Item 11 of EAF Part 2]. In addition, the proposed Action may increase the need for recreational resources and increase demands on existing recreational facilities. The DGEIS will examine such potential impacts and, if warranted, evaluate mitigation measures. The other sub-questions in Item 11 of the EAF Part 2 are not applicable. The Town of Ramapo has not adopted an open space plan. The proposed Action will not result in an impairment of

natural functions, or “ecosystem services”, provided by undeveloped areas [sub-question (a)]; will not eliminate open space or recreational resources in an area with few such resources [sub-question (c)]; and will not result in the loss of an area now used informally by the community as an open space resource [sub-question (d)].

12. Impact on Critical Environmental Areas – No Critical Environmental Area is established within or adjacent to the Town of Ramapo.

13. Impact on Transportation – The proposed Action itself will not impact existing traffic or transportation systems. However, since the proposed Action may allow increased residential densities and increased land development in Northeast Ramapo compared to permissible development under current zoning regulations, and may allow development of an educational campus, the proposed Action may have a moderate to large impact on transportation systems, since a traffic increase may exceed the capacity of existing road networks [sub-question (a) of Item 13 of EAF Part 2]; may result in the construction of paved parking for 500 or more vehicles [sub-question (b)]; and may cause an increase in vehicle trips and traffic [sub-question (f)]. The proposed Action will not degrade existing transit access [sub-question (c)]; will not degrade existing pedestrian or bicycle accommodations [sub-question (d)]; and will not alter the present pattern of movement of people or goods [sub-question (e)]. The DGEIS will examine potential traffic impacts in Northeast Ramapo and in other areas of the Town that may be caused by the changes in the land use and development in Northeast Ramapo, including areas adjoining Northeast Ramapo; major traffic corridors and intersections in Villages located between the Monsey area and Northeast Ramapo; and major traffic corridors for a limited distance in neighboring towns. The DGEIS will examine potential mitigation measures, such as intersection changes, traffic signal timing, roadway capacity increases, and enhancement of non-motorized modes of transportation, including multi-use paths, crosswalks and sidewalks. The DGEIS will also address the land area required for vehicle parking, including whether revised off-street parking requirements and/or mixed use development may reduce parking demand and reduce the necessary land area set aside for parking.

14. Impact on Energy – Although the proposed Action itself will not cause an increase in energy use, since the proposed Action may authorize increased land development than permitted under current zoning regulations, the proposed Action may require the extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial use [sub-question (b) of Item 14 of EAF Part 2] and may involve heating and/or cooling of more than 100,000 square feet of building area [sub-question (d)]. The DGEIS will discuss existing energy demand and distribution and potential impacts and mitigation related to the proposed Action.

15. Impact on Noise, Odor, and Light – Since the proposed Action may allow increase residential densities and increase land development in northeast Ramapo, the proposed Action may result in an increase in outdoor lighting, it may result in lighting creating sky-glow brighter than existing area conditions [sub-question (e) of Item 15]. It is not expected that the proposed Action will result in an increase in noise or odor.

16. Impact on Human Health – The proposed Action will not have an impact on health from exposure to new or existing sources of contaminants.

17. Consistency with Community Plans – The proposed Action is not consistent with adopted land use plans, since the proposed Action may allow increased residential densities and increased land development as compared to the Town’s 2004 Comprehensive Plan and current zoning regulations. With respect to the sub-questions in item 17 of EAF Part 2, the proposed Action’s land use components may be different from, or in sharp contrast to, current land use patterns [sub-question (a)]; and the proposed Action may be inconsistent with local land use plans and zoning regulations [sub-question (c)]; may cause a change in the density of the development that is not supported by existing infrastructure or is distant from existing infrastructure [sub-question (e)]; is located in an area characterized by low density development that may require new or expanded public infrastructure [sub-question (f)]; and may induce secondary development impacts [sub-question (g)]. It is not expected that the proposed Action will cause the permanent population of the Town to grow by more than 5% [sub-question (b)], since substantial growth is underway and it is not expected that the proposed Action will cause a significant increase in that trend.

18. Consistency with Community Character – The proposed Action may be inconsistent with the existing community character in Northeast Ramapo. The proposed Action recognizes that the neighborhood character and open space character of Northeast Ramapo is defined, in part, by permanently conserved lands at South Mountain, the Mt. Ivy Environment Park, Conklin Orchards, the linear forested setting established by the Palisades Interstate Parkway, and regulated wetlands and floodplains; that limit future development. The proposed Action will not interfere with the use and enjoyment of these resources. The proposed Action will not cause a significant adverse impact on historic structures or cultural resources. However, the proposed Action may create a demand for additional community services [sub-question (b) of Item 18 of EAF Part 2]; may allow land development which is inconsistent with the predominant architectural scale and character in the Northeast area [sub-question (e)]; and may be inconsistent with the character of the existing natural landscape [sub-question (f)]. The DGEIS will include a buildout analysis for the Northeast area, which will assess potential impacts in terms of land uses, coverage, development density, mix of housing types, size and architectural appearance of new buildings, potential increase in residential units and non-residential space as compared to land development permitted by current zoning regulations, and community resources. The DGEIS will assess potential impacts to community character and character areas and discuss potential land development policies and alternative design standards and urban design treatments intended to foster desirable appearances and land uses, character preservation and enhancement, and well-managed land use.

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
DRAFT SCOPING DOCUMENT**

Name of Project:

Town of Ramapo

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

Project Location:

TOWN OF RAMAPO, ROCKLAND COUNTY, NY

Project Sponsor:

TOWN OF RAMAPO TOWN BOARD

Michael Specht, Supervisor

Town Hall, 237 Route 59

Suffern, NY 10901

Lead Agency:

TOWN OF RAMAPO TOWN BOARD

Town Hall, 237 Route 59

Suffern, NY 10901

DATE OF THIS DRAFT SCOPING DOCUMENT: July 11, 2019

PUBLIC COMMENTS MUST BE SUBMITTED BY: August 19, 2019

PUBLIC SCOPING SESSION TO BE HELD: August 19, 2019, AT 7:00PM

Project Sponsor Contact:

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1.0 Introduction - This Proposed Scoping Document outlines a framework for the project sponsor and designated Lead Agency, the Town of Ramapo Town Board, to prepare a Draft Generic Environmental Statement (DGEIS) in order to evaluate proposed amendments to the Town of Ramapo's 2004 Comprehensive Plan. This effort will consist of an update the Town-wide existing conditions analysis and the formulation and analysis of potential land use strategies for unincorporated Northeast Ramapo, including Code amendments for Northeast Ramapo (the "Action").

This Plan amendment will present strategies of future land use, capital investment, and sustainable overall growth and management for Northeast Ramapo. This unincorporated 3.4 square mile area is located east of the Villages of Pomona and New Hempstead and north of the Village of New Square. The Plan will present land development, investment, and community development objectives and techniques that are proposed in order to advance a vision and goals for the long-term development of this part of Town. There will be presentation of a series of recommendations for how to provide for the infrastructure, housing and service needs of future and current residents. Recognizing that a land use and community development program proposed in Northeast Ramapo may have impacts outside of that particular area, the DGEIS will evaluate such potential impacts.

Pursuant to the New York State Environmental Quality Review (SEQR) Act and SEQR regulations, this proposed scope of study identifies subject matters which will be analyzed within the DGEIS. These subjects cover aspects of the environment that possess potential to experience significant adverse effects/ impacts caused by the proposed Action. The DGEIS will examine types, characteristics, and magnitude of potential impacts. It will identify and evaluate appropriate mitigation which can be applied as part of the Action and in conjunction with future land developments. This will aid program implementation by helping to eliminate, reduce, moderate, or temper potential undesirable impacts.

This Draft Scoping Document outlines the format and organization of the DGEIS. It delineates how subjects will be presented and analyzed in the DGEIS. It includes the identification of a set of alternatives that will be analyzed within the DGEIS (these Alternatives options, or scenarios, are described within Section 6.0 below). The DGEIS will be reviewed against the final adopted scope to confirm that the DGEIS contains requisite information and it is consistent with the methodology and level of review described within the final approved scope of work.

1.1 Action Overview – The DGEIS will present and analyze a potential plan and programs of development for a 3.4 square mile unincorporated area within the Northeast part of Town (10.8% of 31.6 square miles within the unincorporated Town of Ramapo). The amended Comprehensive Plan that is focused on Northeast Ramapo will provide a vision, goals, and development strategies. That strategy will include a discussion of potential new and amended provisions of the Town Code affecting Northeast Ramapo, such as land development, zoning, and other policies that relate to implementing the various recommendations and strategies. It will address resource allocations and offer an implementation

schedule. Overall, there is intent to advance efficient and complementary land use, while promoting economic vitality for this area.

Within this evaluation, a generic buildout analysis for Northeast Ramapo will be used to analyze the potential effects of future site-specific growth permitted under the alternative strategies as well as current zoning. This way, the buildout analysis can be used to help characterize the possible environmental effects that could occur under proposed modified land development policies as well as according to existing land use policies. This will assist the evaluation of the effects of growth and it can be used to examine ways to mitigate potential significant impacts of growth. Alternative development strategies for the Northeast area are summarized in Section 6.0. Each Alternative is not mutually exclusive of the others; in other words, one or more of the Alternatives, or variations thereof, could be implemented after completing the SEQR and Comprehensive Plan Update process.

The DGEIS will also examine the Town-wide resource base, which will facilitate examination of the environmental effects that could occur outside of Northeast Ramapo as a result of the proposed alternative strategies being considered for the Northeast. The baseline inventory of features (or elements) of the community, such as ecological resources, population and housing, schools, parks and open spaces, water/wastewater infrastructure, transportation, and public and community services will be used to evaluate how growth pursuant to policy changes proposed for the Northeast, as compared to growth that could occur under the Town's existing zoning, could influence elements of the Town's environment.

The DGEIS for the Northeast study area will evaluate land development strategies and prescribe changes to permitted land uses in order to guide, manage and provide for growth. It will address priorities and ways to implement the development strategies. Through focus on the features, opportunities, and character of the Northeast area, there will be short-, medium- and long-term actions presented to advance desirable community appearance, land use, and economic development over the next 20 years.

This Draft Scoping Document outlines the content and level of detail for topics-analysis. It also presents alternative scenarios that will be compared and contrasted in order to consider the extent and magnitude of impacts that may arise as a result of the prescribed recommendations for the Northeast. As laid out in this draft scope, the DGEIS is structured so that it is possible to evaluate a variety of potential impacts that may arise from multiple actions in the Northeast.

2.0 SEQRA Process/ Framework

2.1 Procedural History - As part of the environmental review process, the Town Board conducted certain steps per NY SEQRA implementing regulations. On February 27, 2019 the Town Board completed Part 1 of a Full Environmental Assessment Form (EAF). At the same time, it preliminarily classified this Project as a Type 1 Action. The Town Board also passed a resolution, on February 27, causing distribution of a Notice of Intent to be Lead Agency and expressing its interest in assuming SEQRA Lead Agency status for this Action and its intent to conduct Coordinated Review.

A Town Board resolution on July 11, 2019 confirmed the Town Board as Lead Agency for this Project and issued a Positive Declaration. This "Pos Dec" causes formulation of an environmental impact statement (EIS). For this Action, the form of the EIS will be a Generic EIS (GEIS). Additionally, the Town

Board, as part of process to prepare a GEIS, consistent with 6 NYCRR Part 617.8, reviewed and resolved to post this Scoping Document for public review and resolved to conduct a Public Scoping session on August 19, 2019, at 7pm, at the Town Hall. The Scoping Session is designed to obtain public input on the Draft Scoping Document before it is finalized. It is the responsibility of the SEQRA Lead Agency to complete the scoping process, issue a Final Scoping Document, and oversee the completion of the GEIS.

A notice of the public scoping meeting will be distributed to all identified Involved and Interested entities. The notice will be published in the Environmental Notice Bulletin, Town Newspaper of Record, on the Town's website (<http://ramapo.org>), through the "envision Ramapo link". A copy of the notice will also be physically posted at Town Hall. This Proposed Scoping Document can also be viewed at Town Hall at either the Town Clerk's office, or at the Department of Building, Planning & Zoning.

The purpose of the scoping process is to identify potentially significant adverse environmental impacts which will be analyzed in the GEIS, initially identify potential mitigation measures, and identify reasonable alternatives for consideration. It will also be used to identify and eliminate from consideration those impacts that are determined to be irrelevant or insignificant. The scoping session will be conducted to afford public and agency input regarding the topics and methodology of study provided for in the Draft GEIS.

2.2 Project Classification - In accordance with 6 NYCRR Part 617.4(b) of the SEQRA regulations, the Lead Agency classified this Action as Type 1, which requires the Lead Agency to conduct a Coordinated Environmental Review. This project is Type 1 because aspects of it occur wholly or partially within or substantially contiguous to publicly owned or operated parkland, recreation area(s), or designated open space(s), plus wholly or partially within, or substantially contiguous to historic building(s), structure(s), facilities, site(s), district(s) or prehistoric site(s) that are listed on the National Register of Historic Places, or which are on the State Register of Historic Places, or that have been determined by the Commissioner of the Office of Parks, Recreation & Historic Preservation (OPHRP) to be eligible for listing on the State Register of Historic Places. The presence of these type resources, per 617.4(a)(9) and (10), reduces the Type I threshold to 25% of other Type I baselines presented within 617.4(a). Moreover, this Action encompasses the adoption of a municipal land use plan and the potential for adoption of changes in allowable uses within any zoning district, affecting 6.25 or more acres of the district.

Based on the Final GEIS and Findings Statement, it is probable that the Lead Agency and/or other land use permitting and approval entities, could use the SEQRA documentation for the purposes of subsequent SEQRA administration which may involve individual land development applications which meet Type I or Unlisted Action thresholds or Town Code change(s) which are determined to be consistent with an adopted Northeast Ramapo Plan and Land Use Map.

2.3 Involved & Interested Agencies - The Lead Agency, the Town Board, is the sole Involved agency. A full list of identified Interested agencies and other entities is on file with the Town and available for review. While no agency other than the Town Board is able to approve or directly undertake this Action, through a coordinated review process, multiple parties will have an opportunity to comment on the Action. This includes the Rockland County Planning Department which, per NY State General Municipal Law §239-m, will be formally referred a submission in order to provide its review, comment, and recommendations on the GEIS, Comprehensive Plan Amendments and Code Amendments.

2.4 Information Obtained & Considered in Preparing this Scope – One goal of scoping is to focus the GEIS on potentially significant adverse impacts and to eliminate from consideration those impacts that are irrelevant or not significant. Comments received prior to and at the public scoping session and information obtained through prior public outreach initiatives, including a survey opinion research, will be considered in development of the Final Scoping Document.

3.0 Format/ Components of DGEIS – The Draft GEIS will contain all requisite content and elements. Unless otherwise indicated, the provisions of NYCRR 617.8 through 617.10 apply to the process for formulating the DGEIS and its contents.

The DGEIS will assemble identified relevant and material facts, evaluate alternatives, and be analytic but not encyclopedic. The GEIS format will present and evaluate alternatives. The DGEIS will address potential significant adverse environmental impacts that are reasonably anticipated and identified.

The DGEIS will contain a cover sheet; a table of contents; an executive summary; description of the Action; and the proposed Action location/ study areas. It will discuss public needs and benefits; involved agencies; required permits and approvals; and review frameworks. It will present alternatives; summarize impacts; propose mitigation; and provide for and document public engagement and input used in forming and evaluating the DGEIS.

The final scope will define the extent and quality of information to be used. It will identify relevant existing information and identify any required new information to be used and the method for generating it.

4.0 Location of Proposed Action – This DGIES will address three geographic areas of the Town. In order to consider future land use development that may occur within the Northeast under existing zoning, subdivision regulations and other Town codes, it is necessary to review regulations that apply to the whole of the unincorporated Town (meaning that area that is within the Town’s direct land use jurisdiction -- located outside of any villages). Likewise, in order to evaluate the impacts of proposed development strategies for Northeast Ramapo, an analysis of such potential impacts on other parts of Town, including villages, will be conducted to the extent applicable. The three main geographic areas will be:

4.1 Unincorporated Town – The unincorporated areas within Town are shown on the attached ‘Overview Map’. These areas under the land use jurisdiction of the Town cover 31.6 square miles.

4.2 Northeast Ramapo - The Northeastern Ramapo area, as shown on the attached Map, is 3.4 square miles (part of the 31.6 square miles of unincorporated Town area). It borders the Villages of Pomona and New Hempstead to the west. The north edge is the border with Town of Haverstraw. On the eastern edge is the municipal boundary with Town of Clarkstown; and to the south, is the border with the Village of New Square.

4.3 Town-wide - The whole Town of Ramapo, including the Villages, is 62.2 square miles. The Town sits in Rockland County and is roughly 30 miles northwest of Manhattan. It is bordered by the State of New Jersey to the south, Town of Haverstraw to the north, Town of Orangetown to the east, with Clarkstown north of Orangetown also to the east, and Orange County, NY to the northwest. There are

12 incorporated Villages in or partly overlaying Ramapo, with Spring Valley in the south and Pomona in the north only partly in-town. Many Town services extend across the whole Town, or over one or more of 12 constituent Villages. Where appropriate, such services are assessed.

5.0 Existing Conditions, Potential Impacts & Mitigation - For each subject area identified and addressed in the DGEIS, there will be reasonably detailed descriptions of existing (baseline) environmental conditions to present a realistic depiction of current conditions. Within each subject there will also be identification of mitigation measures.

The scale and geographic area of analysis will depend upon the potential impacts related to the particular resource. For instance, transport analysis will examine certain intersections or traffic corridors that are outside of the 3.4 square mile Northeast area. Thus, the DGEIS will address potential traffic impacts outside of Northeast Ramapo that may be caused by amended plans and regulations affecting land development in Northeast Ramapo. As another example, aspects of water resource features analyzed may extend beyond this 3.4 square mile area.

Under each subject area below there is definition of component data and conditions which will be described and analyzed. Sources of information will be presented for data, aerial images, maps, reports, pictures, and planning-level field investigations. There are also some encapsulations of the at this point initially identified potential mitigation measures which will be evaluated within the DGEIS.

5.1 Natural Resources - This sub-section will cover features of the ground, water, flora, fauna, and atmosphere. It will discuss aspects of these environments that may be significantly affected by future land use and proposed development. Within this section there will be presentation of the Developable Land Area (DLA) as well as constrained areas in Northeast Ramapo. Mitigation measures will define how to manage future development so as to reduce undesirable effects. This will include discussion about how to minimize soil erosion, promote water quality during and after construction, and facilitate beneficial flows of stormwater on-site and off-site during and after construction. Other initially identified mitigation measures are discussed in sub-sections below. The DGEIS will assess potential impacts beyond the Northeast Area as applicable.

5.1.1 Geology, Soils & Topography – The DGIES will portray generalized soils classes, topography, and erosivity derived from 2018 data of the US Dept. of Agriculture’s Natural Resources Conservation Service (NRCS), including its Web Soil Survey.

5.1.2 Water Resources - The baseline study will describe existing water resources and hydrology. The information for analysis will be derived primarily from NYS DEC and the County of Rockland, with some USGS and FEMA sources and citations. The assessment will analyze potential changes in how buildout under zoning and land use regulations in the Northeast area could impact wetlands, wetland buffers, riparian buffers, surface waters, ground water, or floodplain management directly during construction or indirectly, such as through influencing change in water quality.

5.1.3 Ecological Resources – Habitats, Flora & Fauna - Using secondary source information (such as NYS DEC Biodiversity in NYS Parks Systems Part II; and NYS DEC Ecological Communities of NYS 2nd Edition) the DGEIS will describe eco-regions overlaying the Town such as ecology and general wildlife habitats. Based on consultations with NYSDEC/ NYS Natural Heritage Program and US Fish & Wildlife

Service, known potentially significant plant and animal species and communities/ habitats that have been identified as present in the Town will be described, including the assigned conservation status. Also provided will be identification of the associated habitats, known factors and threats that influence conservation and management, including potential conservation and management strategies.

5.2 Parks, Recreation & Open Space - The DGEIS will inventory publicly owned lands of the Town that are dedicated as parks or open space using County, Town and secondary sources. There will also be a more limited inventory of parks and open spaces of other units of government, since multiple villages, Rockland County and NY State also steward local recreation lands. A Parks, Recreation & Open Space map will display these lands. Using readily available information, there will also be an inventory of non-profit and privately owned lands dedicated as parks or open space. A hierarchy of recreation lands will be formed, with discussion of the relative levels of recreation service in and nearby different parts of the Northeast Area. Various plan strategies/ prescriptions will identify the mix of future recreation needs for the Northeast and ways to facilitate achievement/ implementation of these, and potential impacts on communities outside the Northeast area.

5.3 Historic & Archaeological Resources - This section will list and describe historic resources such as sites, districts, or structures in the Town, with a focus provided on the Northeast study area, including for any identified archeologically sensitive resources. There will be discussion of resource stewardship, as well as ways to identify and protect historic and cultural resources. Possible improvements to the Town's scenic road standards will also be covered.

5.4 Community Services

5.4.1 School (Public & Private) – The DGEIS will describe the public school systems in the Town, including overall budgets, enrollments, and distributions of students by school using data from 2015 to 2018. The 2015 private school populations in the Town will be estimated using secondary source information such as US Census statistics will be used to define or extrapolate future growth in school-age populations in the Town and in the Northeast, melding an examination of ranges of school-age population growth that could occur in unincorporated areas town-wide and in the northeast under the various analytical scenarios. There will be an examination of land use by existing public and private schools, as well as future needs – the Town-wide potential demand for educational services will be characterized in order to review options to facilitate and manage development of schools in the Northeast.

5.4.2 Police – The DGEIS will describe Town police services and note other local and regional agencies presences. There will be discussion of possible modifications to the provision of traffic safety. There will also be exploration of potential to establish a sub-station in or near Northeast Ramapo.

5.4.3 Firefighting /Fire Emergency Response – This subsection will describe support provided by multiple fire departments operating in or over parts of Northeast Ramapo, including the number and location of stations, existing major equipment, services areas, staff and volunteers (based on County data and reports and web research). Impacts on services will explore possible effects of population growth and land use change. There will be assessment of how traffic congestion may be mitigated and communications enhanced in order to aid efficient service provider responses.

5.4.4 **Ambulance/EMS** - Emergency Medical Service (EMS) and ambulance service providers operating in or servicing all or part of Northeast Ramapo will be examined, including service areas and services provided, staff and volunteers, and also covering County services. The inventory will be based on County data and web research into service providers. Discussion will examine ways to optimize service, including through enhanced coordination and communications among service providers.

5.5 Utilities

5.5.1 **Sanitary Sewers** – The DGEIS will describe governmental jurisdictions providing sanitary sewer services in the Town along with policies for access, use, and maintenance for the Town and Rockland County Sewer District #1. It will define regional sewer district service areas and treatment capacity. The source information used will be derived from primary sources like interviews and reports of the Town and Rockland County.

5.5.2 **Water** - The NYS Public Utility Commission (PUC) regulated supplier in Ramapo/Rockland County, SUEZ Water New York (SUEZ), will be described in terms of regional system capacity and operations, number and distribution of users, peak period distribution, supply, water storage, and distribution facilities. There will be discussion of safe yields, with definitions, and sources cited. The information will be derived from the Utility as well as Rockland County.

Mitigation explored will include management of pesticide, herbicide, fertilizer, or salt applications to protect groundwater; promotion of xeriscaping to conserve water use; and other methods to promote less consumption, including utilization of water savings devices in new construction, such as USEPA's WaterSense standard. There will also be discussion of how to enhance water table recharge.

5.5.3 **Energy Distribution & Consumption** – This section will describe natural gas and electrical distribution systems, service areas, and regional utility plans that may influence service within the Northeast area, including distributed generation upgrades, energy efficiency, or smart meter/ usage initiatives, using information from Orange & Rockland Utilities. Energy consumption will be addressed by presenting total amount of energy used by the transportation, residential, commercial, and industrial sectors in Million British Thermal Units (MMBtu) within Rockland County in 2010 per the 2014 Mid-Hudson Region Sustainability Plan, with total energy consumption (2010) derived from the same source and converted to per capita consumption. Discussions of mitigation will evaluate how changes in land use could impact energy distribution and consumption. Discussion of potential mitigation will also examine strategies available to reduce energy demand/ consumption, such as through high efficiency construction, using EnergyStar ratings, Star Communities, and/or USGBC LEED certified buildings standards and the New Construction or Neighborhood Development criteria.

5.6 **Transportation** - A concern expressed in public outreach is for traffic congestion. In the appendix of the DGEIS a Traffic Impact Evaluation (TIE) Technical Report will be included. A summary of analytical methods, findings, and alternative mitigation options will be presented in the main body of the DGEIS.

The TIE will focus on the Northeast area and the DGEIS will also address the transport system within adjoining areas of the Town. Sources will be from NYSDOT, such as for crash incidence and Average Annual Daily Traffic, NYMTC for growth factors, and with primary information, such as an inventory of

intersection characteristics and turning movement counts derived from primary sources, including the Town's qualified transport consultant.

The DGEIS will examine potential traffic impacts in the Northeast Area and in other areas of the Town that may be caused by changes in the land use and development in the Northeast. Such areas include areas adjoining Northeast Ramapo; major traffic corridors and intersections in Villages located between the Monsey area and Northeast Ramapo (including New Hempstead, New Square, Wesley Hills and Pomona); and major traffic corridors for a limited distance in neighboring towns. The DGEIS will examine potential mitigation measures, such as intersections changes, traffic signal timing, capacity load increases, and enhancement of non-motorized modes of transportation including multi-use paths, crosswalks and sidewalks.

This section will also include an overview of the process of local permit reviews and approvals, and will overview the NYSDOT Highway Work Permit framework. Traffic analysis will be conducted using Synchro™ modeling for the AM and PM peak hours. The model of existing traffic volume conditions at intersections will include traffic signal phasing and timing, capacity, and vehicle queuing to identify average travel time and speed.

5.7 Land Use, Zoning, Community Character & Community Plans – Historical development patterns will be discussed to identify and describe current land use in the Town with a focus on Northeast Ramapo. Land use classification statistics will be presented in tables using County property assessment data (2018) and NYS property assessment codes. A land use map will depict parcel-level land use for the Northeast area (using parcel data for 2018 obtained from Rockland County). There will be descriptions of neighborhoods and character areas in unincorporated parts of Town in the Northeast and adjacent locations. Potential zoning and land development policies and regulations will be described, including permitted uses, bulk, form, and designs, permissible coverages, densities, and zone standards, and including the Alternatives.

Analysis of future land development potential will consider potential effects of future land use and the impacts to buffers. A Buildout Analysis for the Northeast area will assess potential impacts in terms of land uses, coverage, development density, size and architectural appearance of new buildings, number of residential units and mix of housing types, and non-residential space, over 20 years (in part by using a digital Town zoning district map updated through 2018). Potential impacts to community character and character areas will be assessed in a qualitative manner. There will be discussion of proposed land development policies and alternative design standards and urban design treatments. It will address means to foster desirable appearances in land uses, character preservation and enhancement, and well-managed land use that blends with surroundings. Land use policy changes will be examined in terms of expected benefits and how changes may aid design and appearance of development, and the ways to minimize potential adverse impacts.

5.8 Climate Change - Using descriptions as in the 2013 Mid-Hudson Sustainability Plan for 2010, the DGEIS will identify regional per capita Green House Gas (GHG) emissions in Million Tons of CO₂ equivalent used (with identification of relative emissions by the four sectors identified in 5.5.3). This analysis will reasonably present, using descriptions of factors and algebraic modelling, how alternative development plans and proposed mitigation could influence emissions.

6.0 Alternatives – The DGEIS will describe and evaluate alternative land use and community development strategies for implementation of a Comprehensive Plan Amendment and Town Code amendments for Northeast Ramapo.

Each alternative would likely cause different impacts. Designated Alternatives will be reviewed in terms of the potential significant adverse impacts and corresponding mitigation. The description and evaluation of each Alternative will be at a level of detail sufficient to enable comparisons and contrasts among the Alternatives. Adoption of Alternative plans is not mutually exclusive; in other words, any number of Alternatives, or variations thereof, could be implemented after completing the SEQR and Comprehensive Plan review processes.

The following Alternatives will be included in the Draft GEIS:

1. **No Action** – This approach will analyze a scenario wherein land use laws and development policies remain unchanged from the current existing arrangement (status-quo).
2. **Northeast Ramapo Form-Based Code (FBC) Overlay** – The DGEIS will evaluate a different system of land development, using an urban design framework that would apply to designated parts of Northeast Ramapo as shown on an adopted map. A FBC would regulate the physical form of buildings, sites, and streets within different transects (also known as zones) which have different land use densities, and with less focus on separation of different land uses. A Walkable Neighborhoods Land Use Map will identify areas located at NYS Rte. 202, Pomona Rd (Co. Rte. 86), and New Hempstead Rd (Co. Rte. 80) where new neighborhoods would be established. These neighborhoods would consist of mixed land uses, higher residential densities, open space, recreation and community facilities, and would enable increased walking and other non-motorized modes of transit. A Form-Based Code details density schedules, corresponding master frameworks which integrate the sub-zones laid out on the Walkable Neighborhood Map, regulating criteria, general layouts (such as for parking, signage, and lighting), building and street designs, and administration. The FBC would define the expected (prescribed) context, form, and appearance of development. Graphics and written regulatory standards set requirements for establishing interconnected complete streets, and outline the design regulations in order to create buildings and sites that fit with the prescribed form requirements for mass, scale, height, coverage, density, landscape and architectural appearance.
3. **Open Space Preservation** – This Alternative will include strategies to conserve open space through a variety of techniques. It will discuss conserving Town-owned land and using various methods to advance open space preservation. This may include budgeting to finance conservation; an open space bond act; incentive zoning, which would provide development incentives in exchange for the dedication of open space/recreation land; or a Transfer of Development Rights (TDR) policy which would allow higher density on properties in exchange for conserving or limiting development on land elsewhere.
4. **Road Corridors** - This Alternative will examine zoning/land development code modifications which facilitate higher densities on and near major road corridors and in identified areas. This option will evaluate development on lots adjacent to NYS Rte 45 from the intersection of Pomona Road and north along NYS Rte 45, on lots along both sides of New Hempstead Road west of the Palisades Parkway, within an Arterial Corridor (Major Road) Zoning District, or within a Form-

Based Code Major Road zone, which may enable greater and more varied types of housing and non-residential uses and reduced low density single-family zoning.

5. **Transition Areas** – Transition areas are adjacent to more intense land uses. This Alternative will examine the impacts of establishing Transition Area zoning in such areas as along Camp Hill Road south of NYS Rte 202, on the south side of Concklin Road, and south of Stoneham Lane as well as on properties near the south side of New Hempstead Road west of the Palisades Parkway.
6. **Greater Density and Building Height in Centers** – This Alternative will examine the allowance of construction above four stories and larger floor area ratios and larger building and site coverages within the core part(s) of Walkable Neighborhoods or in Mixed-Use Zoning Districts.
7. **Expanded Walkable Neighborhoods** – This Alternative will examine the impacts of placing a larger geographic area within Mixed-use Zoning Districts, or within Walkable Neighborhoods as addressed within a Form-Based Code. This expanded study area will include the area west of the main stem of the South Branch of Minisceongo Creek along both sides of NYS Rte 202 extending west to the boundary of the Village of Pomona.
8. **Educational Campus/Institution Standards** – This Alternative will examine means to facilitate an enhanced supply of private and public education institutions in an orderly manner. One or more areas of planned-unit type arrangement of a multi-school campus or campuses will be examined in relation to land use and transport objectives. This Alternative will also examine modified lot size, coverage, height, and floor area ratio standards for this type of use. It will examine the potential establishment of a campus area, on the Striker property or elsewhere, that could be developed pursuant to a Form-Based Code. It will explore the impacts of multiple schools on the same site in terms shared use, space and parking and circulation, shared auditoriums, gymnasiums, outdoor recreation supplies, and overall space utilization at schools.
9. **Affordable Business Space incentive** – Non-residential building space, such as light industry, retail or offices, is needed to address community demand. This Alternative will examine incentives such as permission to build additional non-residential space, in exchange for the set-aside of space at below market rates for a specific period of time in an effort to facilitate business incubation and specialized services.

7.0 Summary of Impacts & Mitigation

7.1 Growth Inducing Impacts – The DGEIS will assess potential growth inducing impacts within Northeast Ramapo and other parts of Town. These represent physical, economic, community or other changes in the environment, which directly or indirectly may occur as a result of land development prescribed in the Northeast Ramapo Comprehensive Plan Amendment and related Town Code amendments. Such impacts will be identified and addressed under each subject area discussion above, including the possibility of their occurrence and the potential severity. There will be discussion of how growth could influence greater than proportional demands for government or non-profit services, and also housing affordability.

7.2 Cumulative Impacts - This section will consider cumulative impacts that could reasonably be experienced under the Alternatives that have additive or synergistic effects. It will examine how regional background growth, programs of land use and public services in the Town, constituent villages, and

region may, in combination, cause adverse effects. It will discuss ways to minimize or avoid any such impacts.

7.3 Irreversible & Irretrievable Commitment of Resources – This section will address resource commitments which will occur as a result of the Action that cannot be avoided.

7.4 Identified Unavoidable Adverse Impacts - This section will address any unavoidable impacts identified. It will discuss the magnitude of these impacts that would be associated with implementation of the Action.

7.5 Summary of Impacts and Mitigation - This part of the DGEIS will summarize potentially significant impacts that may arise under Northeast Ramapo development Alternatives. This section will also summarize methods to mitigate potential significant impacts.

8.0 Future Action Strategy/ Program Implementation

A DGEIS facilitates weighing of environmental, social, and economic factors in planning and policy-making. This DGEIS will be used to assemble relevant criteria upon which the Town Board's decisions will be made. The DGEIS will analyze the potential significant environmental impacts identified during the scoping process. The GEIS will assess specific impacts to the extent details are available, but analysis within the GEIS may be based on conceptual information since, for example, actual changes in future land use will occur after the generic planning that will be provided.

The DGEIS will assess major impacts that are contemplated to arise within the framework of future land development pursuant to buildout for Northeast Ramapo under current zoning and the proposed Alternatives land development programs for the Northeast. It will also assess impacts per the infrastructure investment and other policy implementation actions for the Northeast.

Consistent with principles for streamlining review process, the DGEIS will explore impacts of growth for the Northeast, and identify mitigation, and thresholds. Subsequent land development actions carried out in the future in conformance with the adopted Plan, regulations, DGEIS, FGEIS, and Findings Statement may require limited SEQRA review.

9.0 References - Sources of information will be clearly identified.

10.0 DGEIS Appendices - This section identifies information that is planned for inclusion in an Appendix rather than in the main body of the DGEIS. The DGEIS appendices will contain data and information used in preparing the DGEIS. The key findings arising from such data and information will be distilled in the main body of the DGEIS.

Documents anticipated for inclusion in the Appendix are:

- 1) Draft Inventory of Town-wide Existing Conditions.
- 2) Buildout Analysis for Northeast Ramapo: 20-year Analysis of Future Growth Per Existing Zoning and the Northeast Ramapo Development Alternatives.
- 3) Northeast Ramapo Walkable Neighborhoods Form-Based Code

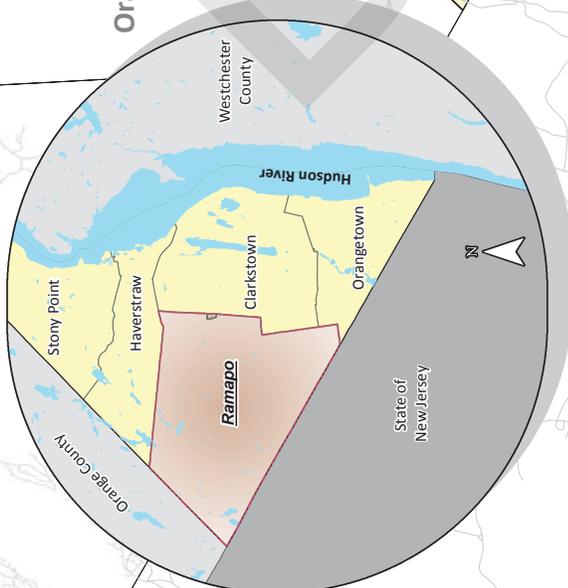
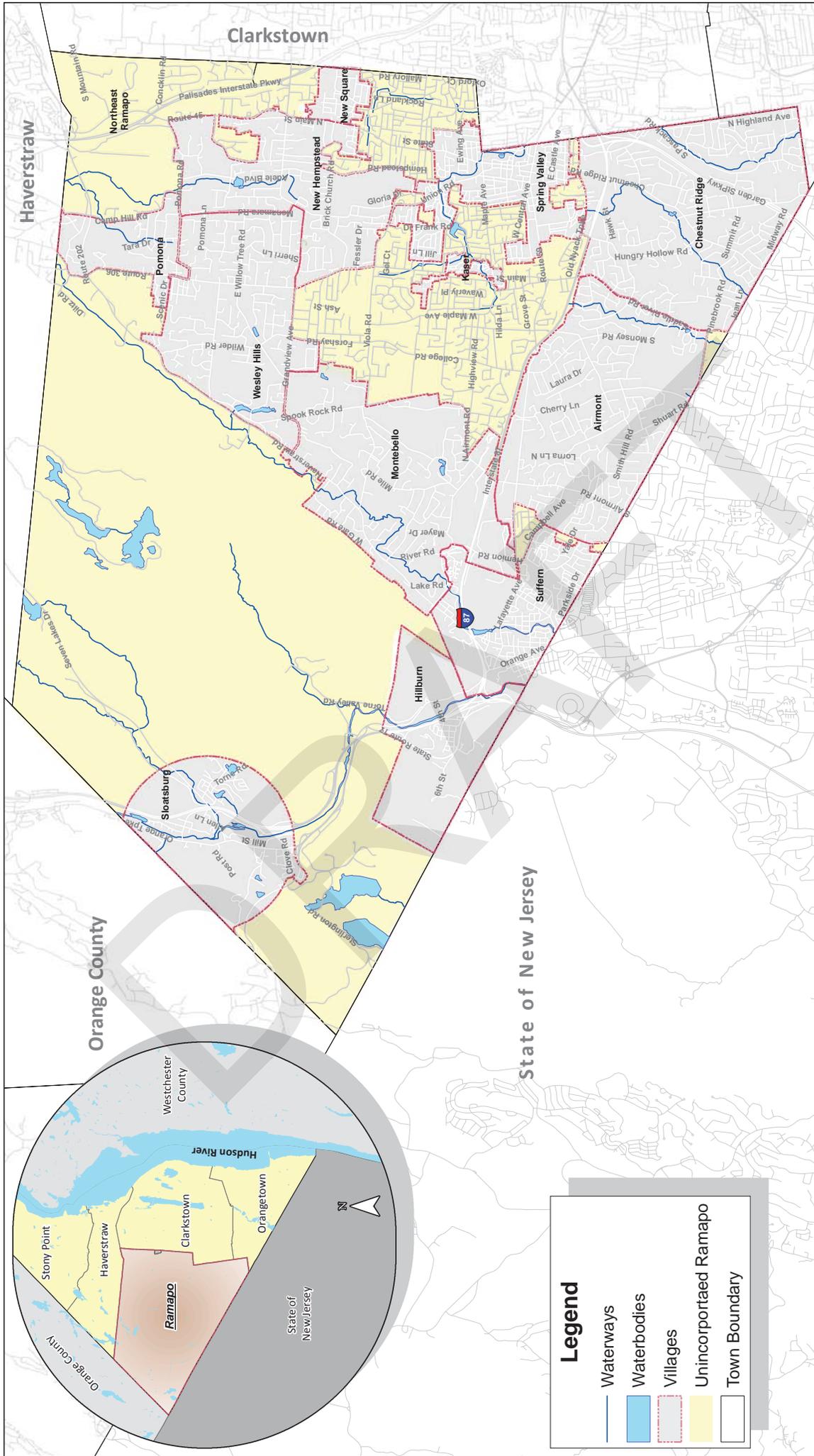
- 4) Northeast Ramapo Urban Design Element.
- 5) Northeast Ramapo and Adjoining Areas Traffic Impacts Evaluation Technical Report.
- 6) Draft Scope.
- 7) Final Adopted Scope.
- 8) Documentation of 'Public participation' components, such as presentations from the 2018 Charrette and January 2019 Work-In Progress meeting; other meeting summaries; public comments; the public opinion survey and results; and summary of the scoping session.

Additional studies or process documentation may be included in the Appendix.

Attachment: *Town of Ramapo Map.*

<End of main body of this document>

DRAFT



Legend

- Waterways
- Waterbodies
- Villages
- Unincorporated Ramapo
- Town Boundary

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0 1.75 3.5 Miles

Data Provided by Rockland County GIS, 2018.
 NYSGS Clearhouse 2018.
 State of New Jersey 2018.
 Accuracy not Guaranteed. For Illustrative Purposes Only



Overview Map
Town of Ramapo, Rockland County, NY

Project: Town of Ramapo: 2018095
 Date: 7/11/19

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See six-page Attachment: 'EAF Part 3 Narrative' supporting rationale.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Key sources include: Town of Ramapo Town Code; Town of Ramapo 2004 Comprehensive Plan; Rockland Tomorrow 2011 Comprehensive Plan; Draft scoping document/ outline; and Knowledge of the Town and NE Ramapo.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Ramapo Town Board as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Comp. Plan Amd. for the NE Ramapo Dev. Plan & Comp. Plan Update of Town-wide Existing Conditions Code Amd. for NE Ramapo

Name of Lead Agency: Town of Ramapo - Town Board

Name of Responsible Officer in Lead Agency: Michael Specht

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: _____ Date: 7/11/19

Signature of Preparer (if different from Responsible Officer) *Michael Specht (Town Supervisor)* Date: 7/11/19

For Further Information:

Contact Person: Michael Kaltsky, Director of Planning & Zoning, Care of: Town Department of Building, Planning & Zoning
Address: Town of Ramapo - Town Hall, 237 Rt. 59, Suffern NY, 10901
Telephone Number: (845) 376-2640
E-mail: klatskym@ramapo-ny.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

EAF Part 3 Narrative

This EAF Part 3 Narrative sets forth the reasons that support the Town Board's SEQR determination of Positive Declaration. The SEQR Action is a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; a Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo. In making this determination, in addition to the supporting information listed in EAF Part 3, consideration was given to the criteria set forth in the SEQR Regulations §617.7(c)(1), (2) and (3).

1. Impact on Land – An amendment to the Comprehensive Plan and Town Code amendments will not cause a significant adverse impact on land. The Action will not “involve construction on, or physical alteration of, the land surface of the proposed site,” quoting Item 1 in EAF Part 2. In addition, none of the sub-questions under Item 1 are applicable to Comprehensive Plan amendments or Town Code amendments which affect a general area such as Northeast Ramapo, as opposed to a particular land development application. The Board recognizes that if the Comprehensive Plan is amended and related Town Code amendments are adopted, land development will occur in compliance with the new Town Code regulations. However, it is not possible at this time to evaluate the impact on land from potential land development either generally or upon particular sites. No land use development applications have been submitted to the Planning Board or other Town agency that may comply with Code amendments. An impact on land cannot be evaluated until such application(s) are submitted.

2. Impact on Geological Features – The proposed Action will not have a significant adverse impact on geological features for the same reasons set forth in Item 1 above. Based on the NYSDEC EAF Mapper and other sources, there are no unique or unusual land forms within Northeast Ramapo and no geological features that are registered National Natural Landmarks that could be affected by the proposed Action. Escarpments/cliffs and prominent ridgelines are protected within County and State parks.

3. Impacts on Surface Water – The proposed Action will not cause a significant adverse environmental impact on wetlands or other surface water bodies. In addition, the proposed action will not have a potentially moderate to large impact on any of the eleven (11) sub-questions included in Item 3 in EAF Part 2. The proposed Action will not authorize or encourage any adverse impact on surface water. Moreover, wetlands, streams, ponds, lakes and other surface waters are protected by federal, State, County and local laws, rules and regulations, including but not limited to the Clean Water Act, federal and State wetlands laws and regulations, stormwater management and erosion control laws and regulations, and aquifer protection and watershed protection regulations. Notwithstanding the above, the Board's Draft Generic Environment Impact Statement (DGEIS) will evaluate the wastewater treatment and infrastructure capacity of Rockland County Sewer District No. 1 in relation to the proposed Action.

4. Impact on Groundwater – Since the proposed Action may result in increased residential densities and increased non-residential development compared to permissible development under current zoning regulations, the proposed Action may result in new or

additional use of groundwater and create additional demand on existing water supplies, thereby potentially causing a moderate to large impact. Board's Draft Generic Environmental Impact Statement (DGEIS) will evaluate the wastewater. The Board notes that there is no reason at this time to believe that the proposed Action may cause such an impact; however, the Board recognizes that the SEQR standard is whether an action "may" cause a potential significant adverse impact. The Board's (DGEIS) will discuss the Suez Water Co. water supply system, demand and safe yield as relates to the proposed Action, and the potential effect of increased development in Northeast Ramapo on the water supply and water supply system. Although it is not expected that water supply demand arising from increased development in Northeast Ramapo may exceed the safe and sustainable withdrawal capacity rate of the water supply or aquifer [see sub-question (b) in Item 4 of EAF Part 2], the DGEIS will evaluate that issue. The DGEIS will discuss the service areas of the Suez Water Co. and Rockland County Sewer District No. 1 and determine whether the proposed Action may allow or result in residential uses in areas without water and sewer services [sub-question (c)] or may include or require wastewater discharged to groundwater [sub-question (d)]. The proposed Action will not result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated [sub-question (e)]; will not require the bulk storage of petroleum or chemical products over groundwater or an aquifer [sub-question (f)]; and will not involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources [sub-question (g)].

5. Impact on Flooding – The proposed Action will not result in development of lands subject to flooding. Some areas in Northeast Ramapo are located within the 100-year floodplain and a very small area lies within the 500-year floodplain. The proposed Action will not authorize or encourage development in a floodplain. In addition, proposed floodplain development is already regulated by the Town's Flood Damage Prevention local law. Further, new development must comply with stormwater management requirements to ensure that stormwater runoff from a site does not significantly increase the potential for flooding.

6. Impact on Air – The proposed Action does not include a State regulated air emission source. In addition, none of the sub-questions in Item 6 of EAF Part 2 are applicable to the proposed Action.

7. Impact on Plants and Animals – The proposed Action may result in a loss of flora or fauna. Since the proposed Action may result in increased residential densities and increased development in Northeast Ramapo compared to permissible development under current zoning regulations, it is possible that the proposed Action may result in a greater loss of flora or fauna than would occur under the current zoning regulations. As stated previously, the Board recognizes that the term "may" presents a low threshold for determining significance and, therefore, the Board errs on the side of caution in making this determination that the proposed Action may have a moderate to large impact on plants and animals. It is not expected that any of the sub-questions in Item 7 of the EAF Part 2 are applicable to the proposed Action; however, in order to err on the conservative side, Part 2 states that the proposed Action may cause a reduction in population or loss of individuals of a threatened or endangered species [sub-question (a)] or a species of special concern or conservation need [sub-question (c)], as listed by New York State or the federal government. The DGEIS will evaluate this environmental issue and if it is

concluded that the proposed Action may have a significant adverse impact on plants and animals, the DGEIS will propose mitigation measures.

8. Impact on Agricultural Resources – The proposed Action will not adversely impact agricultural resources. There is no Agricultural District in Northeast Ramapo. The conservation of Conklin Orchards is protected. None of the sub-questions in Item 8 of the EAF Part 2 are applicable to the proposed Action.

9. Impact on Aesthetic Resources – The land uses which may be authorized by the proposed Action are not different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource (reciting the standard in Item 9 of EAF Part 2). In addition, since current zoning allows residential uses, commercial uses and mixed uses in Northeast Ramapo, the land uses which may be authorized by the proposed Action are not obviously different from or in sharp contrast to current land use patterns. Item 9 of the EAF Part 2 expressly refers to “the proposed project” as opposed to a comprehensive plan amendment and zoning law amendment that generally affects a large area. All of the sub-questions in Item 9 of the EAF Part 2 pertain to particular development projects, as opposed to a comprehensive plan or zoning amendment. The proposed Action will not authorize or encourage development that may adversely impact aesthetic resources. However, the Board recognizes that the Northeast Ramapo area contains the Palisades Interstate Parkway, which is listed on the State and Federal Registers of Historic Places and contains Town-designated scenic roads. It is not expected that the proposed Action may have a moderate or large adverse impact on the Parkway or scenic roads. Although there is no expected adverse impact on scenic roads, the DGEIS will review the Town’s existing scenic road standards.

10. Impact on Historic and Archeological Resources – Although the proposed Action will not authorize or encourage any land development that may adversely affect a historical or archeological resource, the proposed Action will occur in or adjacent to a historic or archeological resource. Accordingly, pursuant to the strict reading of the standard in Item 10 of EAF Part 2, the proposed Action may have a moderate to large impact on historic and archeological resources. With respect to the sub-questions in Item 10, although not intended or expected, it is possible that the proposed Action may result in the alteration of a historic property’s setting or integrity or may result in the introduction of visual elements which are out of character with the historical or archeological site or property, or may alter its setting [sub-question (e) (ii) and (iii)]. The DGEIS will list and describe historic resources and discuss resource stewardship and means to protect historic and cultural resources.

11. Impact on Open Space and Recreation – The proposed Action may result in a loss of future recreational opportunities. Since it is possible that the proposed Action may recommend that Town-owned vacant land in Northeast Ramapo be utilized for non-recreational purposes, the proposed Action may result in the loss of that land as a future recreational resource [sub-question (b) of Item 11 of EAF Part 2]. In addition, the proposed Action may increase the need for recreational resources and increase demands on existing recreational facilities. The DGEIS will examine such potential impacts and, if warranted, evaluate mitigation measures. The other sub-questions in Item 11 of the EAF Part 2 are not applicable. The Town of Ramapo has not adopted an open space plan. The proposed Action will not result in an impairment of

natural functions, or “ecosystem services”, provided by undeveloped areas [sub-question (a)]; will not eliminate open space or recreational resources in an area with few such resources [sub-question (c)]; and will not result in the loss of an area now used informally by the community as an open space resource [sub-question (d)].

12. Impact on Critical Environmental Areas – No Critical Environmental Area is established within or adjacent to the Town of Ramapo.

13. Impact on Transportation – The proposed Action itself will not impact existing traffic or transportation systems. However, since the proposed Action may allow increased residential densities and increased land development in Northeast Ramapo compared to permissible development under current zoning regulations, and may allow development of an educational campus, the proposed Action may have a moderate to large impact on transportation systems, since a traffic increase may exceed the capacity of existing road networks [sub-question (a) of Item 13 of EAF Part 2]; may result in the construction of paved parking for 500 or more vehicles [sub-question (b)]; and may cause an increase in vehicle trips and traffic [sub-question (f)]. The proposed Action will not degrade existing transit access [sub-question (c)]; will not degrade existing pedestrian or bicycle accommodations [sub-question (d)]; and will not alter the present pattern of movement of people or goods [sub-question (e)]. The DGEIS will examine potential traffic impacts in Northeast Ramapo and in other areas of the Town that may be caused by the changes in the land use and development in Northeast Ramapo, including areas adjoining Northeast Ramapo; major traffic corridors and intersections in Villages located between the Monsey area and Northeast Ramapo; and major traffic corridors for a limited distance in neighboring towns. The DGEIS will examine potential mitigation measures, such as intersection changes, traffic signal timing, roadway capacity increases, and enhancement of non-motorized modes of transportation, including multi-use paths, crosswalks and sidewalks. The DGEIS will also address the land area required for vehicle parking, including whether revised off-street parking requirements and/or mixed use development may reduce parking demand and reduce the necessary land area set aside for parking.

14. Impact on Energy – Although the proposed Action itself will not cause an increase in energy use, since the proposed Action may authorize increased land development than permitted under current zoning regulations, the proposed Action may require the extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial use [sub-question (b) of Item 14 of EAF Part 2] and may involve heating and/or cooling of more than 100,000 square feet of building area [sub-question (d)]. The DGEIS will discuss existing energy demand and distribution and potential impacts and mitigation related to the proposed Action.

15. Impact on Noise, Odor, and Light – Since the proposed Action may allow increase residential densities and increase land development in northeast Ramapo, the proposed Action may result in an increase in outdoor lighting, it may result in lighting creating sky-glow brighter than existing area conditions [sub-question (e) of Item 15]. It is not expected that the proposed Action will result in an increase in noise or odor.

16. Impact on Human Health – The proposed Action will not have an impact on health from exposure to new or existing sources of contaminants.

17. Consistency with Community Plans – The proposed Action is not consistent with adopted land use plans, since the proposed Action may allow increased residential densities and increased land development as compared to the Town’s 2004 Comprehensive Plan and current zoning regulations. With respect to the sub-questions in item 17 of EAF Part 2, the proposed Action’s land use components may be different from, or in sharp contrast to, current land use patterns [sub-question (a)]; and the proposed Action may be inconsistent with local land use plans and zoning regulations [sub-question (c)]; may cause a change in the density of the development that is not supported by existing infrastructure or is distant from existing infrastructure [sub-question (e)]; is located in an area characterized by low density development that may require new or expanded public infrastructure [sub-question (f)]; and may induce secondary development impacts [sub-question (g)]. It is not expected that the proposed Action will cause the permanent population of the Town to grow by more than 5% [sub-question (b)], since substantial growth is underway and it is not expected that the proposed Action will cause a significant increase in that trend.

18. Consistency with Community Character – The proposed Action may be inconsistent with the existing community character in Northeast Ramapo. The proposed Action recognizes that the neighborhood character and open space character of Northeast Ramapo is defined, in part, by permanently conserved lands at South Mountain, the Mt. Ivy Environment Park, Conklin Orchards, the linear forested setting established by the Palisades Interstate Parkway, and regulated wetlands and floodplains; that limit future development. The proposed Action will not interfere with the use and enjoyment of these resources. The proposed Action will not cause a significant adverse impact on historic structures or cultural resources. However, the proposed Action may create a demand for additional community services [sub-question (b) of Item 18 of EAF Part 2]; may allow land development which is inconsistent with the predominant architectural scale and character in the Northeast area [sub-question (e)]; and may be inconsistent with the character of the existing natural landscape [sub-question (f)]. The DGEIS will include a buildout analysis for the Northeast area, which will assess potential impacts in terms of land uses, coverage, development density, mix of housing types, size and architectural appearance of new buildings, potential increase in residential units and non-residential space as compared to land development permitted by current zoning regulations, and community resources. The DGEIS will assess potential impacts to community character and character areas and discuss potential land development policies and alternative design standards and urban design treatments intended to foster desirable appearances and land uses, character preservation and enhancement, and well-managed land use.

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
FINAL SCOPING DOCUMENT**

Name of Project:

**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**

Project Location:

TOWN OF RAMAPO, ROCKLAND COUNTY, NY

Project Sponsor:

**TOWN OF RAMAPO TOWN BOARD
*Michael Specht, Supervisor
Town Hall, 237 Route 59
Suffern, NY 10901***

Lead Agency:

**TOWN OF RAMAPO TOWN BOARD
*Town Hall, 237 Route 59
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DATE OF ADOPTION OF FINAL SCOPING DOCUMENT: January 20, 2021

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Attachments:

- 1) Overview Map - Town of Ramapo
- 2) List of Involved & Interested Entities
- 3) Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) For the Northeast Ramapo Development Plan

DRAFT

1.0 Overview and Purpose

This Final Scoping Document outlines how the project sponsor and designated Lead Agency, the Town of Ramapo Town Board, will prepare a Draft Generic Environmental Impact Statement (DGEIS) in order to evaluate amendments to the Town of Ramapo’s 2004 Comprehensive Plan and associated policies with respect to Northeast Ramapo. The SEQR action includes a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions; and Code Amendments For Northeast Ramapo. This is a Type 1 SEQR action.

This Final Scoping Document describes the environmental topics that will be analyzed; defines the organization and level of analysis that will be presented in the DGEIS; and identifies associated source information and methods for analysis. This Final Scoping Document has been prepared pursuant to the New York State Environmental Quality Review (SEQR) Act regulations, and includes the following required components in accordance with 617.8(e):

1. A brief description of the proposed action;
2. The potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other Involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
3. The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
4. An initial identification of mitigation measures;
5. The reasonable alternatives to be considered;
6. An identification of the information or data that should be included in an appendix rather than the body of the draft EIS; and
7. A brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

2.0 Description of the Proposed Action

The DGEIS for the Northeast Ramapo Development Plan will present and assess a plan with strategies for future land use, investments, and management of growth in Northeast Ramapo. This planning effort (the “Action”) will:

1. Present the Northeast Ramapo Development Plan consisting of proposed development strategies for this unincorporated part of Town and the related environmental impact analysis of these strategies.
2. Generate a Town-wide Existing Conditions Inventory Report (Inventory Report);
3. Develop Town Code amendments to implement the Northeast Ramapo Development Plan.

The focus of the Northeast Ramapo Development Plan is 3.4 square miles within Northeast Ramapo, as shown on the attached Overview Map. Overall, the Northeast Ramapo Development Plan will propose a vision with goals and comprehensive planning strategies for this area. The Plan will propose and assess land use regulations that facilitate development within Walkable Neighborhood Opportunity Areas (WNOAs) where a majority of future new growth is planned to occur. The three proposed WNOA footprints encompass 324.1 acres and will be targets for placemaking. The intent is to establish new integrated neighborhoods with a mix of uses that are close to major existing roads for the following locations: (1) both sides of NYS Rte. 202 extending from the Palisades Parkway to North and South Camp Hill Road; (2) the former Minisceongo Golf Course, which fronts on Pomona Road (County Route 86); and (3) the Gracepoint Gospel Church site on New Hempstead Road (County Route 80). The DGEIS will also examine regulations addressing the physical form of these areas.

Northeast Ramapo is a part of 31.6 square miles of the unincorporated Town area and 62.2 square miles of Town area inclusive of Villages. Northeast Ramapo borders the Villages of Pomona and New Hempstead to west. The north edge is the border with the Town of Haverstraw. On the eastern edge is the municipal boundary with Town of Clarkstown; and on the southern border is the Village of New Square. The DGEIS will address potential impacts as appropriate, but is generally focused on the 3.4 square miles within Northeast Ramapo.

3.0 Format/ Contents of DGEIS

The DGEIS will contain all requisite content. The provisions of SEQRA NYCRR 617.8 through 617.10 guide formulation of the DGEIS. The DGEIS will assemble identified relevant and material facts and be analytic but not encyclopedic.

The DGEIS will contain a required cover sheet; a table of contents; and an executive summary. There will be a concise description of the Action; its purpose, public need and benefits, and the location/ setting with a discussion of areas that may be affected. It will identify Involved and Interested agencies (see Attachment 2); required permits and approvals; and review frameworks. It will also present alternatives with sufficient detail to enable generic comparative assessments.

The DGEIS will analyze the potential for significant adverse impacts. Proposed mitigation will be introduced and described in terms of possible effects within the subject-level narratives. The DGEIS will also document public engagement and input used in forming and evaluating the DGEIS. Sources of information will be clearly identified.

The DGEIS will include the Inventory Report as an Appendix. The Inventory Report will present corresponding maps. The baseline features (or elements) of the community will include: Town history; demographic profile; natural resources; land use; zoning; housing; open space; parks & recreation; historic & cultural resources; municipal government services; public works and public services; community services; schools; transportation; and community & economic development. Descriptions in the Inventory Report will be referenced in the evaluations of how proposed development could generically influence the Northeast Ramapo environment. The Inventory Report will utilize known available and reasonably current secondary source information in order to generate basic existing conditions descriptions at the Town-wide level.

A generic Buildout Analysis for Northeast Ramapo will be studied within the DGEIS. It will analyze the potential effects of future growth permitted under the alternative strategies presented for Northeast Ramapo, as well as current zoning. The Buildout Analysis will characterize possible environmental effects that could occur under proposed land development policies as well as per existing policies. The Buildout Analysis can also be used to examine ways to mitigate the potential impacts of growth.

Alternative development strategies for Northeast Ramapo are summarized in Section 7.0. Each Alternative is not mutually exclusive of others. In other words, one or more of the Alternatives, or variations thereof, could be implemented after completing the SEQRA and Comprehensive Plan update.

4.0 Procedural History

Prior to release of this Final Scoping Document, the Town Board conducted the following steps per NY SEQRA regulations:

- On February 27, 2019 the Town Board:
 - Completed Part 1 of a Full Environmental Assessment Form (EAF)¹.
 - Preliminarily classified this Project as a Type 1 Action.
 - Adopted a resolution causing distribution of a Notice of Intent to be Lead Agency.
- On July 11, 2019 Town Board adopted a resolution that:
 - Adopted a resolution that confirmed Town Board as Lead Agency and issued a Positive Declaration requiring the preparation of an environmental impact statement (EIS) which for this Action will be in the form of a Generic EIS (GEIS).
 - The Town Board, consistent with 6 NYCRR Part 617.8, reviewed and posted a Draft Scoping Document for public review, along with the notice of the public scoping meeting. The notice was distributed to the identified Involved and Interested entities and it was published in the Environmental Notice Bulletin, Town Newspaper of Record, and the Town's website. The notice was posted at Town Hall with the Proposed Scoping Document available for review at the Town Clerk's office, the Department of Building, Planning & Zoning, and the Town's website.
- On August 19, 2019 Town Board conducted a Public Scoping session.
 - During the Scoping Session public input was obtained on the Draft Scoping Document. A subsequent period of written public comment occurred as part of the scoping process from July 11, 2019 – September 13, 2019. All public comments received will be available for public review.

This Final Scoping Document will be distributed to all Involved and Interested entities. It is now the responsibility of the Lead Agency to oversee GEIS completion. While no agency other than the Town of Ramapo Town Board is able to approve or directly undertake this Action, through the coordinated review process multiple parties will have an opportunity to comment on the Action. This includes Rockland County Planning which, per NY State General Municipal Law §239-m, will

¹ The basis for Project/ Action Classification as Type I is addressed within the July 11, 2019 Draft Scoping Document.

be formally referred a submission on the GEIS, Comprehensive Plan Amendments and Zoning Code Amendments.

Based on the anticipated Final GEIS and Findings Statement, it is probable that the Lead Agency and/or other land use permitting and approval entities could use the SEQRA documentation for subsequent SEQRA administration. That may involve the review of individual land development applications which meet Type I or Unlisted Action thresholds, or it could encompass Town Code change(s) which are determined to be consistent with an adopted Northeast Ramapo Development Plan and Land Use/Zoning Map.

5.0 Input Obtained & Considered in Preparing this Scope

The DGEIS will address the potential for significant adverse environmental impacts that are reasonably anticipated and identified. Scoping focused the DGEIS through identification of the potentially significant adverse impacts which the DGEIS will analyze. Comments received at the scoping session and during the public comment period were directly considered.

There have been adjustments provided to the level and organization of the scope of analysis based on that input. The written comments received and a Scoping Session transcript will be available to the public and also filed in the Town Clerk's Office. Feedback from prior public outreach initiatives, including survey opinion research, were also considered in formulation of the Final Scoping Document. Significant comments incorporated into the Final Scoping Document include but are not limited to:

1. Housing choices and affordability;
2. Concern for growth management, water resource management/protection and conservation of resources;
3. Recreation options and open space preservation;
4. High taxes and the fiscal impacts of the plan; and
5. Traffic congestion, fire protection and safety of community.

The scoping process aided in the identification of reasonable alternatives and potential mitigation measures. One main public comment raised was that there should be a Town-wide comprehensive plan update; however, since the Town is quite large in terms of size and population and has diverse locational needs, the Lead Agency determined there to be better capacity to plan and evaluate the potential for impacts using a part-Town DGEIS that analyzes limited sections of Town at a time. The Inventory Report is organized such that it will be possible to use the Inventory Report for subsequent planning initiated for other parts of the Town.

In addition, since review of the proposed action 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. Potential for such impacts will be considered during future, site-specific regulatory-based reviews.

6.0 Existing Conditions, Potential Impacts & Mitigation

For each subject identified and addressed in the DGEIS, there will be reasonably detailed descriptions of existing (baseline) environmental conditions. This will enable presentation of depictions of the current state of the environment along with identification of associated environmental variables and the setting. Based on the proposed development strategies, there will be examination of the potential types of impacts that may arise. Finally, for each subject, there will be identification of mitigation measures that have been initially identified which can be used to reduce or eliminate the potential for adverse environmental effects from future development.

The scale and geographic area of analysis will depend upon the potential for impacts as these relate to a particular resource type. For instance, transport analysis will examine certain intersections or traffic corridors that are outside of the Northeast area in order to address potential traffic impacts outside of Northeast Ramapo that may be caused by amended regulations pertaining to Northeast Ramapo.

Under each subject below, there is identification of data which will be used and the conditions that will be analyzed. Sources will be presented for data, maps, and reports.

6.1 Natural Resources

This section will identify features of the land surface, ground, water, flora and fauna through discussion of how aspects of these environments may be affected by future development. This section will present the Constrained Areas in Northeast Ramapo and discuss potential impacts to identified natural resources. Mitigation measures will examine practicable ways to manage development so as to reduce undesirable effects on resources.

6.1.1 Geology, Soils & Topography

The DGEIS will portray generalized soils classes, topography, including areas of steep slopes (25% and over), and potential for erosivity, as derived from 2018 data on the U.S. Dept. of Agriculture's Natural Resources Conservation Service Web Soil Survey/Soil Survey of Rockland County, NY.

Possible restrictions imposed by existing soils, geology, and topographic conditions, will be analyzed, including limitations of and suitability for construction. The DGEIS generally will not involve site-specific soil or geo-technical evaluations; however, there is a 2017 Preliminary Geotechnical Engineering Report utilized for the review of the Former Minisceongo Golf Course ("FMGC", aka, Millers Pond) Site.

There will be a discussion of erosion and sedimentation control consistent with local policy, the New York State Pollution Discharge Elimination System (SPDES) General Permit GP- 0-20-001, and the current edition of NYS Standards & Specifications for Erosion & Sedimentation Control. It is noted that Section 6.1.2 'Water Resources' will also address onsite and area stormwater management, while the Water Utilities subsection (6.5.2) will address ground water management.

6.1.2 Water Resources

The Inventory Report will describe hydrology. Its baseline will generically describe watershed geography; NYSDEC-Wetlands 12.4 acres or more and associated Buffers; the US National Wetland

Inventory (NWI) Wetlands; 100-year Floodplain; NYSDEC Streams (Article 15); and County-regulated streams. The baseline will identify stream/waterbody classifications per NYSDEC standards. Information will be derived from NYSDEC’s Environmental Resource Mapper, the NYS GIS Clearinghouse, Rockland County, USGS and FEMA sources, including the Flood Insurance Study for Rockland County, March 3, 2014. A map will depict listed wetlands, streams and floodplain. Also in the Inventory Report, include a discussion of aquifers and a map, including the extent of Sole “Source Aquifers” defined per NYSDEC-spatial data, “Primary Water Supply Aquifer” as defined by NYSDEC, and “Principal Aquifers” that yield between 10 to 100 gallons or more per minute as identified by ‘Aquifer & Well Head Protection Zone’ map, May 2004, by FP Clark Associates.

This subsection will summarize existing local and regional resource management laws, including a U.S. Environmental Protection Agency (EPA)-defined Environmentally Sensitive Areas (ESAs) standard. Generally, analysis will rely on generic information about the potential presence of the water resource features analyzed. Wetland delineations will not be conducted for the DGEIS; however, wetland regulatory delineations established for the FMGC/Millers Pond property are relied upon.

The analysis for Northeast Ramapo will address how a potential buildout under proposed regulations compares with a buildout under existing zoning, and could potentially impact: wetlands/wetland buffers, regulated streams, and floodplains. There will be a basic assessment of how stormwater drainage patterns could change from existing conditions, using impervious surface cover existing per planimetric data of Rockland County for 2007.

There will be presentation of proposed stormwater management strategies, including for new streets. The DGEIS will examine measures proposed for managing the Municipal Separate Storm Sewer System (MS4) in Northeast Ramapo and promoting water quality and managed storm flows. This will include a discussion of BMPs, including green infrastructure deployment consistent with local policy, SPDES General Permit GP-0-15-002, and the latest edition of New York State Stormwater Design Manual. A focus will be on measures to ensure that post-development runoff peaks will be at or below pre-development peaks along with methods for maximizing onsite recharge.

6.1.3 Ecological Resources – Habitats, Flora & Fauna

Using NYSDEC Biodiversity in NYS Parks Systems - Part II; and NYSDEC Ecological Communities of NYS, 2nd Edition, along with EPA data, the Inventory Report will describe eco-regions overlaying the Town, its ecology and general wildlife habitats. Based on 2018 consultations with NYSDEC/ NYS Natural Heritage Program and US Fish & Wildlife Service, known significant plant and animal species and communities/ habitats identified as present in the Town will be described, including the assigned conservation status. For Northeast Ramapo, the DGEIS will identify the associated habitats, known factors and threats that influence conservation and management and describe BMPs available for aiding the potential conservation and management of these habitats and species.

A buildout under proposed regulations may result in changes to flora and fauna, including general levels of tree/ forest cover within Northeast Ramapo. Regulations may require on-site identification of tree stands, or inventorying of existing trees above a specified basal diameter, as

part of required submissions which precede development review. Likewise, landscaping standards will be considered which regulate onsite planting and landscaping for streets. The DGEIS will address requirements to provide a minimum amount of landscaping and specifications for requisite vegetation/ greenspace as a way to ensure adequate natural surfaces on sites or in sub-areas. Site- or area-specific tree inventories or habitat studies will not be conducted for the DGEIS.

6.2 Parks, Recreation & Open Space

The Inventory Report will list dedicated Town parks using 2008 GIS data for the Town, the Town and County comprehensive plans, and desktop research. Descriptions will include acreage of sites and identification of features available (e.g. playgrounds, ball courts, and playing fields), which will be derived using web search engines. A listing of other municipal parks will be included, since villages, Rockland County, and NY State also own recreation lands in Northeast Ramapo. A Parks, Recreation & Open Space map will display these plus conserved open spaces. Desktop research will also be used to present a general inventory of non-profit and privately owned lands used as recreation outlets.

The Town subdivision law prescribing recreation space objectives will be described. A hierarchy of existing public recreation lands will present categorize of: Neighborhood-, Community-, Regional and Special Facilities. A recreation level of service analysis will describe the distribution of recreation assets, define a current population recreation standard, and use it to estimate recreation facility needs that are expected to arise in and near Northeast Ramapo under residential population growth per a buildout under proposed zoning and based on action according to the Alternatives.

The DGEIS will examine ways to achieve a desired mix of future recreation and open spaces to service population growth in Northeast Ramapo. There will be identification of proposed recreation standards and strategies to achieve desired levels of recreation and open space land set asides. This will include potential for structuring recreation and open spaces within the three Opportunity Areas and advancing a 'green print' in Northeast Ramapo that will help forge walkable connections to link core areas and recreation assets. There will also be presentation of strategies to address other identified needs and leverage facility improvements and enhance parks levels of services. The 'Open Space Preservation' Alternative reviews the potential to use Town-owned lands for servicing passive and/or active potential demands.

6.3 Historic & Archaeological Resources

The Inventory Report will list historic and potential historic resources, such as districts, sites, or buildings in-Town as derived from a March 2019 response from the NY State Historical Preservation Office (SHPO) covering 69 'Building District' and 'Building' resources. There will also be map of Town Scenic Roads.

Through a focus on Northeast Ramapo, the DGEIS will identify buildings cited as historic, or potentially historic, such as 'Old English Church' by New Hempstead Road. The Palisades Interstate Parkway (PIP) will be examined in terms of its listing on the National Register of Historic Places (National Register) and its NY State Scenic Byway designation, and the DGEIS will discuss Town-designated Scenic Roads in Northeast Ramapo and the 'Scenic Road District' law.

The DGEIS will review available site specific SHPO determination. There will not be a Phase 1A archaeological background and sensitivity assessment (literature search) performed for the whole Town or Northeast study area. The proposed buildout scenario will be evaluated for its potential to adversely affect potential resources. This will include an examination of resources identified and their proximity to areas to be governed by the proposed zoning. Using descriptions of settings, there will be evaluation of potential for proposed generic development to affect the integrity of resources, including by influencing the appearance of locations. The DGEIS will discuss methods of resource stewardship, examine historic interpretation and refinements to policies of the Town, including scenic road standards. The DGEIS will also include suggestions for performing screenings and resource investigations per SHPO standards. The DGEIS will also address the potential for reinforcing open space and historic character in Northeast Ramapo by examining landscape conservation/ land use management using a Critical Environment Area designation around South Mountain Road.

6.4 Community Services

6.4.1 Socio-Demographic, Housing, & Economic Considerations

Information on local and regional population, housing, and the economic base will describe the social and economic setting. These snapshots will document forces influencing population growth, such as high natural growth rates, as well as other factors affecting housing needs, affordability, and market conditions.

The Inventory Report will describe features of population in the Town, unincorporated areas, and Rockland County. It will depict 2018 estimated population per 2010 US Census and ESRI sources. The same sources will be used to define 2018 age-group distributions, rates of household formation, household sizes and distributions, and household incomes and ranges. Rates of households living in poverty will rely on American Community Survey (ACS) 2012-16 five-year estimates. Additional descriptions of existing or projected school-age population will be presented under 'Schools' within the Inventory Report and addressed within the Community Facilities section of the DGEIS.

A housing profile, also contained in the Inventory Report, will break out vacant, owner- and renter-occupied units and documented changes from 2000 for the unincorporated area, whole Town, and Rockland County. ACS data will also be relied on for describing change in the distribution of housing by number of units in a building. The relative age of housing stock in these areas will be presented. US Housing & Urban Development State of the Cities Data System SOCDs data what is SOCDs will be used to describe the number of building permits issued for single- and multi-family units in the unincorporated Town and each village for 2007-2017, while Owner-reported housing values and contract rents will be presented per US. Census American Community Survey (ACS) averages for the Town to best review the need for growth and a mix of housing units for a range of incomes.

An economic profile in the Inventory Report will define industry employment County-wide per 2017 Bureau of Labor Statistics data. Town-wide employment in 2015 will be from US Census data, while a list of large employers in-Town will be based on Rockland Economic Development Corp. data for 2017. Commercial land use, including multi-family apartments, land use coverage and assessed values, will be sourced from 2017 data for the whole town and unincorporated areas.

Analysis will substantiate that demand for housing, school services, recreation facilities, jobs, and community and civic services likely will be sustained through 2040 in Northeast Ramapo. It will not be possible to precisely predict or quantitatively analyze how income profiles, or degrees of housing cost burden could change over 20 years. The DGEIS will, however, discuss ways to counteract housing shortfalls, alter the distribution of housing in terms of the types of residential units, the mix of ownership and rental options, the affordability of housing, as well as promote commercial and industrial development to bolster workforce capacity to help achieve community housing and economic development goals.

6.4.2 Schools (Public & Private)

The Inventory Report will describe the two public school districts within the Town, enrollments, and 5-year student growth estimates using the Cornell University Program on Applied Demographics data and NY State Education Department (NYSED) statistics. The 2018 private school population corresponding with the East Ramapo Central School District will be provided using NYSED data. Proprietary demographic data, obtained from ESRI and Ribbon Data Demographics, and birth rate information from NY State Community Health Indicator Report (2018), will be used to document the potential for growth in school-age populations within the Town and the amounts of students that likely will need to be accommodated in future public and private schools.

The DGEIS will examine the school-age population that could reside in Northeast Ramapo under the proposed buildout. It will extrapolate possible future land use demand by public and private schools. This estimate will use an amount of building space expected per each future student using 'Wohlers' "Gross Square Feet Per Student – Issue Trak: A Council of Education Facility Planners International Brief on Educational Facility Issues", 1991. As part of considering options to facilitate and manage development of schools in Northeast Ramapo, there will be examination of possible changes to zoning to determine appropriate locations for schools. Through this examination of potential generic growth in school buildings, the DGEIS will address ways to enhance and/ or conserve character through land use regulations.

6.4.3 Police

The Inventory Report will describe Town police services and other local and regional police agencies as derived from personal interviews, the Town's website, Town data and the County Comprehensive Plan. The potential to establish a police sub-station in or near Northeast Ramapo will be examined along with other options.

6.4.4 Firefighting /Fire Emergency Response

The Inventory Report will describe fire entities (termed departments) operating in-Town. For Northeast Ramapo, the DGEIS will address the number and location of stations, existing pumper, tanker or ladder trucks, station service areas, and levels of staff and volunteers. This will be based on the Rockland County Fire Service Directory, 2018, by Rockland Co. Fire Training Center and web research. For Hillcrest Fire Department, there will be depictions of the distances from stations to Northeast Ramapo. There will also be descriptions of the County Fire Training Center on Firemen's Memorial Drive.

The DGEIS will examine the population and land use change that could be caused by the proposed zoning. The potential for a change in the level of service based on population growth will be analyzed. The anticipated layout of the future traffic circulation network and water system will be used to address whether aspects of service and response times may change. There will be examination of how growth could influence needs for apparatus and the corresponding storage, with presentation of planning-level estimates of costs, and a discussion of the possibility of establishing a new sub-station in Northeast Ramapo. There will also be identification of practicable ways to mitigate emergency vehicle response times by alleviating traffic congestion through possible modifications to the circulation network in order to enable firefighting access during points of high traffic, including as may arise in association with major sporting or religious events. The DGEIS will also explore how to ensure that planned growth in Northeast Ramapo does not affect operations at the Fire Training Center.

6.4.5 Ambulance/EMS

The Emergency Medical Service and ambulance service providers operating in the Town will be identified. The DGEIS will define entities servicing Northeast Ramapo, respective service areas, and services provided. The Inventory Report will rely on web research into the providers. Mitigation discussion will include methods to maintain and optimize the levels of service.

6.5 Utilities

6.5.1 Sanitary Sewers

The Inventory Report will define jurisdictions providing sanitary sewer services in the Town and describe regional sewer district service areas and treatment capacities. The DGEIS will describe generally the network of sewer mains and pump stations that are owned by the Town and by Rockland County Sewer District #1 (RCSD#1) based on interviews with Town and County sewer officials, the 2016 'Sewer Flow Metering, Modeling & System Analysis at Selected Locations in Town of Ramapo, NY', by GHD Consulting Services, as well as the 'Northeast Ramapo Development Plan Sewer Analysis', November 2020 by GHD.

An existing conditions overview will describe policies for access, use, and maintenance of sewer facilities and services of the Town and RCSD#1, including Rockland County's Sewer Use Law (2010). An examination of local and regional policies will also consider the requirements for new development to connect to sewer systems. This will include RCSD#1's requirement for properties situated in US EPA-defined Environmentally Sensitive Areas (ESA) to submit Waivers prior to connecting.

Using the Buildout Analysis for Northeast Ramapo, sanitary wastewater generation in Northeast Ramapo will be estimated. Projected wastewater flows will be analyzed in relation to the capacity of the local and regional sewer systems. Hydraulic loadings will be generically ascribed to different land uses and mixes to evaluate potential impacts, in accordance with the 'Town of Ramapo Requirements for Sanitary Sewer Studies', 4pp, undated.

Potential mitigation techniques to be considered include upgrading Town Sewer District facilities, such as pump stations, or force mains based on the Northeast Ramapo buildout. Best practices for conserving sewer facilities flow will be examined, including to prevent potential Inflow and Infiltration (I&I) within Town sewers serving Northeastern Ramapo. Consistent with the 'Water

Utilities' subsection, there may also be prescriptions for water conservation planning in order to promote low flows in conveyance systems. It is not contemplated that field surveys of existing infrastructure conditions will be performed for the Plan / DGEIS.

6.5.2 Water Utilities

The NYS Public Utility Commission regulated water/ drinking supplier covering major parts of Ramapo, SUEZ Water New York (hereafter SUEZ), will be described in terms of regional water system capacity and operations, covering the number and distribution of users, peak distribution capacity, and its supply sources, treatment, water storage, and distribution facilities.

Existing SUEZ yield will be presented in terms of Annual Average Supply and Maximum Daily Supply. There will be identification of safe yields, as derived from the 'SUEZ 'Water New York Inc. – Water Supply Capacity Report for 2019', March 2019, by Buck, Seifert & Jost, Inc. Trends for System-wide Average Day Demand and Maximum Day Demand for 2016 to 2018, will be presented along with the 2019 estimates supplied by SUEZ for the Town.

There will be a review of the average annual and peak capacity for growth, showing the surplus above any 2019 project commitments and reserves mandated by the 'Ten State Standards', which is the accepted standard practice. The strategies Suez is using to minimize water use through avoidance of leaks and the advancement of demand-side conservation will be presented.

The Town owns fire hydrants that are connected to Suez's system. There will be identification of general locations served by public water supply where there are hydrants.

The locations of public wells in and near Northeast Ramapo as per the 2011 County Comp. Plan and the Aquifer & Wellhead Protection Zone Map, May 2004, by FP Clark Assoc. will be described along with standards in Town Code Ch. 96 – Aquifer & Well Field Protection Zone Law. Per the 2019 Annual Drinking Water Quality Report by Suez, there will be presentation of Susceptibility Ratings of wells for Microbial; Nitrates; Volatile Organic Compounds (VOCs); and other sources. The Report will also be used to characterize Lake DeForest's susceptibility to those constituents, since some watersheds in Northeast Ramapo flow towards that supply.

The Buildout Analysis will be used to define generic water demand that would accompany planned growth. Demand will be derived using the same flows that are projected to accompany Sewer uses. Future demand will be discussed in relation to SUEZ's Average and Maximum Day Demand Forecasts, through 2040, from the 2019 Water Supply Capacity Report. No new source information will be generated for this generic-level analysis.

Potential mitigation measures will address how growth in Opportunity Areas, and under the alternatives, can be planned to achieve water service and requisite flow ranges for fire-fighting. There will also be discussion of recommendations to conserve water, including based on recommendations in the County's July 2019 Draft Comprehensive Water Conservation & Implementation Plan and ways to manage and protect groundwater.

6.5.3 Energy Distribution & Consumption

This section will describe natural gas and electrical distribution systems, service areas, and regional utility plans that may influence service in the Northeast area, including distributed generation upgrades, energy efficiency, or smart meter/ usage initiatives, using information from Orange & Rockland Utilities. An evaluation of applicable policies with respect to new land development near natural gas transmission lines will also be included.

Increased energy consumption is anticipated under the Northeast Ramapo Development Plan. Energy consumption will be addressed by presenting total amount of energy used by the transportation, residential, commercial, and industrial sectors in Million British Thermal Units (MMBtu) within Rockland County in 2010 per the 2014 Mid-Hudson Region Sustainability Plan, with total energy consumption (2010) derived from the same source and converted to per capita consumption.

Discussion of potential mitigation will address strategies available to reduce energy demand/ consumption, such as through high efficiency construction, using EnergyStar ratings and/or USGBC LEED standards and criteria.

6.6 Transportation

A Traffic Impact & Access Study (TIAS) will be an Appendix to the DGEIS. A summary of TIAS analytical methods, findings, and alternative mitigation options will be presented in the DGEIS's main body. The TIAS will focus on Northeast Ramapo and it will analyze adjacent areas (in what is termed the Transport Study Area (TSA)).

Existing Conditions Evaluation – There will be a review of background traffic and roadway data plus traffic signals timing and phasing. Data sourced from New York State Department of Transportation will include: crash incidence (for three prior years for identified corridors and intersections) and Average Annual Daily Traffic (AADT). See Attachment 3: 'Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) for the Northeast Ramapo Development Plan' for this list.

Automatic traffic recorders (ATRs) will be installed on US Rte. 202 and NY Rte. 45 to measure traffic volume, vehicle classifications, and speeds for seven days including a Saturday and Sunday. For 17 intersections (Attachment 3) there will be peak hour turning movements counts conducted on weekday AM peaks (7:30 to 9:30 a.m.) and PM peaks (3:00 to 6:00 p.m.)². Another 13 intersections (Attachment 3) will be analyzed using data from 2017 traffic counts performed in 2017. Also, Transit of Rockland will be requested to confirm its existing routes and any future plans in the TSA (if available).

A Synchro type model will be developed for AM and PM peak hours for existing traffic volume. Traffic signal phasing and timing information requested from NYSDOT and Rockland County will be

² A review of traffic volume data shows that weekday traffic volumes are higher than both Saturday and Sunday traffic volumes; therefore, the GEIS will focus on the weekday peak periods. While public comment on the Draft Scope requested analysis of weekend conditions, the Lead Agency will use weekday peak periods, which have the generally highest identified levels of traffic.

confirmed through field review. The Existing AM and PM traffic models will define intersection operations in terms of average Level of Service (LOS), delay, and intersection capacity.

Traffic Analysis –Future AM and PM peak hour traffic volumes (without considering potential growth associated with the Northeast Ramapo Development Plan) will be determined for a year 2040 evaluation. The future condition volumes will be evaluated using the Synchro model. These Future “No-Build” traffic volumes will rely on documented volume growth rates for the TSA which source to the New York Metropolitan Transportation Council and the NYSDOT.

The DGEIS will assess a mix of future residential units plus square feet of non-residential buildings distributed across retail, office, light industrial, and institutional types which can occur in Northeast Ramapo under buildout alternatives. Trip generation for these two growth alternatives will be estimated using data and techniques of the Institute of Transportation Engineers Trip Generation Manual, latest edition. Potential distributions of multi-use trips, pedestrian, bicycling, and bus trips in the TSA will be considered in trip generation estimates. Trips estimated will be distributed and added to the background traffic growth in order to assess conditions under the moderate and high growth estimated traffic volumes for the 20-year horizon (year 2040 evaluation condition).

Mitigation measures will be identified which can offset traffic impacts resulting from TSA growth. Potential mitigation may include a mix of capacity modifications, such as additional turn lanes, traffic signal changes, plus measures for facilitating other modes of travel through sidewalk, bike lane, and transit accommodations. There will be discussions on the potential for applying Transportation Demand Management (TDM) practices³. Mitigation may also include suggestions to remediate non-recurring congestion associated with special events, potential operational changes to school bussing systems, and improving emergency vehicle access in Northeast Ramapo. Graphical representation of recommended mitigation will be provided with order of magnitude cost estimates. Potential safety benefits of the mitigation measures will be described as appropriate.

6.7 Zoning & Development Program

In the Inventory Report, existing zoning and land development regulations will be described, including the ‘Table of Bulk Requirements’ and current Zoning Map. The DGEIS will assess current development potential in Northeast Ramapo under existing zoning.

This section will describe a proposed zoning to establish “Walkable Neighborhood Opportunity Areas (WNOA)” through a combination of new zoning districts and/ or overlay zoning districts, with a map showing the proposed areas to be rezoned. The intent is to establish new integrated neighborhoods with a mix of uses that are close to major existing roads. Discussions will address potential future development within WNOAs at:

1. US Rte. 202;
2. The former Minisceongo Golf Course on Pomona Road (CR80); and at

³ According to Mobility Lab, TDM is the flip side of infrastructure. It focuses on understanding how people make their transportation decisions and *helping people use* the infrastructure in place for transit, ridesharing, walking, biking, and telework (<https://mobilitylab.org/about-us/what-is-tdm/>).

3. Gracepoint Gospel Church site on New Hempstead Road (CR86).

The DGEIS will explain zone standards, such as maximum lot coverage; maximum residential densities (in dwelling units), maximum floor area ratio (FAR); and minimum and maximum building height. General building standards will include criteria for building frontage types, accompanied by graphic presentations of build-to-zone and frontage/ property line requirements, lot standards; front, side and rear setbacks; first floor and upper floor to ceiling heights. Analysis will cover applicable frontage requirements and building element standards, such as for retail shopfronts. The DGEIS will include guidelines for appearances of buildings, such as windows; door openings; façade transparency; rooflines; cupolas/ towers; and cornices.

The DGEIS will present street design standards and criteria for each type of road, sidewalk widths, street tree plantings, parking standards, and on-street parking access. It will also present graphic and textual block/ grid standards, including block perimeter and parking setbacks (front, side and rear).

The administrative procedures for the WNOA will cover submission requirements for concept and final plans, applicability and relationship to other Town Codes, plan review, minimum standards, and consideration for waivers or zoning relief.

Analysis of future land development will address allowed uses and it will generically characterize aggregate future WNOA land use. The Buildout Analysis for Northeast Ramapo will assess potential impacts in terms of land use categories, number of residential units, and the mix of housing types, and non-residential space, over 20 years. The proposed zoning will also be assessed in a qualitative manner. The DGEIS will include descriptions of the proposed WNOA development framework and design standards. It will address options to foster integrated land uses, as well as methods to encourage mixed-use, walkability, intermodalism, and place-making.

6.8 Community Character & Community Plans

Town historical and existing land use, settlement patterns will be summarized in the Inventory Report to describe the existing character and the appearance of parts of the Town. The DGEIS will address adjacent locations within ½ mile of Town boundaries. This section will also describe the community character and appearance of Northeast Ramapo, including notable individual uses.

The section will summarize the 2004 Town and 2011 County comprehensive plans' approaches to managing community and regional character within and adjacent to Northeast Ramapo. This will also include a summary discussion of how the Villages of Pomona, New Hempstead, and New Square, and the Towns of Haverstraw and Clarkstown, address community character in their long-range plans for lands adjacent to Northeast Ramapo.

Findings on community preferences for community appearance/ design will be summarized from a public opinion survey administered by the Town of Ramapo in 2019, and an overview of comments from relevant public meetings in 2018/ 2019, will help identify features of the community that people want to conserve. The DGEIS will address new neighborhood placemaking in a WNOA Zone, and will address the physical form and the physical appearance of potential new development in Northeast Ramapo for a set of locations under the development alternatives.

The Buildout Analysis will be used to assess potential impacts on community character from the changes in development density, the scale, and the appearance of buildings. The DGEIS will also address existing residential zones and the edges of natural areas, such as streams, wetlands, or dedicated parkland.

Potential measures to mitigate/ manage community appearance and character will be described, such as design standards. The discussion of mitigation will address stepped-density and buffering of higher density from existing neighborhoods, as well as landscaping, street, and building design standards and a recommendation to foster a complimentary ‘greenprint’, which is a concept for a connected system of parks, core open spaces, civic spaces, and complete streets and trails which together form a linked system of appealing features which contribute to placemaking and desirable community character.

6.9 Climate Change

Using information in the Regional Greenhouse Gas Emissions Inventory (2012) and the 2013 Mid-Hudson Sustainability Plan, the DGEIS will identify regional per capita Green House Gas (GHG) emissions in Million Tons of CO₂ equivalent used (and will identify relative emissions across sources). This analysis will reasonably present how various mitigation could influence emissions.

6.10 Fiscal Impacts

A Fiscal Impact Analysis will be prepared to examine the Buildout Analysis scenarios for Northeast Ramapo and will be an Appendix to the DGEIS. The Fiscal Impact Analysis will examine the linkage between local government revenue generated by planned new development in Northeast Ramapo associated with the 20 year buildout and its resultant municipal service costs (e.g., police, fire, schools, etc.). For the development occurring per the DGEIS, the analysis will produce an estimate of the community service costs in relation to the projected revenues, with an indication if this “cost-revenue ratio,” will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

The projected fiscal impacts will be evaluated utilizing current fiscal metrics to assess the buildout scenarios for Northeast Ramapo by development type (residential only; mixed-use residential; commercial and light industrial). The fiscal impact analysis will be developed utilizing the two fiscal impact methodologies most often employed by land-use practitioners: Case Study Method and the Per Capita Method.

1. Case Study Method: Utilizing the case study approach, interviews will be conducted with key municipal officials and school district officials in order to understand current and projected service delivery and building capacities, and how new development might impact those capacities.
2. Per Capita Method: A review of projected revenue and expenditure by both the Town of Ramapo and East Ramapo Central School District (ERCSD) will be completed. This will allow for an examination of their relationship to existing land-use, employment, and population factors. Residential and school district multipliers will be based on a combination of historic metrics and current observations.

These two models will be used to evaluate the fiscal impacts and public facility needs associated with the Buildout scenarios. The following prospective Buildout outcomes will be examined:

- Estimate of development-generated capital needs/costs.
- Estimate of development-generated municipal service costs/revenues (20-year projection with assumptions).
- Estimate of development-generated public school district costs/revenues (20-year projection with assumptions).
- Estimate of development-generated public school-age children (based on current trends).
- Estimate of development-generated permanent employment (20-year projection with assumptions).

The fiscal impact model will perform sensitivity testing or “what-if” analyses, adjusting assumptions associated with development value (based on the income approach or sales price), municipal and school district budget estimates, tax rates and build-out densities.

7.0 Alternatives

The DGEIS will describe and evaluate alternative land use and community development strategies to be implemented as part of the Comprehensive Plan Amendment and/ or the Town Code amendments for Northeast Ramapo. Each alternative would likely cause different impacts; therefore, each Alternative will be reviewed in terms of the potential significant adverse impacts and corresponding mitigation. The description and evaluation of each Alternative will be at a level of detail sufficient to enable comparisons and contrasts among the Alternatives. Adoption of these Alternative scenarios is not mutually exclusive. In other words, any number of Alternatives, or variations thereof, could be implemented after completing the SEQRA and Comprehensive Plan review processes.

The following Alternatives will be included in the DGEIS:

7.1 No Action

This approach will analyze a scenario wherein land use laws and development policies remain unchanged from the current existing arrangement (status-quo).

7.2 Open Space Preservation

This Alternative will include strategies to conserve open space through a variety of techniques. It will discuss conserving Town-owned land and using various methods to advance open space preservation. This may include budgeting to finance conservation; an open space bond act; incentive zoning, which would provide development incentives in exchange for the dedication of open space/recreation land; or a Transfer of Development Rights (TDR) policy which would allow higher density on properties in exchange for conserving or limiting development on land elsewhere.

7.3 WNOA Arterial Corridors

This Alternative will examine zoning/land development code modifications to facilitate higher densities and enable greater and more varied types of housing and/or non-residential uses along portions of major road corridors in Northeast Ramapo.

7.4 WNOA Transition Areas

Transition areas are adjacent to or near the more intense land uses and zones proposed for the Opportunity Areas. This Alternative will examine design standards that may be used to create a visually coherent land use pattern to transition adjacent areas into the proposed WNOAs.

7.5 Community Facility Area Educational Campus/Institution Standards

This Alternative will examine facilitating enhanced supply of private and public education institutions in an orderly manner. One or more areas will be assessed as a planned multi-school campus to examine land use and transport objectives. This Alternative will address modified lot size, coverage, height, and floor area ratio standards for this type of use. It will examine the potential establishment of a campus area, on the Striker property or elsewhere. It will explore the impacts of multiple schools on the same site in terms of shared use, space and parking and circulation, shared auditoriums, gymnasiums, outdoor recreation supplies, and overall space utilization at schools.

7.6 Affordable Business Space Incentive

Non-residential building space, such as light industry, retail or offices, can address community demand and development goals. This Alternative will examine incentives, such as permission to build additional non-residential space, in exchange for setting-aside space at below market rates for a specific period of time in an effort to facilitate business incubation.

7.7 Planned Unit Development Overlay

This alternative will evaluate opportunities for a Planned Unit Development (PUD) overlay district applicable to larger parcels within the study area. An overlay is a regulatory tool creating a special zoning district that is placed over an existing base zoning district. The PUD overlay is intended to provide flexibility for a mix of uses, housing types, scale, architectural and design elements for master planned projects. Identification of appropriate parcels for the overlay as well as criteria for the PUD will be examined.

8.0 Summary of Impacts & Mitigation

8.1 Growth Inducing Impacts

The DGEIS will assess potential growth inducing impacts within Northeast Ramapo (based on the Buildout), other parts of Town, and the adjacent region. These represent physical, economic, or other changes in the environment, which directly or indirectly may occur as a result of land development prescribed under this Action. The Summary of Impacts & Mitigation in the DGEIS will review the possibility of growth inducing impacts occurrence and the potential severity.

8.2 Cumulative Impacts

This section will consider cumulative impacts that could reasonably be experienced under the Alternatives due to additive or synergistic effects. It will examine how regional background growth, programs of land use and public services in the Town, villages, and region may, in combination, cause adverse effects. It will discuss ways to minimize or avoid any such impacts.

There will, however, be discussion of potential for cumulative and growth inducing impacts through consideration of available wastewater treatment allotments, policies of the wastewater jurisdictions, and the potential construction of enhanced or new sewer collection/ conveyance facilities in association with planned growth within Northeast Ramapo based on the Buildout.

8.3 Irreversible & Irretrievable Commitment of Resources

This section will address resource commitments which will occur as a result of the Action that cannot be avoided.

8.4 Identified Unavoidable Adverse Impacts

This will address any identified unavoidable impacts. It will discuss the magnitude of these impacts in association with implementation of the Action.

8.5 Summary of Impacts and Mitigation

This part of the DGEIS will summarize potentially significant impacts that may arise under Northeast Ramapo development Alternatives. This section will also summarize methods to mitigate potential significant impacts.

9.0 Future Action Strategy/ Program Implementation

A DGEIS facilitates weighing of environmental, social, and economic factors in planning and policy-making. This DGEIS will be used to assemble relevant criteria upon which the Town Board's decisions will be made. The DGEIS will analyze the potential significant environmental impacts identified during the scoping process. The GEIS will assess specific impacts to the extent details are available, but analysis within the GEIS may be based upon conceptual information since, for example, actual changes in future land use will occur after the generic planning that will be provided.

The DGEIS will assess major impacts that are contemplated to arise within the framework of future land development pursuant to buildout for Northeast Ramapo under current zoning and the proposed Alternatives land development programs for the Northeast. It will also assess impacts per the infrastructure investment and other policy implementation actions for Northeast Ramapo.

In order to enable a consistent and streamlined review process for future land development actions, the DGEIS will explore impacts of growth for Northeast Ramapo, identify mitigation, and thresholds. Subsequent land development actions carried out in the future in conformance with the adopted Plan, regulations, DGEIS, FGEIS, and Findings Statement may require limited SEQRA review.

10.0 DGEIS Appendices

This section identifies information that is planned for inclusion in an Appendix rather than in the main body of the DGEIS. The DGEIS appendices will contain data and information used in preparing the DGEIS. The key findings arising from such data and information will be distilled in the main body of the DGEIS.

Documents anticipated for inclusion in the Appendix are:

*Adopted Final Scoping Document–
Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan
Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo*

- 1) Draft Inventory Report of Town-wide Existing Conditions.
- 2) Northeast Ramapo and Adjoining Areas Traffic Impacts Evaluation Technical Report.
- 3) Northeast Ramapo Development Plan Sewer Analysis.
- 4) Fiscal Impact Analysis
- 5) Draft Scope and appurtenant information.
- 6) Final Adopted Scope.
- 7) Documentation of 'Public participation' components, such as presentations from the 2018 Charrette and January 2019 Work-In Progress meeting; other meeting summaries; public comments; the public opinion survey and results; and summary of the scoping session.

Additional studies or process documentation may be included in the Appendix.

Attachments: 1) Overview Map - Town of Ramapo; 2) List of Involved & Interested Entities; 3) List of Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) For the Northeast Ramapo Development Plan.

Attachment 3.

List of Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) For the Northeast Ramapo Development Plan⁴ -- Inventory of Road Segments &/or Intersections for Which There Will Be Generation of Crash Data and/or Traffic Counts

A. Crash Data - A written request was made of NYSDOT for Accident Information Location System (ALIS) detailed crash data for the following locations:

1. US Route 202 from Cottage Lane east to the Old County Road (County Route, hereafter CR, 202B) intersection;
2. NY Route 45 from US Route 202 to Old Schoolhouse Road;
3. NY Route 306 from US Route 202 to Viola Road;
4. CR 86 (Pomona Road/ New Pomona Road) from NY Route 306 to NY Route 45;
5. CR 80 (New Hempstead Road) from Radcliff Drive to Viola Road;
6. Concklin Road from NY Route 45 to Buena Vista Road
7. Buena Vista Road from Terry Lane to CR 80 (New Hempstead Road); and
8. Phillips Hill Road from Manor Court to CR 80 (New Hempstead Road).

B. Traffic Counts –

Primary Peak hour data will be collected at the following intersections⁵:

1. Haverstraw Road (US Route 202)/NY Route 306/Ladentown Road;
2. Haverstraw Road (US Route 202)/South Camp Hill Road/North Camp Hill Road;
3. Haverstraw Road (US Route 202)/Palisades Interstate Parkway (PIP) southbound ramps access/Mount Ivy Diner driveway;
4. NY Route 45/South Mountain Road;
5. Willow Tree Road/NY Route 306;
6. Grandview Avenue/NY Route 306;
7. Grandview Avenue/Union Road (CR 80);
8. Brick Church Road/Union Road (CR 80);
9. Brick Church Road/NY Route 306;
10. Thiells Mount Ivy Road (CR 47)/US Route 202;
11. NY Route 45/US Route 202/Old County Road;
12. NY Route 45/Old Route 202/Park and Ride Lot;
13. Concklin Road/Buena Vista Road;
14. Buena Vista Road/Old Phillips Hill Road;
15. Old Phillips Hill Road/Phillips Hill Road;
16. Buena Vista Road/New Hempstead Road (CR 80);
17. North & South Little Tor Road (CR 33)/New Hempstead Road (CR 80); and
18. West Clarkstown Road (CR 35A)/New Hempstead Road (CR 80).

⁴ The TIAS will focus solely on and around the Northeast Ramapo unincorporated area of Town.

⁵ The qualified Transportation Consultant examined road corridors in the northeast quadrant of Town and the immediately surrounding area and it also reviewed available data. Based on this review, peak period turning movement counts will be analyzed for weekday peak period traffic volumes within the TSA, as these are the points with the generally highest volumes. One comment on the Draft Scoping Document requested analysis of the affects of the Northeast Development Plan on the NYS Thruway; however, it is reasonable for the TIAS to focus on intersections Level of Service within the TSA. The Thruway is a regional highway and it is not directly connected to the TSA.

In addition to new traffic volume data, weekday AM and PM peak hour turning movement traffic volume data collected in 2017 from will be used in the traffic impact evaluation. These intersections include:

19. Concklin Road/PIP northbound Off-Ramp;
20. Concklin Road/PIP northbound On-Ramp;
21. Concklin Road and NY Route 45;
22. NY Route 45 and PIP southbound ramps;
23. NY Route 45 and Pomona Road (CR) 86);
24. Pomona Road (CR 86) and Firemans Memorial Drive;
25. Pomona Road (CR 86) and Summit Park Road;
26. Pomona Road (CR 86) and McNamara Road;
27. Pomona Road (CR 86) and NY Route 306;
28. Summit Park Road and Sandy Brook Drive;
29. Summit Park Road and New Hempstead Road (CR 80);
30. NY Route 45 and Sanatorium Road;
31. NY Route 45 and New Hempstead Road (CR 80); and
32. McNamara Road and New Hempstead Road (CR 80).

STATE OF NEW YORK : COUNTY OF ROCKLAND

RAMAPO TOWN BOARD

SPECIAL TOWN BOARD MEETING

----- X

In the Matter of the

SCOPING SESSION:

Northeast Ramapo Strategic Plan Draft Scoping
Outline

----- X

Ramapo Town Hall
237 Route 59
Suffern, New York
August 19, 2019

B E F O R E:

MICHAEL SPECHT, Supervisor

BRENDEL CHARLES, Deputy Supervisor

MICHAEL ROSSMAN, Councilman

DAVID WANOUNOU, Councilman

CHRISTOPHER SAMPSON, Deputy Town Clerk

MONA MONTAL, Supervisor's Chief of Staff

A P P E A R A N C E S:

JACOBOWITZ & GUBITS, ESQS.,

Special Counsel to the Town of Ramapo

BY: BEN GALEY, ESQ.

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Proceedings

MR. SAMPSON: Good evening. I'd like to welcome everyone to the Special Town Board Meeting for August 19, 2019. I will start by asking our Town Clerk, Mr. Sampson, to lead us in the pledge.

(Whereupon, the Pledge of Allegiance was recited.)

THE SUPERVISOR: Thank you. Now, Mr. Sampson, I'll ask you to call the roll.

MR. SAMPSON: Councilman Weissmandl?

(No responses given.)

MR. SAMPSON: Councilman Rossman?

MR. ROSSMAN: Here.

MR. SAMPSON: Deputy Supervisor Charles?

MR. CHARLES: Here.

MR. SAMPSON: Councilman Wanounou?

MR. WANOUNOU: Here.

MR. SAMPSON: Supervisor Specht?

THE SUPERVISOR: Here. The first item on the agenda is a public hearing for the Public Scoping for the Northeast Ramapo Strategic Plan Draft Scoping Outline. I'm going to ask our attorney, Ben Galey, to

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lead us through and explain to the public the purpose of this proceeding.

MR. GALEY: My name is Ben Galey. I'm with the Law Firm of Jacobowitz & Gubits, we've been appointed as special counsel to the Town to assist with this process.

You all know the Town Board, of course. Also also here are two planning consultants for the Town, Nicole Allen is sitting up here, and David Neilmore is back at the table.

We have a series of PowerPoint slides just to explain to you what a Scoping Session is, what the process is, what the next steps will be.

The purpose, as you can see from this initial slide, the S.E.Q.R.A. action, the action that the Draft Generic Environmental Impact Statement will be addressing are amendments to the existing Comprehensive Plan with respect to Northeast Ramapo, update the comprehensive plan's existing condition Town-wide, and then the adoption of Code Amendments to implement those

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amendments.

The next slide is the project purpose. I'm not going to read all of these, you can read these for yourselves. One thing I'd like to add to the project purpose slide is that another purpose of it, as I just mentioned, is to ultimately adopt Town Code --

A VOICE: We can't hear you.

MR. GALEY: I'm sorry, another purpose is to ultimately adopt Town Code Amendments that will implement the Comprehensive Plan.

This is for information -- this information has been posted on the Town's website and will continue to be as this process unfolds.

This is just a listing of public participation events and opportunities that have taken place so far with respect to the Comprehensive Plan Amendments. The information that's been provided to the public at these earlier sessions and also the public comments that the Town has received will be considered as part of the

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preparation of the drafting of the General Environmental Impact Statement.

This is your Town of Ramapo. The next slide will show Northeast Ramapo. This is the focus area where the study of potential amendments for the Comprehensive Plan -- although, as I mentioned, we will also be updating the existing conditions section on a Town-wide basis for the Comprehensive Plan.

On this slide, one thing I'd like to add is that, in addition to identifying the issues and potential environmental impacts as a purpose of scoping, we're asking for the public's input on the extent and the detail of information that should be included in the D.G.E.I.S. so that the Board can adequately address each impact including the methodologies that should be employed in the D.G.E.I.S.

What is a Scoping Session? That's what we're here for tonight. It's a public participation opportunity required by the State S.E.Q.R.A. regulations, and even if

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we're not required, the Board would still be holding this Scoping Session.

This slide, again, just shows where the Draft Scoping Outline is available, has been available, and there's other S.E.Q.R.A. documents that are also available.

The driving purpose of the S.E.Q.R.A. review process to consider environmental impacts is the preparation of an environmental impact statement. When a municipality updates or amends its comprehensive plan, it's very common to prepare a Generic Environmental Impact Statement, which is similar, but slightly different in its focus than an Environmental Impact Statement that involves a particular development project.

As you can see from this slide, it paints more of a broader view of potential environmental impacts. One of the focuses of D.G.E.I.S. is to assess potential alternative plans and strategies.

In this case, in the Draft Scoping Outline that was approved by the Town Board

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back on July 11th, that Draft Scope, the document has been available, lists these items as potential alternatives that will be studied in the Draft Generic Environmental Impact Statement, and also and may be included in the Draft Comprehensive Plan Amendments.

One important thing to recognize here is that the alternatives are not mutually exclusive. It is possible that more than one of these alternatives, or several of them, or parts, subparts of these alternatives, will all eventually be prepared in a Draft Comprehensive Plan Amendment that will be subject to another public hearing.

This just lists some of the detail documents that will likely be included as part of the D.G.E.I.S.

If we can just skip to the traffic slides. One of the important components of the D.G.E.I.S. for Northeast Ramapo is going to be potential impacts. In the Draft Scoping Outline, we did not list specific

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intersections that will be studied in terms of their current conditions and then the potential impacts on those intersections as a result of the alternatives that will be ultimately studied in the D.G.E.I.S.

So we wanted to list those intersections here on the screen so the public can see what they are, and Nicole if you could just -- there's 32 intersections all together. Later on, there's a map also that will show where those intersections are located that will be studied in the D.G.E.I.S. That's a map that shows the location of the intersections.

So while you're looking at that map, one further reminder of what the purpose of the Scoping Session is. We're looking forward to the public providing information to the Board and its consultants so we can prepare a complete Draft Generic Environmental Impact Statement.

So if there's issues for potential impacts that you think have not been addressed in the Draft Scope, or if you

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think there's insufficient detail or inadequate methodologies in the Draft Scope, we'd like to hear that so we can consider those comments and include the reasonable comments and the comments that the Board believes are adequate to include those in a Final Scope, and that Final Scoping Outline will then serve as the contents of the Draft Environmental Impact Statement.

Then just in terms of the next steps of this process, after the Final Scope is approved by the Town Board, the consultant to the Board will prepare a Draft Generic Environmental Statement, also prepare Draft Amendments to the Comprehensive Plan. And once the Board determines that the D.G.E.I.S. and Draft Comprehensive Plan Amendments are complete enough and adequate enough for public review, then there will be another public hearing on those documents.

So the purpose of tonight's Scoping Session is not to express your views about what might be included in the Draft Amendment or what might not be included, but

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to provide comments to assist us in preparing a complete D.G.E.I.S., and by telling us whether there's items in the Draft Scope that are incomplete and that we can improve on.

With that, I'll turn it over to Supervisor Specht for the ground rules.

THE SUPERVISOR: Thank you, Mr. Galey. We're going to give everybody an opportunity to speak. We had a sign-in sheet. We have 35 -- it looks like 35 people have signed up at this point, there may be other sheets down there. Everyone will get an opportunity to speak. We will ask everybody to limit their comments to three minutes.

As Mr. Galey said, it would be helpful to address the issues that are relevant for the purposes of this hearing for the Scoping Session outlines things that you think we should be looking at that should be included in the Scoping Document.

So at this time, I will open the public hearing. I'll call the first speaker, who is Legislator Christopher

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Carey.

MR. CAREY: Thank you, Supervisor Specht.

My name is Chris Carey. I'm a legislator for District 9, which covers Orangetown, but I'm also -- I also cover Election District 32, which is east of Route 45 and west of Buena Vista, so it is directly impacted by what is going on here tonight.

I will say that I'm somewhat encouraged that there is a positive declaration on the S.E.Q.R.A., meaning there will be potential for significant impact, but just like I said last Thursday, I believe that probably this is already been decided and we're just going through the motions.

My specific concerns are as follows: I believe that instead of looking at the Town of Ramapo and doing a Comprehensive Plan, looking at all phases and all pieces of Ramapo, you have now just looked at the northeast corner.

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If you look at Ramapo as a whole, you have extremely dense areas in the center of the Town of Ramapo, yet now you're looking at a vacuum at the northeast corner, where common sense would say that is area you would set aside as open space to counteract the density you have elsewhere.

By looking at this area as a standalone entity, and with what was said last Thursday, that you're looking for -- you have a backlog of available housing, I don't -- I hope you prove me wrong. I will come back here and publicly thank this Board, but I am very much of the opinion that this is going to move forward. You're going to put more density in that northeast corner to connect to the density that you already have in the center of Ramapo. It's going to be, again, right on the border of Clarkstown and will directly impact the people that I represent.

Again, I hope you prove me wrong and I will come back and publicly thank you, but I do believe this decision has already been

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made. Thank you.

THE SUPERVISOR: Thank you Legislator
Carey.

The next speaker is Jonathan Lockman.

MR. LOCKMAN: Good evening. My name
is Jonathan Lockman. I'm with Nelson, Pope
& Vorhees. I'm an urban planner, consultant
to villages and towns.

Our firm -- some of our municipal
clients are the Village of Montebello, the
Village of Airmont, the Village of Pomona,
the Village of Haverstraw, so we work a lot
in this area. We prepare Comprehensive Plan
updates and S.E.Q.R.A. documents, such as
E.I.S.s for public and private clients.

A public Scoping Session for a
D.G.E.I.S. is a good thing. However, we
believe that this step that you're taking
tonight is out of the proper sequence. The
description of the actions in your notice
really are wrong, because none of the three
actions have been developed and there are no
drafts to review.

Typically, when you have a positive

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declaration and set up a Scoping Session, there is a Draft Comprehensive Plan on the table, there are drafts of the minutes on the table and, in this case, there are not, so that really the action is just not at the right time.

The work that the -- that needs to be done is a full Comprehensive Plan with a draft that is produced before we do this step.

The last Comprehensive Plan was in June 2004, and comp plans are meant to be updated every five to seven years. So the current Comprehensive Plan, since it hasn't been revisited in about 15 plus years, work on the entire plan is over due.

Back in 2018, August 2018, the Town was looking for volunteers for a strategic plans hearing committee, and we found that very encouraging and that it looked as if a Town-wide Comprehensive Plan effort would be underway, but then, in January, you worked with the public on just the Northeast Ramapo area, and we think there should be a lot

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more of those type of public sessions
looking at the entire community.

When you do Draft Comp Plan and put it
out with the G.E.I.S., D.G.E.I.S. and a
Public Scoping Session, when that happens,
it should include an evaluation of the 2004
Comprehensive Plan.

So if you would like to -- some of
these things, obviously, you can add into
your scoping that I'm going to bring up now,
but I'm almost reluctant to give you
specific comments on what we want to add to
the Scope, because we don't believe we
should be doing the Scope right at the
moment. We should be waiting until you have
a Draft Plan.

The method of creating a Comprehensive
Plan isn't to use the S.E.Q.R.A. Scoping
Session, but it's to do public participation
with a Comp Plan Committee, usually for
about a year, year and a half, and looking
at a whole community.

Once again, because the S.E.Q.R.A.
positive declaration was made without draft

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plans to review, we think it's issued in error. The E.A.F. forms -- we don't understand how you could answer questions in an E.A.F. form about the impacts of the proposed action, when the action has really not been developed and there's no drafts to answer questions about.

If you're looking for input on what amendments to make to the Comp Plan and Codes, we recommend that you continue with the charrette type process comprehensive plan committee.

We did note on the website, you do have posted a charrette presentation from January 23, 2019, but there's really no indication that that is a Draft Plan for Northeast Ramapo, that was a presentation made at the beginning of the session before the public had input at that session. So we really have no record of which of those ideas are an actual idea that's being proposed in a plan. Those are just ideas presented at that one session.

In Section 8 of your Scoping Document,

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you lay out what you're calling alternatives to no action, which is a requirement of S.E.Q.R.A. We've reviewed those nine items, and they really aren't alternatives to a Comprehensive Plan Amendment action or Town Code Amendment action, but rather it's sort of a laundry list of good planning ideas that ought to be included in a plan if you were to write one.

The alternatives are really not full alternatives, but aspects of planning that could appear in different alternatives. For instance, form-based code could be designed with different treatments along the road corridors and areas of open space, and include provisions for design standards and transition areas. So just saying alternative transition areas, alternative road corridors, alternative form-based code, that really doesn't make sense to us.

We'd like to see a Draft Comprehensive Plan for Northeast Ramapo and the rest of the community developed with aspects of all nine alternatives, with the development

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areas where development is proposed defined.

If you could imagine someone coming in to the Planning Board and saying, we want you to do S.E.Q.R.A. review of our proposed development, but we don't have a location, we don't how big it is, you're not sure what it is, but we want to do a Scope of the E.I.S. for it, that doesn't make sense.

You really need something to start with, in order to determine the E.I.S. for its impacts and what the scope of that E.I.S. should be.

So once again, in conclusion, the idea of a public Scoping Session on D.G.E.I.S. with a Comp Plan update is a good thing, but just not right now. We'd like to see the draft of the plan with some ideas of what is being proposed, then we could talk about how to study the impacts of the proposal once there is one.

We submitted a memorandum with 11 points with details expanding on my remarks, but once again, I've made a decision along with R.O.S.A. that we aren't

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going to fill this presentation here tonight with lots of details about the Scope, since we really don't believe that it's time to do this step. Thank you.

THE SUPERVISOR: Thank you Mr. Lockman.

(Clapping.)

THE SUPERVISOR: The next speaker is Richard Sullivan.

MR. SULLIVAN: Good evening, Mr. Specht. Thank you. I'm new to Ramapo, I'll say that. I'm a former resident of North Rockland.

The particular implications of this planning process is very great when it come to the this community in general. I'm not sure if that's being appreciated as much as I would like to see here today.

This area is very sensitive when it comes to human safety within a community. I don't know if anyone knows, but the -- there's a trooper barrack up the road, a little bit up the road, there is a fire department also on that road, and Haverstraw

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Police is down 202.

This area -- and again, given this infrastructure, this study here that -- we're starting an intersection study -- and I would like to note that, please, let us look at potential drainage complications that occur because of the development here. If something does happen and drainage isn't adequately taken into account, it could lead to public safety dangers for this community.

I hope -- and I don't believe things are as transparent as they could be in this process. From what I'm seeing from the outside, I've done waste water consulting in the past and stormwater consulting in the past, and I've seen much more candor when it comes to the process and the input process.

So as a resident of Rockland also, I think the implications, the intergovernmental implications of this process is much more profound than maybe being appreciated right now. We're dealing with part of the County that is very -- again, very sensitive to more than just

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Ramapo, and maybe outreach to Haverstraw and the County in general and bring them into this process can really bring us to a much more conducive positive outcome -- conducive, more positive, and let's say peaceful outcome, to put as well as possible, given our current state of political affairs, but I hope these things are taken into consideration.

THE SUPERVISOR: Thank you, Mr. Sullivan.

(Clapping.)

THE SUPERVISOR: Next speaker is Nana Sue Koch.

MS. KOCH: Please don't start that until I start talk. I guess I'll take a little bit more time if I need it.

I'm here to speak about the need to honor open space that has already been designated. It is not apparent to me from your plans what is your thinking about the open space of the Clarke property, so I'm going to speak about that in particular.

In 2005 there, was a Journal News

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article, and I'm going to read a little bit from it to remind you and everyone here what Ramapo used to stand for.

The article is called "Rescuing Part of the Soul, Ramapo Purchase of the Mowbray-Clarke Land Preserves Past, Future." Think about that.

The article goes on to say that, Anyone who has ever taken the time to touch Rockland's sole has lingered in the magic of South Mountain Road, which is where I live.

This longtime home to artists, writers and thespians is a living mass of all that muse, and it is priceless. This is why we applaud the rescue of the 16-acre Mowbray-Clarke property for open space. Remember, open space.

Last week, a unanimous Ramapo Town Board voted to buy the site on the Clarkstown border for \$695,000. Mary Mowbray-Clarke was a landscape designer who, in the 20s, bought land of hopes of turning it into an artists' colony. She succeeded. A wooden section of her home was built in

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the 1700s, and the land serves as the origins of the invaluable Hackensack watershed, source of supply for two states and ecosystem in itself.

I'll be happy to give you this article if you want.

As Martus Granirer, president of the West Branch Conservation, notes, Mary Mowbray-Clarke invented our South Mountain Road neighborhood. A bookseller in the 20s in New York City, she had an idea that she could do in the United States what Shakespeare & Co. did in France. In Ramapo, she bought a swath of land on South Mountain Road that she hoped would become an artists' colony.

Between the world wars, she also promoted the entire area along South Mountain Road and the West Branch stream, as a place in which artists and writers of her choosing were urged to take their homes. She succeeded.

If you remember, this property was originally bought by -- not originally, but

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it was bought by Rockland County by Ramapo, and it was going to be a preserved space for artists.

I have a couple of questions based on this article and based on what Ramapo used to be thinking of itself as a place for open space.

If, like other open spaces, the Mowbray-Clarke property --

THE SUPERVISOR: I'm sorry, your time is up.

MS. KOCH: You know what, you started the clock before I was --

THE SUPERVISOR: The clock started as you were beginning to speak.

MS. KOCH: You started it before --

MS. MONTAL: I reset it.

MR. KOCH: It did not start then. I have a few more questions. I want to say one more thing, which is that the Mowbray-Clarke house was one of the original 13 houses in the county. It was once home to a woman as -- a woman who I just referred to -- Christopher St. Lawrence, which you

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might want to forget about, but he did purchase the land. There was \$84,000 that was set aside for the restoration and restoring of this house. Where is that \$84,000? One never knows, because it was not used.

THE SUPERVISOR: Thank you. At this time, you've gone over your time.

MR. GALEY: Ma'am, feel free to submit written comments to augment your comments.

MR. KOCH: I'll be very happy to do that. I would like you to think about open space that you purchased, and you gave promises to this community for it, that you might very well deny us having this open space from now on.

THE SUPERVISOR: Thank you very much.

(Clapping.)

THE SUPERVISOR: The next speaker is Robert Trostle.

MS. TROSTLE: Good evening. I also live on South Mountain Road. I'm a 65-year resident of East Ramapo. I grew up on Skyview, and I daily walk through the woods

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of the Mowbray-Clarke property and Striker property. I played there as a kid.

So looking for suggestions or things that should be included in an Environmental Impact Study, one would be archeological. It says that they don't think there are any archeological issues, but the Mowbray-Clarke property has a cemetery that dates back to the early 1700s.

The stream that runs through, which is a contributory to Hackensack River, has Indian sites along that. I used to go collect arrowheads all along the stream, so there should be an archeological study.

In addition, there should be a study of endangered species. Just as recently as two weeks ago, we had bear come through, we have coyotes, wild turkey, gray fox, but in particular there is timber rattlers. I know this, because we found one in our house. They are an endangered species. We put the snake outside so it's still around there someplace.

Also, I'm a Member of the Board of

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Skyview Acres Land Trust, and we're particularly concerned with conserving the land between the South Mountain Park and the Palisades Parkway. It's the swath of land that goes from there all the way over to the Palisades Parkway. We'd like to see that land not developed in any way, shape or form.

The current zoning seems to be fine for the people who live there. It creates a nice green space which is very important these days in terms of environmental issues and balances out, somewhat, the overdevelopment of the other parts of the County. It's important that it remains there.

Additionally, we all have wells in that area which would be affected by any kinds of development. And on South Mountain Road we have septic system. Those are my comments.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: The next speaker is

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Robert Fontano.

MR. FONTANO: Hi. How are you doing, Mr. Specht, Board and all Members here? These meetings are good for people to vent out. They're not to get everybody hooting and hollering.

First off, I'd like to say the congestion, yes, I know how it is. John Houseman's (phonetic) house is on South Mountain Road over there.

We have an impact there. We have an impact over here. I have an impact right there on Saddle River Road, where I'm getting safety issues of all buses doing u-turns in driveways, kids standing up on buses.

My aunt was killed in 1936 getting off a school bus on a road which started the no crossing the buses, but the thing is, 202 is a desolate road as it is, there's no lights, there's no sidewalks.

Also, all these other developments that are opening up, are they going to be open up to all race and religion? Is it

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going to be segregated to or open to all for the public purchase of homes? That's the other question.

You do have the swamp lands on 202. We do have bears running around here in our own backyards because there's no land left.

The thing is, is it going to stop people from buying homes and land? I have multiple lots being split into three and homes being built on that. That Code Enforcement is going to stop. It doesn't help. There will be stronger code enforcement issues.

I can't even get somebody to come down by me for using a built in swimming pool as a dump. That's sad. I have to have rats living by me.

Is this going to help everybody? Is it going to help all race and religion? This way, we can stop this hatred that's going around within our County.

Everybody should be able to shake your hand, ride down every road and be proud that you're part of this County. Segregation has

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to stop.

Safety also has to help, because I don't want to see any other kid of any race or religion to be killed for somebody's stupidity. This is a strong issue for safety that belongs on the road.

I have no more to say now.

THE SUPERVISOR: Thank you, Mr. Fontano.

(Clapping.)

THE SUPERVISOR: The next speaker is Dov Gewirtzman.

MR. GEWIRTZMAN: Good evening. My name is Dov Gewirtzman. I lived in the Town of Ramapo for over 30 years, raised my family here.

I'd like to thank the Board for the opportunity to express the few thoughts. I have two concerns and would like to have a concluding comment.

The first is that, I sold my house recently and fortunately I was able to rent it back from the person who bought my home, but I'm currently looking for a home. My

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problem is that I'm in the life insurance business, and I speak to people all day long about long-term care and what's going to happen to all of us, every one of us, if we live long enough, when we get older?

And I find there's a reluctance to face certain facts, that we're all going to need help. People don't want to realize what's going to happen.

I think the same thing is if you take the demographics of this community, you have a lot of people in their 60s, their 70s, pushing 80. What's going to happen to us as we grow old, as we get older? I can't shovel snow anymore.

I want to still live in the Town of Ramapo, and I personally would like to see homes that I could, A, afford, and, B, would be respectful of open spaces, respectful of people who don't want to live on top of each other, but also have the opportunity to have the protection and the camaraderie of community, where our needs will be taken care of, community centers and things like

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that. That's very important to me.

The second thing is three of my children live in Rockland County. I have children who would like to purchase a home here and, unfortunately, it's not affordable, if this is can be taken into consideration also.

The important concluding comment I want to make is, I listened to the previous speakers and I certainly respect that in this issue thoughtful people can have legitimate concerns on both sides of the aisle. I respect that.

I believe, if there would be thoughtful deliberation, if people would talk to each other and not sort of put themselves in one camp pro, one camp against, and always imagine the worse thing that can happen, if people would legitimately sit down and talk to each other, probably and hopefully this will happen and some of the changes taking place now, people on both sides of the spectrum will be able to come to accommodate each

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other and have a harmonious continuation of this Town that I really enjoy living in and have a great appreciation for the opportunity to live here.

THE SUPERVISOR: Thank you, Mr. Gewirtzman.

(Clapping.)

THE SUPERVISOR: The next speaker is Carol Wall.

MS. WALL: I'm going to pass for tonight.

THE SUPERVISOR: Next speaker is Bill Weber.

MR. WEBER: Good evening, everyone. Bill Weber, 16 Rose Hill Road, Montebello. Two years ago next week, Mr. Specht, you guys released your campaign platform. It was an impressive platform. It was detailed.

And we may not have agreed on a lot of things, but we had common ground on both of our platforms. We talked about a moratorium and we talked about redoing the entire Comprehensive Plan.

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I don't know what happened from August until now, but I assume the election got in the middle of it, and you decided to change your strategy.

Last year, I was at the stadium, and I remember asking why are you doing the Scoping -- why are you doing it in pieces? Because Ramapo can't be carved out into pieces. It's not just a puzzle where you're putting pieces together and, oops, the missing piece in the middle doesn't matter.

Everything is intertwined and interlocked. Whatever you do in Northeastern Ramapo, it affects what you're doing Spring Valley, 45 goes up and down, it affects Wesley Hills, New Hempstead. It effects everything. It affect other towns, it effects county as whole, and it affect other counties.

Doing this in piecemeal is the wrong way to do it. I think you agreed with that back in 2017, I know you did, because you spent time on that platform. I'm disappointed that you didn't do it that way.

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In any event, we're here and we have to at least deal with what we have in front of us now. I have certain questions that I'd like to put on the record and I'll also e-mail had them in, because I think they are things that need to be considered in this process.

The first thing is, how will the changes affect the water and sewer capacities in the 12 villages, as well as Hillcrest, Monsey and Incorporated Ramapo? Has there been studies been done? How will the changes affect the aquifer?

How will the changes affect endangered species in the low density areas of Ramapo within a mile of Harriman State Park, including the Thorne Valley property, Patrick Farm, Minisceongo golf course and other susceptible areas in Ramapo?

The development of comprehensive environmental study should encourage residents to submit any testimony and evidence regarding endangered species in areas that are conducive to hosting

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endangered species.

Four, how will the changes affect the traffic patterns of Route 59, Route 306, Route 202, the Palisades Parkway, the New York State Thruway and all the other major roadways within Ramapo?

Has there been traffic studies done? Has there been traffic studies done taking into consideration all of those areas?

Before approving the Scoping Document, I would ask you to please describe the current status of the studies that the Town has done in the last five years.

How will any changes affect the public and private schools in the area, East Ramapo, Suffern Central and any private and parochial schools?

Have there been studies related to the impact on the scenic roads in Montebello, New Hempstead, Pomona and Wesley Hills?

I'll be done in one second.

How will the changes --

THE SUPERVISOR: Your time is up.

MR. Weber: How will any changes

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impact the fire departments, the police departments, the EMS departments in the 12 villages, as well as Hillcrest, Monsey and Unincorporated Ramapo?

Finally, how will any changes impact the five towns within Rockland and Rockland as a whole?

Those are some of the areas of interest that I'd like you to, at least, address. Again, it goes back to what Mr. -- the attorney from Nelson, Pope said.

He's been -- the Village of Montebello, within the last couple of years, has updated their entire comprehensive plan. The Village of Airmont has done it. New Hempstead may be doing it. Clarkstown is going to--

MR. GALEY: Excuse me, sir, you're way over.

MR. WEBER: Mr. Specht, I believe you were here in 2004 when the other Comprehensive Plan was done. Maybe you could explain to the audience why you wouldn't want to do the Comprehensive Plan

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as it was done in 2004.

(Speaking over each other.)

MR. GALEY: Sir, this is not the purpose of this.

(Grumbling from the audience.)

MR. WEBER: Thank you.

THE SUPERVISOR: Thank you, Mr. Weber.

(Clapping.)

THE SUPERVISOR: The next speaker is Julie Goldberg.

MS. GOLDBERG: Good evening, and thank you for this opportunity to address the Board. My name is Julie Goldberg. I've lived in Chestnut Ridge since 2002. I'm also a candidate for Rockland County Legislature in a district that represents parts of Ramapo, Clarkstown and Orangetown.

I would like to focus specifically on water in the next two minutes and 42 seconds.

I attended, on July 30th, an open meeting of the Water Task Force. This is a group that's been working for several years on determining how to get enough water to

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meet the needs of the County now and going forward.

The County Legislature had gotten a grant from the State to study water and hire consultants with that money who presented their findings at this meeting.

So I learned a lot at this meeting, and maybe not everybody knows all these things, but I'll share a little of what I learned. Unlike Westchester, unlike New York City, Rockland County is limited in the amount of water that we have. We are limited to what runs in our streams and rivers and what falls from the sky and what's in the aquifer.

We are not allowed to get the water from the Catskills, and we can build new housing, we can build new factories, we can build new stores, but we cannot build new water. This is a hard limit.

Nature is a very strict parent. When nature says no, they mean no. There is no negotiation. Our natural resources are something we have to take very seriously.

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At the Water Task Force meeting, the consultant laid out strategies that the County could use to conserve water, that Suez can be using to conserve water, and there were a lot of great ideas.

But there was a lot of frustration that because of home rules, a County-wide problem like water cannot always be solved with County-wide measures. We count on the towns and villages in their planning and zoning decisions to keep our natural resources front and center.

So as the great law of Iroquois says, in every deliberation we must consider the impact on the seventh generation, even if it requires a skin as thick as the bark of pine.

In other words, we have to show courage to resist the pressures of the moment, so that we can focus on the future, not only the people who live there now, but who will live here in 20, 50, 100 years. I would urge you more deliberations on this Comprehensive Plan, to keep water in the

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front and center of your considerations.

We must have housing for our growing communities, there's no question. I would like my own children to settle in Rockland. We do need affordable housing, but we must make a Comprehensive Plan that guarantees water not only for every man, woman and child who will live here now, but every woman, man and child who will live here in the seventh generation. Thank you.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: The next speaker is Denman Maroney.

THE WITNESS: My name is Denman Maroney, 246 Route 306 in Monsey.

My net takeaway from the Scoping Document is that the Town Board is besotted by the idea of form-based code.

I had no idea what form-based code was, so I Googled it. I found that there is something called the Form-Based Code Institute, and it has standards and practices of form-based code. I'd like to

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read a little bit of that.

It says, a well-crafted form-based code is the most effective form of development regulation for shaping pedestrian scaled mixed use and fine-grained urbanism.

That is not a description of the Town of Ramapo as it is, as it was, or as, I don't think, as few people here would like it to be.

It goes on. I'm skipping around. A form-based code is focused primarily on regulating urban form and less focused on land use. It promotes and/or conserves an interconnected street network and pedestrian scaled blocks. It incorporated diagrams that are unambiguous, clearly labeled and accurate in their presentation of spacial configuration.

That reminds me of the public hearing that was held at the Pomona Middle School in January where we were shown a map with no street names, that few people could tell what we were looking at, and it was

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accompanied by a presentation that showed us what seemed to be stills from the film The Truman Story. It wasn't really anything about Ramapo. Okay.

Now, I look to see if there had been any coverage of form-based codes in the New York Times. I found the following sentence in an article from 2006: Residents were urged to consider a new way of thinking about cities and how they function, a movement in zoning and planning that emerged about 25 years ago and goes by a handful of informal names, smart growth, sustainable development, form-based code and more formally by one, new urbanism.

New urbanism arose as a reaction to sprawl. It's a vision for how cities should look, and a city is not what we want here.

And since I only have eight seconds left, I will add that my second to the gentleman from Montebello who pointed out this map doesn't show anything that we can react to, it's just a map.

THE SUPERVISOR: Thank you.

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(Clapping.)

THE SUPERVISOR: The next speaker is
Brendan Cahill.

MR. CAHILL: Hello. Nice to see you
again. I'm Brendan Cahill from Senator
Carlucci's office.

The Senator wanted me to express that
the plan that we're working on now may pave
the way for massive change in a location
that may not be equipped to handle such. As
a result, all aspects of any potential
environmental impacts needs to be examined.

While there's no doubt that Rockland's
population is growing, there needs to be
responsible development that preserves our
suburban characteristics and protects our
environment. Specifically, off-the-cuff,
wetlands need to be protected, open space
need to be preserved, as everybody has
mentioned that's already spoken tonight.

Additionally, this proposed change may
lead to increased traffic congestion which
will further harm the lives of the residents
who are going to deal with such in the area

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and throughout the County.

Respectfully, I request that the Board ensure that proper studies are conducted, and does not approve of a plan that will cause these issues.

These changes may prove to be unsustainable and will harm our area going forward. Thank you for your attention. Please don't hesitate to contact my office. I'll submit it to Mr. Sampson as well.

THE SUPERVISOR: Thank you very much.

(Clapping.)

THE SUPERVISOR: The next speaker is Susan Shapiro.

MS. SHAPIRO: Thank you. I'm here today representing the Skyview Acres Corporation and Skyview Acres Land Trust, and I also represent R.O.S.A..

Our concerns, as have been spoken by many people already, that what you're asking to do today in a Scoping Session is basically impossible, because you have not provided with us with a clear proposal as to what we're considering here.

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For example, this map, it's the first time we're seeing it tonight. There's been nothing in the files that we've been able to review of anything. You showed a PowerPoint presentation in January and promised more, and we got nothing else, except for this very vague, unclear request for Scoping.

What I'm asking tonight is that you cannot conclude Scoping tonight without first giving us a full comprehensive proposal on the Comprehensive Plan Amendment, so we know what we're actually looking at. You can also provide that, so that we going forward can have transparency, so the public can understand what's really going on here.

Until that time, you can't close the Scoping Session. Until you have provided us with a proposal, this would be an incomplete and improper Scoping Session. And prior to even doing a draft proposal of the amendment to the Comprehensive Plan, we had asked that the Town actually provide and conduct studies to find out what's going on right

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now in the Town of Ramapo, what actually -- what currently exists, what could currently exist with the full build-out, as the Code exists today, without a change. And at that point, then we could start having this conversation about Scoping.

I understand that, you know, tonight you're asking everybody to say what are the issues that they want -- what should you consider, what do we want you to look into.

And there's just -- even on this map, what you suggested was that you would look at weekday traffic studies. I would ask that you look at Sunday as well. A lot of people work in this community and travel and have school on Sunday, that impacts other people in the community that don't.

It's important that we have a complete understanding of the traffic patterns in this community.

This is a rural community. You're only looking at the northeast section, a portion of the northeast section of Ramapo. It's unclear to most of us or any of us, and

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nor has it ever can been explained how you created this fragment to consider when it impacts everything that's surrounding it, including the Patrick Farm area, everything on 202, along Pomona Road, the whole of Pomona Road.

You're only looking a portion of Pomona Road. Specifically, you want to look at Minisceongo, which we understand that you have a proposed plan. I'm an attorney. I think I get a little extra time.

THE SUPERVISOR: I'll give you a little extra.

MS. SHAPIRO: This seems incomplete to all of us.

A VOICE: Incomprehensible.

THE WITNESS: Incomprehensible, and we ask that you not segregate out the community like this and look at your complete whole. Ramapo -- the unincorporated part of Ramapo is not that large. This area of the unincorporated part of Ramapo is very separate from the area that's in the south part of the Town of Ramapo.

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This is the northeast part of Ramapo. It all should be looked together as a comprehensive whole. By splitting it up, you are getting a false -- you will end up with a false results. You will end up with incomplete results that will affect people in a negative way.

So if you really want to look at community character, which you're required to do, you want to look at the impacts on the environment, which you're required to do, you need to look at it in a comprehensive way.

The issues that also need to be considered, as have been said before, is the water impacts on the aquifer, on the recharge fields, on the existing wells that are already are compromised, on the water supply, which we know is limited, and Ramapo can't take all of the County's water supply. The other towns have some rights to the water as well, to all of our water as well.

I read into this that you're considering four-story buildings. That is

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urban. That is not rural and certainly not suburban. We do not want you to consider four-story buildings anywhere in this area. It's not appropriate. It doesn't fit in this area.

The other issue is, if you're considering dramatically increasing the population in this area, the Hillcrest Fire Department is a volunteer fire department. They do not have the capacity to grow anymore without becoming a funded fire department.

So if you're considering increasing the amount of population, you also have to create a funded fire department, a paid fire department. It's dangerous to the community if you don't. It's dangerous to everyone living here and everyone who will live here if you continue to expand the population without funding the fire department.

The other issue here that you don't have listed as being considered is because I believe the Town of Ramapo has a very skewed view of what clustering means. And you

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really do need to understand what clustering is.

The way clustering has been enacted or discussed in the Town of Ramapo is, let's use every square inch of useful space and we will call that clustering. We will not leave extra open space.

Clustering is the concept that if you three acres and you want to build six homes, that you leave two acres vacant, open space, and you cluster the houses in a smaller area if that zoning allows it.

Your concept of clustering is, let's use every square inch, we'll put in retaining basins, we won't have room for playgrounds and use every square inch. That's not clustering.

Clustering is retaining open lands that are open and allowing for people to live closer together and having space for them to recreate in and allow them and animals to be healthy.

Endangered species have to be really considered here. The other towns,

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Clarkstown, Haverstraw, the rest of Rockland County.

Most seriously here that one of the main issues that the people I'm representing are concerned about is the open space of the Striker Property and the Mowbray-Clarke properties.

Those properties were promised. They were purchased by the Town with public funds, and they were promised to the community as open space. They are being used by the community as open space. They are being used as park land for the communities.

If there's any consideration of taking or selling that land -- there's been a lot of mixed communications. It's very unclear to any of us what is going on with the Striker property. You've said one thing, you've said another thing, behind closed doors certain things are said, in the public other things are said.

We would like those lands to be dedicated before any Comprehensive Plan

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Amendments are considered. They need to be fully dedicated as they were purchased.

(Clapping).

MS. SHAPIRO: They were purchased with our funds, with our tax dollars and they need to be dedicated as they were purchased.

If there's consideration by the Town to sell this property for use for private schools, that's a misuse of public lands. You can not take our public lands and sell it for private education.

(Clapping.)

MS. SHAPIRO: It must be -- if you're going to use it for education it must be for public education in any way. That's not necessarily why it was purchased, so you have to follow that along.

So before you go forward and close the Scoping Session, we ask that, first of all, do not do this Comprehensive Plan Amendment piecemeal. This is important that's it's a Comprehensive Plan, not a piece-by-piece Comprehensive Plan that makes no sense and will be -- it will cause chaos in the Town

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of Ramapo.

We ask that you include the Patrick Farm and the Burgess Meredith property and everything along 202.

We ask that you give us the actual Comprehensive Plan Amendment that you're considering, so that we can talk to you about what should be included in that, what should be scoped in that. At this point, you've jumped ahead of the process.

We ask that you not close this public hearing and you have to keep Scoping open until you provide that to us.

(Clapping.)

THE SUPERVISOR: The next speaker will be Kerry Collins.

MS. COLLINS: Thank you. I'm a resident of Rockland County for over 30 years. I currently live in Clarkstown, off South Mountain Road, which people have told you about the beauty of South Mountain Road and the wonderful and environmentally protected areas there within that part of the geography that we're talking about here.

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I read the 28 pages of the document that's on your website, hoping that I would get more specific information, particularly about the Striker property because there are streams there that run down to a lake that I live on, Lake Lucille, which happens to feed the public water supply and Lake DeForest. It's the headwaters of the Hackensack River.

And we are currently undertaking the project to protect our lake and make sure that the sediment is under control and basically, there are streams running through that property that could well impact what we're about to do to preserve the lake and the water that flows down into Lake DeForest.

Water is on my brain, and I would like you to take every consideration to protecting that and frankly leaving that property there undeveloped.

Now, going to the issue of water, I just have one more point to make. I just returned from a vacation to a place that I went to as a child, a beautiful beach area.

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I was appalled that the amount of development, three-story houses, four-story houses. We had some rain, flooding like you can't believe, up to your knees getting across streets. This is the impact of high density housing. Consider that, okay.

And consider the impact in the drainage and everything else, but most importantly think about the water. The Rockland County Department of Environmental Conservation has issued a report just recently in July, I think it was referenced here earlier, this County will run out of water 2040, given the way the population is increasing. So everything needs to be done to protect that natural resource.

Thank you for your attention.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: Next speaker is Terry Falk (phonetic).

MR. FALK: Hi, Terry Falk with French Conservation Association which has protected more than 1,000 acres in northern Clarkstown

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and in that corner of Ramapo and in good portions of the streams.

I want to actually -- a good deal of what I had planned to say has been pointed out, but just to reiterate, I want to agree -- we want to agree with the statements of Mr. Lockman and Ms. Shapiro about the oddness of this particular hearing.

This whole thing is out of order. You haven't issued a S.E.Q.R.A. statement. A Scoping Session before a S.E.Q.R.A. is not really the way these things work.

We call for you to continue the Scoping Session, but to issue your S.E.Q.R.A. statement -- your S.E.Q.R.A. document before you do so, as you're supposed to.

Secondly, there are lands that Ramapo acquired that are supposed to be preserved including the Striker property and the Mowbray-Clarke. If you're not going to develop Mowbray-Clarke, I have no idea what you currently plan to do with it.

Ramapo had started to do some work on

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it about 10, 12 years ago -- I once worked for Ramapo -- but I don't know what has happened to that since.

Those parcels should, whatever you do, be identified as park land, as conservation land on anything that you do. They are not here. Here, they're clearly open for development, certainly the Striker property is, for possible development. They should be clearly identified as being used for the purpose that Ramapo acquired them for.

And lastly, the question of the stream, the West Branch, not only the Striker property, but other properties in that area, you are looking at a lot of land that that stream runs through.

That stream is a feeder for the Hackensack River, and the stuff that runs down it has been deposited in Lake Lucille has done enormous harm to that lake. Twenty years ago it cost residents about a million and a half dollars to clear the gook out of the lake that's now coming down partly because of unprotected development in

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Ramapo and in Clarkstown.

We're concerned about what Ramapo plans to do about that.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: The next speaker is Edwin Levy.

MR. LEVY: Good evening, Mr. Supervisor. Good evening other Members of the Counsel.

Ramapo is a single unit and when it comes to zoning and development. What happens in Pomona affects something in Suffern, and what happens in Kaser affects what's in Hillcrest.

Last Thursday night, you considered a resolution to change the Comprehensive Plan for only one tiny plot of land. This piecemeal approach to arranging the future of the Town reminds me of the fable of the boiling frog.

If the frog is put into a pot of boiling water, he will jump out, but if he's put into a pot of warm water and the heat

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slowly increased, he will be done for.
That's what we look forward to in Ramapo.

This path you have chosen is unfair and serves only the special interests. The Town's in crisis, it's overcrowded, its roads are in disrepair and are unacceptably congested, the sewer system is overburdened, causing flooding over the Town and water resources are overtaxed, all due to overdevelopment. We don't need to encourage more development.

You will probably hear from experts that no matter how many more people that you crowd into a small space of land, the traffic will not be affected. How can you believe such claims, since your own common sense must tell you that it can't be true?

There are plenty of open spaces in the Town, and if they are developed within the current zoning, the Town can experience managed growth. Unfortunately, what's happening is that through extreme zoning variances and attempts such as the current issue to downzone whole sections of Ramapo,

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the Town's health is rapidly being undermined.

I urge you to consider this whole endeavor and bad as it is, keeping the Comprehensive Plan status quo.

(Clapping.)

THE SUPERVISOR: Thank you. The next speak is John McGowan.

MR. MCGOWAN: Good evening. Mr. Supervisor, Members of the Town Board, I will keep my comments brief, as many of my concerns have been raised by other speakers this evening.

I echo back to last Thursday evening with the public hearing for the review of the proposal for the Pascack Ridge property. My comments to the Town Board at that time was reckless overdevelopment. It's a concern shared by me, as well as many others in this room and throughout the county.

Quality of life, environmental concerns, infrastructure concerns, loss of open and green spaces are all threatened and compromised by overdevelopment, which can

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easily occur by irresponsible legislation,
which frankly this appears to be.

My concern and skepticism of this
proposal is why it's being done the way that
it is. 2004 was the last Comprehensive Plan
in this Town. Why would you not perform a
Town-wide review and analysis 15 years
later, instead of what you're doing, which
is one piece at a time?

The results, by proceeding in this
fashion, doing this review analysis
piecemeal, could lead to an inaccurate
result that is out of context and not truly
reflective of the needs of the entire Town,
leading to poor planning and further
overdevelopment.

I ask you to please reconsider and
take the necessary steps before proceeding.
Your decisions impact the rest the County,
and because of that, the rest of the County
is watching what happens here.

For the record, my name is John
McGowan. I'm a candidate for Rockland
County Legislature, District 15. I'm a

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resident of Pearl River. I please ask you to reconsider.

THE SUPERVISOR: Thank you, Mr. McGowan.

(Clapping.)

THE SUPERVISOR: The next speaker is Ian Hansinger.

MR. HANSINGER: Hello, my name is Ian Hansinger. I'm a lifelong resident of the Town of Ramapo.

Based on what I saw at the ballpark earlier when the artist showed his version of what he'd like to create for us in the ballpark area and the area just adjacent to the Mt. Ivy Park -- Mt. Ivy Diner, the way he showed the houses clustered together and the height of them showed them to be roughly four stories high and almost no room in the rows, barely enough for a car.

Now, when I think of the firefighters who have to respond to that, there's no way for them to enter, because the development proposed for the diner, that only had one entrance, and the ballpark area showed only

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two entrances.

As we all know, currently, the access to get to Pomona Road from 45 off of Palisades Parkway during the height of rush hour is next to ridiculous. Increase the population by what is proposed and the current highways cannot take emergency vehicle access even if they try and go into oncoming traffic or use shoulders. There's no way they can respond to calls, based on what the artist showed.

The firefighting -- like it was mentioned earlier, the firefighting equipment that we have in this County was never designed to deal with an urban setting.

The large mound of dirt on the ballpark grounds that was pushed into a corner, that was all the pesticides that we were told were going to be removed. Well, they never got around to removing it. They left it there. Now you want to build for people with families. Obviously children are going to play on that.

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The entrances and exits to get onto the Palisades Interstate Parkway currently cannot keep up with the traffic, now you're going to increase that three-, four-fold. There's no way to deal with that.

THE SUPERVISOR: I'll just ask you to wrap up.

MR. HANSINGER: Last one.

THE SUPERVISOR: Thank you.

MR. HANSINGER: The homes or the designated living areas, there are not enough parking spots to deal with the homes that are required to have a certain number of homes and parking spots from what the artist showed in his renditions. Thank you.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: The next speaker is Mike Parietti.

MR. PARIETTI: I don't know really where to start, but I do agree with all the of the comments of the previous speakers.

I'm worried about water. I'm worried about overdevelopment. I'm worried about

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the erosion of so many of the safeguards that we should have, like Scenic Roads Law. I'm worried about four-story buildings, and how if you split that in one place, it's just going to proliferate. And once you have one place, oh, that's the character of the Town in that place, so we will put it next door and in many places throughout the Town.

I'm worried about many things. I agree that the -- this should not be done piecemeal, this should be done as a holistic comprehensive process. Everything is going to affect everything else and it doesn't make sense to do it one piece at a time.

I also agree strongly with the idea that these pieces of property that were bought as open space should be preserved as open space and not bait and switched into something else. In particular, the Striker property --

(Clapping.)

MR. PARIETTI: -- where you have this proposal to turn it into a private

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educational institution, are you going to take public land and public money and transition it into private institutional things that are segregated to certain kinds of people, that makes no sense.

The other comment is, I think you should consider doing a demographic study as a part of this process to see which parts of Town are growing and why they are growing, okay, and see what's the underpinning of that, what's causing that. Maybe it's unfair housing decisions that are being made that's really driving it. That's something that I definitely think you should take a look at.

As I said the other night, I'm very concerned about any new housing that's being built that's becoming segregated housing that you see throughout the Town. What is your plan? You go through this every time. Oh, yeah, you know, we say it's going to be open, you say, oh, no it's open to everybody. Then, when they build it, it's segregated.

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Are we going to have a plan to ensure that these buildings are opened to everybody and marketed to everybody and we get a diverse mix of people in these buildings or not?

(Clapping.)

MR. PARIETTI: I think that should be of our plan. I was scared by the guy who looked at what form-unit zoning was and urbanization, that scares me. I think that that alone should make you go back and rethink the whole thing.

And the guy who got up and said that if reasonable people spoke to each other maybe we can sort this all out, I do agree with him, but I don't think it's going to happen because there's really no trust within the Town of Ramapo. We know what drives the train here. It's not going to happen.

(Clapping.)

THE SUPERVISOR: The next speaker is Jacquelyn Drechsler.

MS. DRECHSLER: Hello. I welcome the

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opportunity to speak tonight. There's so many people who speak to eloquently about so many of these issues, water, land use, overdevelopment, the fact that we're all connected and just as water seeks the lowest point, everything in Rockland County is connected.

What happens in one little space goes all over Rockland. I'm talking about traffic, I'm talking about water. We really must make sure that things are not done piecemeal and that we take into account the environmental impacts with plenty of issues for other properties, for other areas.

I spoke to a fellow at the DOT last year when there was huge flooding on Route 59, and he said if we continue to overdevelop Rockland County, we will be under water and there's nothing they can do to help us. We really need to take care.

We also need to take care to preserve our water, because as everyone has said, there's no other water supply for us. No matter how much we conserve, if we keep on

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expanding, we will run out of water and then we will be having to have radiated Suez water from the Hudson River through a desalination plant and we do not want to go in that direction.

I'm concerned about the traffic issues, the firefighting, the EMS issues. I'm concerned about the fact that these buildings are going to be very tall, very big, not in character with Rockland County at all.

Preservation of our land is one of the most important things that we all have to do. Every single human being has to try to do their best to preserve land.

I would like to say in the end, that we need to upzone, not downzone. Thank you.

(Clapping.)

THE SUPERVISOR: Thank you. The next speaker is Jocelyn Decrescenzo.

MS. DECRESCENZO: Hello. I'm Jocelyn Decrescenzo. I live in Rockland County in Valley Cottage.

While the temperature in the room is

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so much cooler, there's not as much fire, there's not as many catcalling and name yelling, it's much more calm, it's really nice, so we can all have a good discussion together.

I really believe that you guys and lady have put the cart before the horse, if that's the way this things goes. And, you know, it seems as if this is really being done out of order and without regard to the Comprehensive Plan that was done in 2004 by the Town of Ramapo, it hasn't been updated, it's now 2019. And also I think in 2011, Rockland County did a Comprehensive Plan which pretty much forbade -- forbids this kind of reckless overdevelopment.

So I think a number of things that all have to be taken into account which so many people here tonight have spoken of so eloquently, water, our precious resource, our most precious resource is first and foremost and weighs heavily on my mind, because without that there's nothing. And once that is done, as Julie Goldberg said,

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once it's gone, it can't be brought back.

So the environmental impacts, not just in Ramapo, but far reaching to other towns and other counties could be really devastating, and I don't think there's anything you can do to mitigate this except not do it. That's my opinion. Thank you.

(Clapping.)

MS. DECRESCENZO: I really appreciate the time tonight and I like the mood in the room, it's so much more calm.

I really think you have to seriously think about how this is going to impact everyone, everyone in Rockland County and beyond, and from now through many, many generations to come. Our environment is really important. Thank you very much.

(Clapping.)

THE SUPERVISOR: Thank you. The next speaker is Mike Dietrick.

MR. DIETRICK: Good evening, Supervisor and Board Members. My name is Mike Dietrick, I'm running for District Attorney.

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In examining your Scoping Document, the admission of crucial socioeconomic and tax bearer topics suggest this is a sham process designed to hide true intentions. Fighting governmental corruption affecting school children and taxpayers is exactly the reason I'm running for D.A. in this County.

Perhaps you're blind to what's going on around you, but you are all elected officials and you know where your votes come from. If you sacrifice the general welfare in order to favor special interests and your own reelection, then you are betraying public trust and acting in a corrupt fashion.

(Clapping.)

MR. DIETRICH: As to the general welfare, first, anyone born and raised in Ramapo should be allowed to raise a family here and live here in old age. Zoning designed to favor or punish any particular group, religious or otherwise, is impermissible and wrong.

Second, everyone is entitled to safe

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housing and a safe neighborhood. We all should agree that a fair and nondiscriminatory zoning laws and housing laws and fire codes must be respected, because otherwise we endanger the lives of the public, EMS volunteers and firefighters.

Third, we are all entitled to sound transparent land use planning, designed in good faith and with foresight. Yet, the Town's Scoping Document blatantly ignores vital topics.

The document is insufficient on its face, because it ignores consideration of: One, changing demographics.

Two, over development, endangering people, fostering poverty, increasing social welfare cost and increasing crime, especially economic crime.

Three, the Scoping ignores inadequate education of children and many private schools in Ramapo. Where will the additional thousands of children be educated? What will be the school bus traffic? Sound education leads to

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prosperity, individual freedom and a law-abiding society. You must help and protect the children.

You and your planners obviously want to avoid addressing these difficult issues in an E.I.S. Avoiding discussion of demographics and population growth serves special interest, but it disservices the public. Rapid population growth within Ramapo is a reality, as is population migration to Ramapo from places such as New York City, particularly Brooklyn. Government cannot properly plan for the future if you ignore wrong facts and reasonably foreseeable trends.

I disagree that I should be limited to three minutes. I was given three minutes. I will provide my seven-page written comments to the Clerk.

(Clapping.)

THE SUPERVISOR: Thank you. The next speaker is Esther Lowenbein.

A VOICE: Shouldn't you be granted more time if you're a lawyer? Other lawyers

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were granted more time.

THE SUPERVISOR: Go ahead.

MS. LOWENBEIN: Good evening.

Although I'm not familiar with the details of this plan, I come to you as a mother of eight, as a hard working speech language pathologist and realtor.

I see -- we work hard. Not everyone has the means and to provide and to buy houses. The prices are high, the taxes are high. It's expensive to maintain these houses. We'd like future options to resolve these issues.

As a realtor, I see firsthand what happens in the community. People are coming and requesting lower priced homes and they are not available.

My husband, at the good will of his heart, provides people with advice that are in debt. Unfortunately, people of all forms across the board are coming to him and crying for help. There are people in debt.

This -- you talk about ripple effect. People that cannot buy affordable housing

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eventually will turn to debt, which will cripple the economy. I see it firsthand.

In addition, in terms of the water problem, not negating the problem, but I've seen technology recently that they produce water out of thin air. That can be an option.

(Laughing from the audience.)

A VOICE: She's a realtor.

THE SUPERVISOR: Please let her continue.

MS. LOWENBEIN: There are videos that I've seen and companies that I know of.

Anyway we'd also like future housing options that have affordability, parks and recreational areas and accessible parks for young children. Thank you have a great day.

THE SUPERVISOR: Thank you. The next speaker is Tzvi Amon (phoentic).

MR. AMON: Good evening. I thank you for the opportunity to speak in front of you tonight. My name is Tzvi Amon.

I recently, together with my wife, and three children purchased a house in the

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county and I just wanted to share some of our experience with you so that you can take our experience into consideration for future planning in Ramapo.

We found it very hard to find a house that was affordable, either basically we would have to buy an older house that would need a lot, a lot of work and constant repair -- and indeed, our house that we bought, right after we bought it, we had to install a whole new air conditioning system and every other day it's another thing -- or we could buy a newer house that was much more expensive, so we had to choose to buy the former and not the latter.

So we would like to see, in the future planning, the availability of more options to buy newer housing at lower cost.

Also, because I do have a family and safety of my children is a top priority, areas that are in close proximity to playgrounds and that have sidewalks are also a great concern to us, and we hope you will take that into consideration as well.

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Thank you very much for this opportunity to speak tonight.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: Next speaker is Sidney Cole.

MR. COLE: Hi name is Sidney Cole. I live in Pomona.

First of all, I like to thank the Board for listening to us. I'd also like to thank everybody for -- I've been to some of these meetings, they were a lot more hostile. It's nice that everyone listens to everyone else and respects everyone else's opinions.

While a lot of people make a lot of valid concerns, I think some of my concerns are, you know, if you look at the East Ramapo School District, there's about 28,000 kids in school. That means every year there's about 2,300 to 2,500 kids coming out of school looking for places to live.

Like somebody mentioned earlier, there are a lot of people that can't seem to

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afford larger homes and a lot of younger people that want to live next to their parents but can't do that either. A lot of people are moving out to Jersey or other places, and families would like to be close to each other.

You know, unfortunately, as much as we want to knock developers, I agree, I don't like overdevelopment, I don't think things should be built out of control, but there has to be sort of a happy medium. Find homes that are affordable, people can afford taxes, people can live normally with parks, schools and playgroups, and so on and so forth. Otherwise, what people are going to do is they're going to start building apartments in their houses illegally, and every other house you're going to have three, four, five apartments.

As much as I don't want that, I would like to have space with acreage and all that other stuff, things need to be affordable. Not everybody can afford million dollar homes. People need things that are a little

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bit more within their range.

A lot of people work hard in their lives and work 30 years and have a hard time paying off a mortgage isn't really ideal to everybody as well. Thank you for your time.

THE SUPERVISOR: Thank you.

A VOICE: I want to say thank you and thank you for the Board.

Just one other to note as I'm leaving, each nonprofit organization, I work with taxes, does raise up your property tax and your infrastructure of your roads. People, please keep that in mind as well. As I said, all nonprofit organizations raise your income taxes, because there's no taxes collected for that parcel of land.

THE SUPERVISOR: Thank you.

SAME VOICE: Thank you, Mr. Specht. And I will show you the buses I told you about doing u-turns in my driveway.

THE SUPERVISOR: Please do. We'll look into that.

SAME VOICE: Thank you.

THE SUPERVISOR: The next speaker is

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Jennifer Teicher.

MS. TEICHER: Hi, my name is Jennifer Teicher. I wasn't really prepared for this, but I kind of have mixed emotions because I hear both sides of the coin.

We moved to Rockland County 18 years ago, because part of the appeal was the grass, the fact that it was a place for our kids to grow up in a safe environment without too much overdevelopment, but I do remember buying my first house and we scrimped and saved until we were able to put a deposit down.

So for those out there that don't have the benefit of rich parents that can pay their way, the average working parent has to figure a way to kind of stand on their own two feet and be able to afford to buy a home on their own. There has to be a happy medium.

I still love the grass and the trees. It bothers me when it takes me 20 minutes to get down a street, because there are buses and, you know, traffic. And I'm not sure if

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the infrastructure can accommodate whatever's being proposed.

I hear both sides of the coin. I'm, quite frankly, a bit torn. I think there's a happy medium that we have to come to, where we can allow a diverse group of people to live amongst each other and for not everybody to be -- you know, not everyone can afford million dollar homes, but at the same time still maintain the character of the neighborhood and allow for, you know, peace, love and happiness amongst all.

(Clapping.)

THE SUPERVISOR: Thank you. Next speaker is Efraim Lemberger. Is Efraim Lemberger here? Present?

We'll move on. We'll move forward next speaker is Chesky Schlesinger.

(No responses given.)

THE SUPERVISOR: We'll go to the next speaker, Yaakov Shipper (phonetic).

MR. SHIPPER: Good evening. Thank you. I am going to keep it brief since it's getting late and I'm sure everybody has

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better things they'd like to tend to.

We're listening to everybody's concerns and they really resonate with me. At the same time, one thing that I'm concerned about is something that was mentioned previously somewhat, is that if you don't find a way to, you know, it sound cliché to do something responsibly, then what's going to end up happening, we'll lose it all and then really overdevelop and it might be affordable to some, but I don't think anybody really wants really crowded housing and urbanization and all of that.

I think it's imperative that we do talk it through and figure out a way to take the concerns, which are very valid and very important items. I moved to this area because I want the greenery for my children, my family, and I think many of us have done that. Some of us who weren't born here don't appreciate as much, but it's definitely something we all want, and if it's not done responsible, it may happen anyway, and it may end up being a lot worse.

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Thank you.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: Next speaker is Moshe Ohrens.

MR. OHRENS: It's been a while that I've spoken to such a crowd, I think still back when I was still practicing law, so it's been a while. I'll try to keep it short, because people are waiting too long.

I have moved here about two years ago and I'm living here with my family. I have wonderful wife and two beautiful children and I would like them to have a nice environment to grow up. I think it would be nice if we would have a place to go out on weekends just closer to the house, to have a park for them and to have a place that they can go out and have good time.

I also think that right now, it's very hard to find houses in the area. Me, myself, I graduated law school in 2014, and we're still paying bills for school and whatever, and we want to have also

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affordable houses. We want to live in places where taxes aren't too high and where it's comfortable to live.

I think that's pretty much my point. Thank you for being here tonight.

THE SUPERVISOR: Thank you. The next speaker is Michael Gutmacher. Not here?

We'll go to the next speaker Yosef Feldman. Yosef Feldman? Not present.

The next speaker is Aron Bukal. Aron Bukal?

(No response.)

THE SUPERVISOR: Debra Munitz.

MS. MUNITZ: Actually, I have a request before we start. I'm here tonight because I'd like to speak for myself as a resident, and I brought a prepared memo that I'll paraphrase very quickly on behalf of R.O.S.A. 4 Rockland.

So if you don't mind, I'd like to just -- Suzanne managed to show up, so she's going to take a few minutes to read part of it, and I'd like my three minutes to start at that point. I'm just going to start

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really briefly with this note and I'll hand it out to you. This is R.O.S.A.'s formal memo for tonight regarding -- I'm going to go through this very quickly now and paraphrase it. I just want to say that this is stronger and we've come out before.

It is utterly depressing that the Town Board has allowed this bastardized process of updating the Comprehensive Plan get this far, after spending so much money on professionals and accomplishing next to nothing.

The Town has not served the residents of Ramapo who want zoning protected, nor the residents of Ramapo looking for affordable housing options, nor the developers of Ramapo chomping at the bit for rezoning gifts in the bank account. You have to do the hard work to be able to balance the needs of everyone.

There's no question that one of the major objectives of a serious update to the Comprehensive Plan has to be to figure out what the Comprehensive Plan recommended,

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analyze what was or wasn't done, obtain feedback from the residents on what did or didn't work, and only then establish new objectives for the next update to the Comprehensive Plan.

The Town Board appears to be ignoring a rare opportunity to reestablish trust in the Town of Ramapo between the residents and the Town Board and to work to end divisiveness between different communities with different agendas by focusing on good planning processes, good planning principals and open communications with sufficient notice throughout the process.

I'm going to skip to the rest. We've obviously taken the time to hire a professional. He submitted the document on behalf of R.O.S.A..

I want to reiterate the comments that people have made before. Our letter does ask that this be left open and adjourned, because there's just nothing to review. We are going to take the time tonight to submit the petition, which Suzanne will talk about

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a little bit more. We collected 570 signatures at the beginning of the year with respect to the northeast charrettes as part of the process and that was actually filled with recommendations Town-wide.

I want to make one last comment on behalf of R.O.S.A.. we started off R.O.S.A. back in October of 2010, asking for independent professionals to come in and look at Patrick Farm and do environmental studies. We're asking the Town Board consider that tonight. We need more than good planners we need environmental professionals.

(Clapping.)

MS. MUNITZ: I'm going to hand this out and I'd like a couple of minutes just for myself. You can start the clock again. Thank you, Chris.

These are my personal comments as Debra Munitz, 5 Rose Hill Road, Montebello.

I've been here since 1993. I grew up in Manhattan, I moved to Brooklyn and spent seven and a half years there. I came to

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Rockland via Staten Island.

I've lived in apartment buildings, I've lived in co-ops, out of brownstones, I've lived in multifamily houses that looks similar to some of the stuff that comes up around here, and I made the biggest investment of my life coming to this area, to the Town of Ramapo. Because for what it was, it was the most affordable option that I could get what I wanted at the time. I made a huge investment for myself and my family.

What I did reflects, I think, the same thinking that so many people in the Town of Ramapo have done.

The one thing I've learned over the years is that good planning is the only way that we can basically balance differing values. I have asked the Town on many occasions to please do the Comp Plan and do it comprehensively.

I don't think that -- I want to say I think the Town is doing a disservice. We've got one of the developers from Minisceongo

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Golf Course. If you had started this process in January of 2018, we'd be so much further along to him being able to actually even get what he's looking for than you are today, because we're almost at a point where nothing matters, nothing of substance has been done. That's wrong, not just to the residents, but it's also wrong to the developers.

I am calling upon the Town Board to just do it right. Take a step, do it right and start with where we are. Start with calling for an inventory of all the ZBA variances that have been done since the Comprehensive Plan. Look at all the laws that have been passed what worked and didn't work since the Comprehensive Plan.

Invite people to come and give you their complaints about all the things that have been improved, so we can learn why people have such distrust and why the people who want a higher zoning and why -- whatever it is you need to learn from where we've been in order to come to this process and

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work out solutions that balance everybody's needs. I'm calling for that.

You skipped over in the charrettes any discussion of any environmental -- when I asked for environmental maps, we were told it didn't matter at this point. Here you are in the Scoping, and it seems like it still doesn't matter, even though you're talking about environmental studies.

It's time for a charrette about environmental issues. It's time for charrettes to talk about the past Comp Plan, what people thought was great what wasn't great, what they were disappointed in.

It's time to have a meeting on code -- not code enforcement, but code feedback on what is working in the code and what is not working in the code, before you even consider changing the code.

THE SUPERVISOR: I'll ask you to wrap up.

MS. MUNITZ: I'm almost down. I just want to say that part of the beauty and a real possibility is you can balance

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affluence with affordable housing. These are not like things that can't coexist. They have to coexist, and that's your role as a Town Board.

The only way to be able to do that is that you have to have firm zoning so that residents are not competing with investors, investors betting on rezoning. That is what is driving the affordability out of the Town of Ramapo.

Everyone is competing with an LLC for a single-family home and there's nothing left for people to just live here. It's all about the future and it's not a future that we want to bet on. Thank you.

(Clapping.)

THE SUPERVISOR: Thank you. The next speaker is Robert Romanowski.

MR. ROMANOWSKI: There are things that I'd like to address here today with this in that what Ramapo should be doing is looking at a Comprehensive Plan which includes everything in the whole town. You have one little section there and what you haven't

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said is how many more little sections are you going to do and make up a Comprehensive Plan. There's no really plan on what you plan to do.

And all these other little sections that you're going to make, where the are the borders and boundaries? How is this all going to work together in the end?

The second thing is, if you do any kind of downzoning over here, how is this going to affect the East Ramapo School District who has a number of students with a lot of problems.

The population of Ramapo now is equal to that of Clarkstown and Orangetown and any more downzoning will just make it larger and there will be more traffic and other problems such as that.

Also, you know, if you do things without really kind of a Comprehensive Plan, if things are done in a reckless manner, things that aren't going to really work out like that. You'll have more problem than what you have now.

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What you really should be doing with this section is to leave the zoning the way it is and to designate the Striker property as a park land so it's preserved forever.

(Clapping.)

MR. ROMANOWSKI: I used to listen on the radio every Saturday to the former Supervisor, and he was up there one day saying that how he looked into the mountains of Haverstraw and he saw all kind of housing carved into the mountains, and how bad that looks. Then he said he just turned over looked more to the right and saw the Striker property, and he said that will be preserved forever, so this is not something that should be sold.

Also, I have a former political fluff piece that was put out by the former Supervisor. In that, he lists the Striker property as something that's been preserved for open space.

Now, you have to do things in a plan or things don't work out. One of the things that was done recklessly was the

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construction of the baseball stadium. We all know how that turned out.

(Clapping.)

MR. ROMANOWSKI: If you do this recklessly, you'll have the same problems.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: The next speaker is Uri Kirshner.

MR. KIRSHNER: Good evening. My name is Uri Kirshner. I live on Harriet Lane in Wesley Hills. I've lived there for over 20 years. I have a law practice in Nanuet. I also served on the Planning Board of Wesley Hills for over ten years.

So let me give you a little bit of a history. I grew up in Washington Heights, Manhattan and in an apartment much smaller than this room. I shared a bedroom with siblings much larger than me and my sense of recreation and sports was throwing a Spalding ball around the hallway outside and knocking into the doors of all my neighbors.

So as I get older and married, I very

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much wanted to move to a place like Ramapo. I took my family, it was very small at that time, one or two children, we moved to Wesley Hills and immediately became municipally involved and concerned and joined, at that time, the Architectural Review Board of Wesley Hills, and after that, the Planning Board of Wesley Hills, as the beauty and openness of Rockland County, Wesley Hills and Ramapo was always important to me.

As my children grew older, we enjoyed Willow Tree Park, Manny Weldler Park. We would go to the equestrian center on 202 to ride the horses and you know what happened, what happened is my children love Ramapo, Rockland County, Wesley Hills.

My children are now married and they're looking for places to live and, funny enough, they want to stay here and they can't find a place to live. They're looking for houses. They're in cramped apartments currently and they'd like to find an affordable house to live, somewhere not

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too far from their parents, believe it or not, and somewhere where we could walk to each other and it doesn't exist right now.

As you can tell from -- similar as well, my father passed away and my mother would like to live close to her children. She also doesn't have a place to go to here in Rockland County and she'd like to do that.

Large houses, expensive houses are not the answer for my children, are not the answers for my mother. There are a lot of people like that who have needs and development is not a dirty word. Responsible development is a proper way to look at it.

It's something that our Board in Wesley Hills looked at always, and it's something, as discussed before, with proper communication between everyone here, responsible development can be made to meet the needs of the older people, of senior citizens who want to come into this Town and of new young married families with children

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who want to enjoy this Town and this County as much as we did growing up. Thank you very much.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: The next speaker is Camille Saunders. Camille Saunders?

(No response.)

THE SUPERVISOR: Move on. The speaker is Jordan Most.

MR. MOST: Good evening. My name is Jordan Most and I live in Monsey. I grew up in Rockland County. I would like to make a few observations and then a comment.

When I moved in to my home, I instantly increased the population. There was one person, a single person living in the house I bought, and I had two children already, and already it went to four. The increase in population is happening whether we add a another single house or not.

Sixteen years later, actually less, from when I moved in, all a sudden the number of drivers increased solely because

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of me. I apologize for that, but I did increase the amount of traffic. I increased the population.

In my area where I live, and I see it all the time, and this is anecdotal and I'm sure you can get the records from Good Samaritan Hospital, the population is increasing. Thank God, we have more and more children, more and more people.

We need to be able to house them. Not because people are moving in from the outside, but I heard someone say, they want their children to live here. I want my children to live here, and I want to be able to provide them with options in terms of where to live. I do not want them living around the corner from me, but I do -- I don't think they want to either, but I do want them living in a vicinity where it's easy to go visit.

I also heard someone mention the word segregation. That's not a nice word, but yet, I want -- it's obvious that we all try to move to places where there are

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like-minded and similar people. Example, all of a sudden popping up, I notice, over-50 communities.

If I -- now, I could live there but when I was 40 years old and I told my wife I feel like an old man and I would go there when I was 40 and try to live there, they would say, oh, I'm sorry, you're not allowed here. It's a segregated community. Why? Because like-minded people want to live with like-minded people.

When my parents bought their first home in Rockland County, one of the primary things they looked for, are there children my age -- when I was a little kid -- to be able to play with? There's nothing wrong with that. As a matter of fact, it should be encouraged.

I doubt very much the over-50 people in their community would like to have someone who is 30 with five screaming kids, even though they're beautiful to have.

The last thing I would like to make an observation about is that people mention

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traffic. In Wesley Hills, I forgot exactly where, but near Wesley Kosher Plaza, someone took an innovative idea, they put in a traffic circle in order to be able to slow down traffic, not a stop sign, not a light. There are many, many innovative ways that planning engineers have in order to be able to deal with traffic issues. I'm sure that the Town can employ the proper people to be able to do that.

Thank you very much. Have a wonderful evening.

THE SUPERVISOR: Thank you. Next speaker is Kyra Saulnier. Kyra Saulnier?

MS. SAULNIER: Good evening. My name is Kyra Saulnier. I live the at 6 Dogwood Place in Pomona with my husband and two dogs.

We decreased the population. The former residents were a couple with two children.

I am not used to speaking in public like this, but I wanted to focus my attention on the character of the northeast

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corner of Ramapo. I moved here about four years ago from New York City, and when I found my house I thought I'd struck gold. I had beautiful surroundings, places I could hike, that I could walk to, that I could hike and enjoy nature and get my exercise.

I could afford the house that I found and I also was close enough to the city if I needed to visit, but I was also far enough away that I had -- that I didn't have the light pollution and noise pollution that was in the city. I was also close enough to my mom in New Jersey.

I want to say that, you know, I could not afford to buy a house where I grew up when I graduated from college, nor could I afford to buy a house in that town 25 years later. I have lived in many apartments and upgraded as my income allowed.

I feel that my area of Rockland County, this area that, you know, you have lots of development proposed for, is special and I wouldn't want to have to drive my car to go find places for recreation. I haven't

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even needed to go to Harriman to go hiking,
because I can hike from my property.

I also feel that the traffic that
would come from any kind of development on
202 is ridiculous. I already can spend an
hour at the intersection of 45 and 202,
those traffic lights. On a weekday
afternoon at 3:00 or 4:00, you can get stuck
there for an hour. What if you add if 100
more cars or 200 more cars?

And I guess that's enough. I want to
keep, you know, this part of the County or
this part of Ramapo the way it is, and to
downzone these areas is to take away why I
came to this area.

I came because, in my neighborhood, we
have an acre and a half per house and to
downzone, you know, where you have quarter
acre zoning and downzone to something even
lower, you will affect my property value.
Thank you.

THE SUPERVISOR: Thank you.

(Clapping.)

THE SUPERVISOR: Next speaker is Carol

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Bowman.

MS. BOWMAN: Yes, I'm Carol Bowman, and I have lived in this county more than 60 years.

I happen to live in the house that I grew up in. And contrary to what some other people look for in their communities, my community was created in the 1950s as a diverse community, racially, ethnically, politically, and we still value the diversity in our community. And many of the people who grew up there with me and many who still live there moved there more that exact reason.

So when people assume that what everyone wants is what they want, they should maybe open -- listen a little more and understand that not everybody wants what they want.

I guess I would thank all of you for being here. I would advise you to look very carefully at what happened with the stadium and to make sure that whatever moves forward with the Striker property and the other

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properties is clear and open and follows the laws and the regulations and does not put more burden on the government here to appear to be corrupt.

And I also would like to say that you do hold the quality of our lives in your hand, the quality of our homes. The quality family lives depends on the capacity for us to have those activities, as many people have talked about, going to parks, swimming in ponds, doing the things that people either grew up here doing and still value or came to this area of Ramapo to participate in.

And when it is not well considered and the kind of development that happens in the city happens, the people who are sitting here who elected you aren't going to be here anymore, and we are staking our ground and saying, we want to preserve the quality of our lives and we elected you to do it, to preserve the quality for everyone, right.

This is not for one person. This is for you as well who live in the County,

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right. You have your lawns and your gardeners, etcetera, and those will not be the things that -- those will not be there for you if you don't honestly and clearly represent what the population wants. Thank you.

(Clapping.)

THE SUPERVISOR: Thank you. The last speaker for tonight is Agin Antony.

MR. Antony: Thank you for allowing me to speak. My name is Agin Antony, born and raised resident of Rockland County.

I just want to only say that I hope Members of the Board notice a common theme that's going on in today's hearing and other hearings that have occurred over here, from those other meetings regarding to land use and zoning in Ramapo.

To me, the residents have overwhelmingly lost all trust and faith in the Town's decision-making. It is hardly an unjustified sentiment. If we don't begin looking at sustainability and responsible growth, it will be your legacy standing

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behind the instruction of Rockland.

I strongly urge the Board to consider the greater good for all of our citizens and to protect the interest for all of our current and future residents. Thank you, and have a good night.

(Clapping.)

THE SUPERVISOR: Thank you. Mr. Galey, at this time those are all the speakers signed up. What our options going forward?

MR. GALEY: Well, the Board can continue this Scoping Session, the Board can close it entirely, or the Board can close the oral portion of the Scoping Session, but leave it open for written comment periods until a certain date.

THE SUPERVISOR: Is there a motion by any Board Member, anybody wish to put forth a suggestion?

MR. WANOUNOU: Keep it open.

THE SUPERVISOR: Keep it open?

MR. WANOUNOU: Yes.

THE SUPERVISOR: To what date?

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MR. GALEY: September 3rd is approximately two weeks from today. It's after the holiday, it gives people adequate time to submit additional comment.

(Whereupon, the Members of Board had a discussion amongst themselves.)

THE SUPERVISOR: You mean it keep it open for comment or keep it open for hearing? I'm not sure what you mean.

MR. WANOUNOU: (Inaudible).

A VOICE: I can't hear.

ANOTHER VOICE: Can you please speak up loudly we can't hear you?

MR. GALEY: After this written comment period or after this Scoping Session is concluded, whether there's a written comment period or not, then the consultant will prepare a Final Scope for the Board's review and consideration.

The next step in the process is for the Board then to approve that Final Scope. That will be essentially the outline of the drafting of the Environmental Impact Statement.

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THE SUPERVISOR: What will take place after that's been prepared?

MR. GALEY: After the Final Scope is approved?

THE SUPERVISOR: That's right.

MR. GALEY: The process then would be the preparation of the Draft Amendment to the Comprehensive Plan, also to draft the Environmental Impact Statement.

A VOICE: It's backwards.

MR. GALEY: Once those documents --

MR. WANOUNOU: (Inaudible).

MR. GALEY: Once those documents are approved by the Board, those are draft documents, as complete and adequate and that includes a proposed review, then a public hearing will be held on those documents. That's correct.

MR. WANOUNOU: As long as there's more public participation, let's extend it over until September 3rd, and then we'll take it from there. As long as we know it's going to be continued public input.

MR. GALEY: There will be. There will

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be more than just that public hearing I mentioned after the EGIS.

THE SUPERVISOR: That's a motion to close the verbal part of the hearing, but keep it open for written comments until September 3rd?

MR. WANOUNOU: (Indicating).

THE SUPERVISOR: Is there a second?

A VOICE: That's not the motion he made.

ANOTHER VOICE: You made a motion. He made a motion to keep the public participation open.

THE SUPERVISOR: Mr. Wanounou, what was the motion that you made?

MR. WANOUNOU: What you're saying.

A VOICE: September 9th.

THE SUPERVISOR: Is there a second to the motion?

A VOICE: What's the motion? We would like to know what you're saying September 3rd is meaningless.

THE SUPERVISOR: Excuse me --

A VOICE: We cannot hear him.

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THE SUPERVISOR: If the public would just not speak while the Board is speaking, maybe we can all be heard.

MR. WANOUNOU: I'm sorry, I have a little bit of a -- I don't know if my voice is being heard.

A VOICE: That's better. Thank you.

MR. WANOUNOU: Keeping it open right now, if we keep just the comments time open or if we kept the verbal open, what would be the difference right now?

MR. GALEY: If you keep the verbal portion open, the Board should schedule a date to continue that verbal portion or, like I said, you may close the verbal portion tonight, but keep a written comment period open to receive written comments for a period of time.

MR. WANOUNOU: Is there any other information that we should be expecting from any consultant that would be helpful in the next couple of weeks?

MR. GALEY: Not in terms of preparation for the Draft Amendment Comp

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Plan Amendments or the D.G.E.I.S.

MR. WANOUNOU: So the next material we're getting from our consultants is going to be when?

MR. GALEY: After the public comment period on the Scoping Session ends.

MR. WANOUNOU: Right.

MR. GALEY: Based on the Draft Scope already prepared and based on those comments, the consultant will prepare a Final Scoping Outline for the board to review. That's the next substantive document --

MR. WANOUNOU: Will there be public input once that final document is there?

MR. GALEY: Anyone can submit a written comment at any time.

(Grumbling in the audience.)

MR. GALEY: It won't be a public hearing on the Final Scope. After the D.G.E.I.S. is approved -- rather accepted by the Board.

(Grumbling in the audience.)

MR. GALEY: After the Draft Comp Plan

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Proceedings

Amendments are accepted by the Board, then there will be a public hearing on those draft documents.

A VOICE: Unless you choose otherwise. You can choose to have another public hearing after you're done with the final.

THE SUPERVISOR: Mr. Galey, the Draft Amendments would be the proposed changes to the zoning law, if any?

MR. GALEY: No, the proposed changes to the Comprehensive Plan.

THE SUPERVISOR: To the Comprehensive Plan, I'm sorry.

MR. GALEY: Yes.

(Whereupon, Members of the Board began speaking amongst themselves.)

A VOICE: Keep it open.

ANOTHER VOICE: People are on vacation.

THE SUPERVISOR: Please.

A VOICE: Please yourself. There's nothing wrong with keeping it open. People are on vacation, kids are going back to school. We need more time.

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Proceedings

THE SUPERVISOR: There's a request that we seek legal advice in Executive Session from counsel. Can we do that at this time?

MR. GALEY: Sure. There are legal issues on the floor.

A VOICE: What's the legal issues?

MS. CHARLES: We have to discuss (inaudible).

A VOICE: What legal issues?

THE SUPERVISOR: Please.

MR. WANOUNOU: I make a motion to go to --

MS. CHARLES: The motion was made.

THE SUPERVISOR: Let me clarify, there's a motion by Counsel Wanounou to go to Executive Session this evening.

MS. CHARLES: Second.

THE SUPERVISOR: Seconded by Deputy Supervisor Charles. All in favor?

MR. ROSSMAN: Aye.

MR. WANOUNOU: Aye.

THE SUPERVISOR: All in favor.

MR. LIEBERMAN: Under the State Open

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Proceedings

Meetings Law you have to give a specific reason why. You can't say we're going in to discuss litigation. You have to say what the litigation is.

THE SUPERVISOR: There's no litigation.

MR. GALEY: Let me respond to that.

THE SUPERVISOR: Please.

MR. GALEY: The legal issues presented here are the legal rights and obligations and responsibilities of the Town Board.

Secondly, to meet with the counsel privately for advice of counsel is not actually executive session. It's outside of the content of the Public Officer's Law.

MR. LIEBERMAN: Then talk about it in front of us.

(Whereupon, everyone began speaking at once.)

THE SUPERVISOR: All right there's a motion seconded and approved to --

MR. GALEY: Obtain legal advice in a private session.

THE SUPERVISOR: Seek legal advice in

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Proceedings

a public session. I'm going to ask the public to leave at this time. I'm going to ask that the Town employees please stay.

A VOICE: Excuse me, everyone, I addressed a letter to the Board, and I'm happy to discuss my seven-page letter outside with anybody interested in hearing it, unless the Board would like to go somewhere else and then I'll discuss it here. I would suggest it might be more convenient for the Board to go to the Supervisor's office.

THE SUPERVISOR: I would ask the public to step outside.

(Whereupon, a discussion was held off the record.)

THE SUPERVISOR: I'll call for a motion to come out of the confidential session.

MR. ROSSMAN: (Indicating).

THE SUPERVISOR: Motion by Councilman Rossman. Seconded by?

MR. WANOUNOU: Councilman Wanounou. All in favor of the proposed?

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Proceedings

(Whereupon, the motion was passed
unanimously.)

THE SUPERVISOR: Carried four to zero.
First, let me thank the members of the
public audience for your patience while we
had opportunity to seek advice from our
counsel, Mr. Galey.

At this time, Mr. Galey, I'm going to
ask if you can summarize to the members of
the public basically where we're at in this
entire process, what the future will be,
what future opportunities will be for
further participation.

MR. GALEY: That was really -- the
explanation flows from whether or not the
Board will close this Scoping Session or
leave it open for written comments after
tonight.

The next step in this process is after
the Board receives all the comments
concerning the Draft Scope, a Final Scope
will be prepared by the Board's consultants
for the Board's review, consideration,
revision and ultimate approval.

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Proceedings

That Final Scope then will be used as the contents, as the outline for the Draft Generic Environmental Impact Statement. That will evaluate all the potential significant environmental impacts that could be caused by development plans for the northeast. Those development plans will be set forth in the Draft Amendments to the Comprehensive Plan.

After the Draft Generic Environmental Impact Statement is prepared and, to the Board's satisfaction, is complete for public review, and after the Draft Comprehensive Plan Amendments are prepared to the Board's satisfaction, those two draft documents will be subject to a public hearing.

Based on the comments received at that public hearing and all other written comments that are also received, the next step will then be the preparation of a Final Generic Environmental Impact Statement, and also a Final Comprehensive Plan.

That -- I'm calling it final, but even before it's voted on as the Final Amendments

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Proceedings

to the Comprehensive Plan, another public hearing will be held. So there will be, you know, several opportunities for additional public hearings and public comment throughout the process.

I'll add one more thing, ultimately if this process proceeds, amendments to the Town Code will be made, amendments to the Town Zoning Code, for instance. Before any of those amendments will be adopted, there will be a number of public hearings on those amendments.

So there will be multiple opportunities for public comment during this process. In order to proceed with this process, my recommendation to the Board tonight is to close this Scoping Session in terms of oral or verbal comments, but leave it open for continued written comments.

That's a very common procedure.

My own recommendation to the Board, I was thinking initially September 3rd. I know that's the date that the public hearing from last week was held open to. I've heard

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Proceedings

objections from the public. September 9th was a date that was recommended or suggested instead. So my recommendation to the Board would be to close the verbal portion of the Scoping Session and leave written comment period open until September 9th.

THE SUPERVISOR: I just want to clarify one further thing, and hopefully it's understood, the document we're talking about now, the Scoping Outline, that has no specific zoning recommendations, whether it's upzoning, downzoning, for any part of the northeast area; would that be correct?

MR. GALEY: That's a good question. That Draft Scoping Outline and Final Scoping Outline basically lay out the issues, the planning issues and the environmental issues that will be addressed in the E.I.S. There is no determinations or conclusions made in that document.

THE SUPERVISOR: A number of people also spoke and asked questions about styles of housing, construction, height of buildings, location of building, that's not

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Proceedings

at this stage; would that be correct?

MR. GALEY: That's correct.

A VOICE: But it's written in there.

MR. GALEY: That will be addressed.

There are no conclusions or determinations
in that document.

A VOICE: It says four stories is
being considered.

MR. GALEY: That's correct. It's a
consideration, just like everything else in
that document. It's a consideration and
areas that will be studied in the draft
E.I.S. and the Draft Comp Plan Amendments.

THE SUPERVISOR: And ultimately, they
may make a decision to adopt or not adopt
that or adopt another style of construction,
for example?

MR. GALEY: That's correct.

THE SUPERVISOR: Thank you. Any
Members of the Board have any further
questions for Mr. Galey?

MS. CHARLES: Yes. One further
comment regarding why we chose to proceed in
this manner. I believe, based on the unique

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Proceedings

factor that we are the largest town in the State of New York outside of Long Island, if you have a town, many towns in New York State who have small populations, you can do the entire Town at one time, but because we are the largest town and it is most advisable to do it in sections, one piece at a time. It's too large to do it at one time.

A VOICE: Unincorporated area is not the largest.

MS. CHARLES: Excuse me. Excuse me.

THE SUPERVISOR: This is not a back and forth.

MS. CHARLES: Is that correct?

MR. GALEY: It's not a back and forth. That's correct. It is a valid basis to study one portion of the town at that time, that's correct.

MS. CHARLES: And that is the recommendation of the consultant?

MR. GALEY: Of the consultant, that's correct.

THE SUPERVISOR: Very good. Anything

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Proceedings

further from the Board, Mr. Sampson?

MR. SAMPSON: If you do elect to have written comments until the date, do you want those comments directed to my office?

THE SUPERVISOR: I think it should go to your office, the Office of the Town Clerk. Very good. Does anybody on the Board have a motion at this time?

MR. WANOUNOU: I have a motion. Based on counsel's advice, we're going to close oral and all verbal comments. We'll have written comments until September 9th.

MR. ROSSMAN: September 9th.

MR. WANOUNOU: At 4:00 p.m.

THE SUPERVISOR: Thank you. Is there a second?

MR. ROSSMAN: Second.

THE SUPERVISOR: Seconded by Councilman Rossman. Discussion on the motion?

(No responses given.)

THE SUPERVISOR: All in favor?
Anybody opposed?

(Whereupon, the motion was passed

1 Proceedings

2 unanimously.)

3 THE SUPERVISOR: That carries four to
4 zero.

5 A VOICE: How many of those comments
6 will be available to the public that are
7 written? When people have the opportunity
8 to speak, then everybody can hear them and
9 we will know what the community feels.

10 THE SUPERVISOR: Mr. Galey, if people
11 submit written comments, that becomes part
12 of the record?

13 MR. GALEY: Yes, it does.

14 THE SUPERVISOR: Is that made
15 available to the public?

16 MR. GALEY: Yes. Those comments are
17 all added to the public records.

18 A VOICE: Where will they be
19 published?

20 MR. GALEY: They won't be published,
21 but they will be available in the Town
22 Clerk's office.

23 A VOICE: So you would have to go to
24 the Town office?

25 MR. GALEY: You can send an e-mail

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Proceedings

make a FOIL request and you can receive those comments.

A VOICE: Why can't you put them online?

ANOTHER VOICE: Why can't you put them online?

THE SUPERVISOR: These are things we could look at as we go forward and speak to counsel.

A VOICE: Are the comments tonight considered just as valid as written comments?

MR. GALEY: Absolutely. That's why we have a stenographer here.

A VOICE: When will you let the public know whether those comments will be online?

MR. GALEY: We need to do speak to the IT people and we are going to figure it out.

THE SUPERVISOR: We couldn't say right now.

A VOICE: When and how would you make it known to the public when the next actual meeting is?

THE SUPERVISOR: The next actual

1 Proceedings

2 public hearing on this?

3 A VOICE: How and when will you let
4 the public know in full?

5 THE SUPERVISOR: It will be the same
6 way this meeting was announced, we published
7 it, it will be posted on the Town's website,
8 it will be placed in the newspaper, whatever
9 the legal requirements are, will be
10 followed.

11 A VOICE: Excuse me --

12 THE SUPERVISOR: Last question. We
13 have to move forward.

14 A VOICE: I would like Ms. Mona Montal
15 to offer me a public apology for how she
16 treated me in public before, yelling at me
17 and screaming at me as if I was a piece of
18 dirt.

19 MS. MONTAL: I'll be happy to publicly
20 apologize to you, ma'am. I was actually
21 really directing my comments at Mr.
22 Romanowski.

23 A VOICE: Yes, but --

24 MS. MONTAL: I asked you if you could
25 leave, because the Board decided we were

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Proceedings

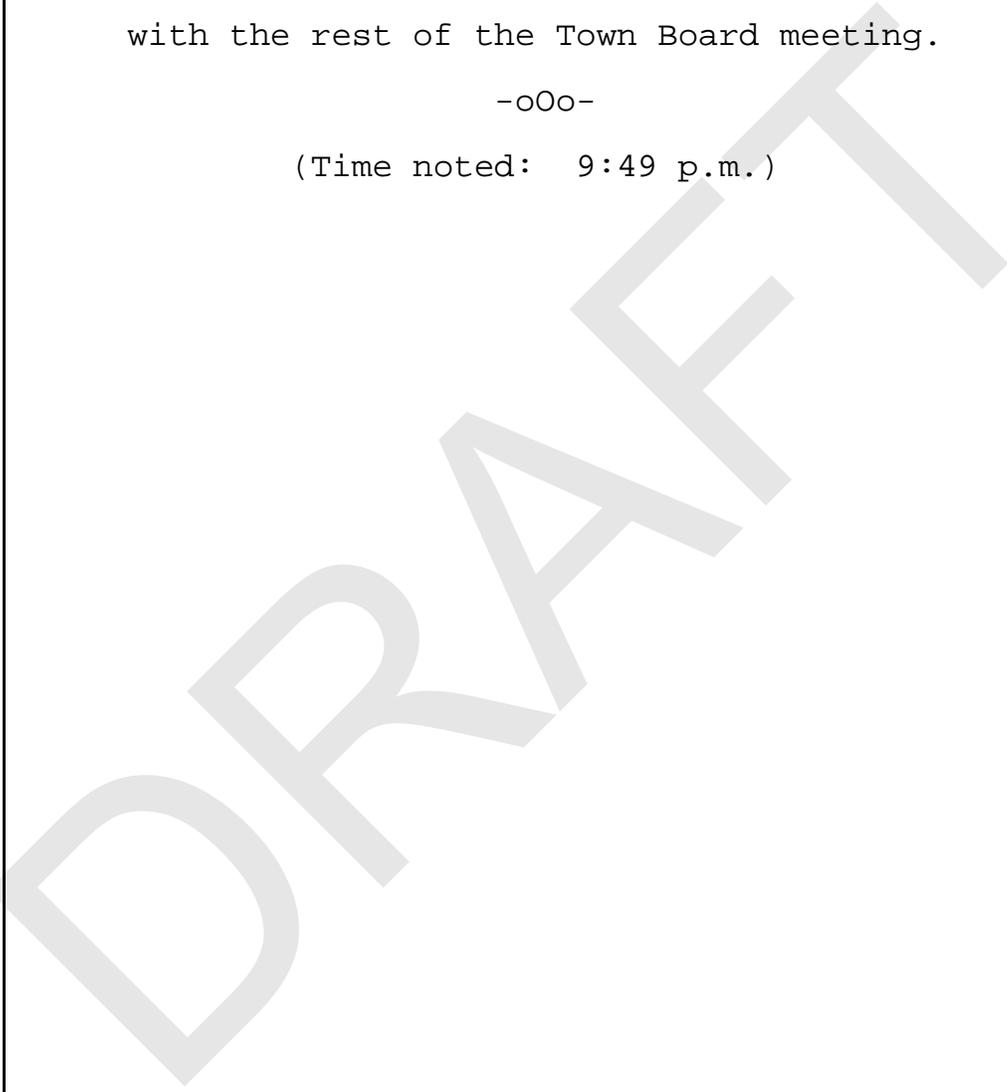
going to stay. I apologize to you publicly.

A VOICE: Thank you very much.

THE SUPERVISOR: Let's move forward
with the rest of the Town Board meeting.

-oOo-

(Time noted: 9:49 p.m.)



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Proceedings

THE FOREGOING IS CERTIFIED to be a true and correct transcription of the original stenographic minutes to the best of my ability.



Esther Katz

ESTHER KATZ

**APPENDIX I:
PUBLIC PARTICIPATION DOCUMENTATION**

DRAFT

DESIGN CHARRETTE - NOVEMBER 2018

FACILITATED BY:

LABERGE GROUP

DOVER, KOHL & PARTNERS

NORTHEAST RAMAPO STRATEGIC PLAN

SAVE THE DATES! | Public Design Charrette | November 27 - 30, 2018
Work-in-Progress Presentation | December 19, 2018



HELP PLAN THE FUTURE OF YOUR COMMUNITY



CHARRETTE KICK-OFF & HANDS-ON DESIGN SESSION

When: **Tuesday, November 27** | 6:00 pm - 9:00 pm

Join us for an informative presentation on town planning & community revitalization. Following the presentation, work alongside your neighbors to draw your vision for the future of Northeast Ramapo.

OPEN DESIGN STUDIO

When: **Wednesday, November 28 – Friday, November 30** | 10:00 am - 6:00 pm

Stop by the studio to talk with the design team to provide input as the plan evolves. This will be a unique opportunity to provide feedback as the initial plan ideas are being developed.

OPEN HOUSE

Thursday, November 29 | 6:00 pm - 8:00 pm

Review the community ideas, draft plans and illustrations for the future of Northeast Ramapo. Give your feedback to the planning team!

Event Location: **Rockland Boulders Baseball Stadium**
1 Palisades Credit Union Park Dr.

WORK-IN-PROGRESS PRESENTATION

Wednesday, December 19 | 6:00 pm - 8:00 pm

See all of the work completed during and after the Charrette week of the Draft ideas for Northeast Ramapo's future at the "wrap-up" presentation.

Event Location: To Be Determined

What is a Charrette?

A charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

Why should you participate?

Participating in the Charrette will give you a chance to express your vision for the future of Northeast Ramapo. Your participation will make the difference between a good plan and a great one.

For Questions and More Info Email:

Planning@ramapo.org

FOR IMMEDIATE RELEASE

NORTHEAST RAMAPO STRATEGIC PLAN DESIGN CHARRETTE – PUBLIC ENCOURAGED TO ATTEND: TUESDAY, NOVEMBER 27 THROUGH FRIDAY NOVEMBER 30

For More Information Contact: planning@rampo.org

The Town of Ramapo invites the community to participate in several upcoming public events that aim to share ideas and help plan for future development of Northeast Ramapo. Laberge Group and Dover, Kohl & Partners will be leading this public planning effort to create a Strategic Plan for Northeast Ramapo.

In order for the plan to reflect a shared community vision, public participation is vital. Everyone who wishes to participate – residents, students, property/ business owners, and Town staff and officials – are encouraged to attend the week’s presentations, design sessions, and to visit the open design studio, where each day’s progress can be viewed and participants can immediately check on the project’s status.

The schedule of events to be conducted at Rockland Boulder’s Baseball Stadium - 1 Palisades Credit Union Park Drive includes:

CHARRETTE KICK-OFF & HANDS-ON DESIGN SESSION

When: Tuesday, November 27 | 6:00 pm - 9:00 pm

Join us for an informative presentation on town planning & community revitalization. Following the presentation, work alongside your neighbors to draw your vision for the future of Northeast Ramapo.

OPEN DESIGN STUDIO

When: Wednesday, November 28 – Friday, November 30 | 10:00 am - 6:00 pm

Drop-in at the studio any time to talk with the design team and provide input as the plan evolves. This will be a unique opportunity to provide feedback as initial plan ideas are being developed.

OPEN HOUSE

Thursday, November 29 | 6:00 pm - 8:00 pm

Review the community ideas, draft plans and illustrations for the future of Northeast Ramapo. Give your feedback to the planning team!

WORK-IN-PROGRESS PRESENTATION (Event Location: To Be Determined – stay tuned)

Wednesday, December 19 | 6:00 pm - 8:00 pm

See all of the work completed during and after the Charrette week of the draft ideas for Northeast Ramapo's future at the "wrap-up" presentation.

The Charrette is all part of a larger planning effort for the Town of Ramapo. Through the Northeast Ramapo Strategic Plan the Town will consider a vision, goals and a strategic land use plan and program for future development in the northeast part of the Town. This will include identification of mitigation that can preserve the Town's quality of life and appealing character. The planning process will generate understanding of current conditions and future trends. By examining the character of different neighborhoods and areas, plus alternative potential land uses, the project will package strategic recommendations for land use and development of infrastructure and community and economic development in northeast Ramapo and town-wide. The Plan offers an opportunity to consider application of complete street design principles and a variety of factors influencing community livability. It will explore integrating neighborhoods, transit, retail offerings, new residential and commercial infill, as well as needs for open space and recreation and the establishment of sensitive land uses such as schools and places of worship. This project will be completed in direct response to the needs of the Town and its residents. Additional meetings will be held in early 2019 to focus on the Monsey and Western Ramapo areas.

About the team:

- Since 1964, **Laberge Group** has worked with a wide range of communities and private clients providing engineering, architectural, planning, surveying, and grants and funding services. A diverse portfolio of successfully completed projects and community plans, coupled with an experienced core of project management and design staff, provides clients with creative, integrated, and distinctive solutions. Since 2000, Laberge Group has secured over \$213 million in grant money for clients, including funding for water treatment, distribution, and storage. With over 50 years of experience, we have established an excellent record for completing work on time and in budget, achieving project milestones efficiently, economically, and with the best possible service.
- **Dover, Kohl & Partners** is a nationally recognized town planning firm based in Coral Gables, Florida. Applying principles of traditional town planning, the firm's work encompasses restoring existing urban centers and towns, reconfiguring sprawling suburbs into communities of real neighborhoods, conserving natural environments, and preserving our built legacy. They are best known for conducting collaborative, public design processes, known as charrettes, and for illustrative master plans and form-based codes that emphasize complete neighborhoods as the basis for sound communities.

What is a Charrette? - A charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the

unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

What does a Charrette accomplish? - The Charrette team will assemble a cross-section of residents, stakeholders, public interest groups, government staff, and elected officials to participate in creating a vision for the future of Northeast Ramapo. Meetings with groups and individuals will be scheduled to gather and generate ideas for the plan. In an open design studio set up at the Rockland Boulders Stadium, our multi-disciplinary design team will work rapidly over several days evaluating data, creating strategies, and refining overall ideas to establish consensus on what form the future development should take.

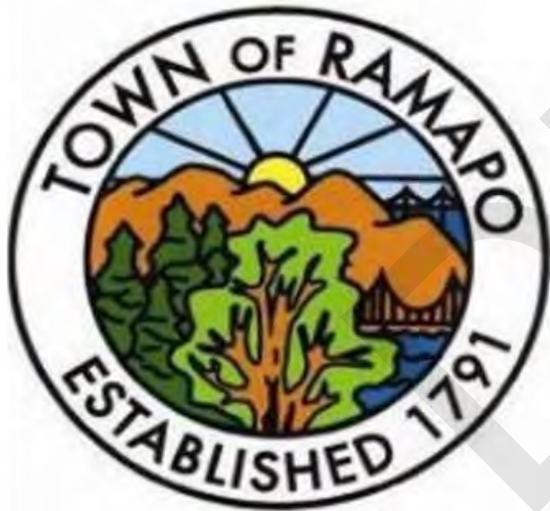
Design details of the conceptual strategic plan will be documented in sketches, photos, hand-drawn renderings, computer simulations, and highly accurate computer images. The conceptual plan will be graphically illustrated, and together with other illustrated documents, it will provide the foundation for revising existing land development regulations to direct reliable implementation of the plan.

Why is the Charrette process preferred? - The power of the Charrette is in getting busy people to focus long enough to establish a lasting consensus. The Charrette typically generates publicity and media attention that stimulates broad community support and participation. The process works best when everyone with an interest, from regulators to neighbors to business decision-makers, is available to participate. The shared excitement and enthusiasm generated among participants, public and private alike, creates community goodwill and support.

Why should you participate? - Participating in the Charrette will give you a chance to express your vision for the future of Northeast Ramapo. Your participation will make the difference between a good plan and a great one.

For more information, contact planning@rampo.org

Northeast Ramapo Strategic Plan (2019)

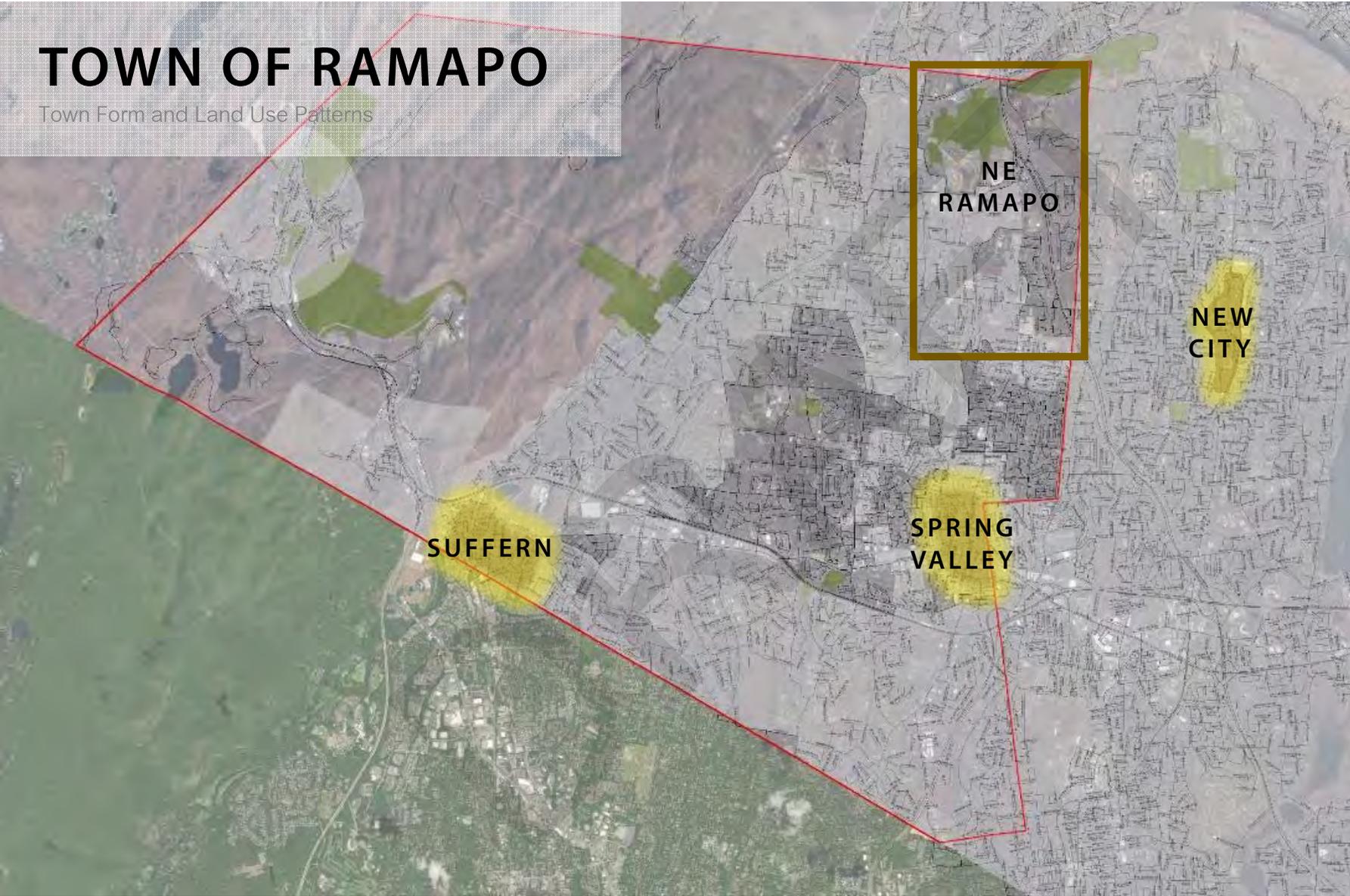


Welcome!

Laberge Group: Planning
Dover, Kohl & Partners: Design

TOWN OF RAMAPO

Town Form and Land Use Patterns



NE
RAMAPO

NEW
CITY

SUFFERN

SPRING
VALLEY

CHARRETTE WEEK SCHEDULE

1

Kick-off & Hands-on Design Session

Tuesday, November 27 | 6 pm to 9 pm

2

Open Design Studio

Wednesday to Friday, November 28 – 30 | 10 am to 6 pm

3

Open House

Thursday, November 29 | 6 pm to 8 pm

4

Work-in-Progress Presentation

Wednesday, December 19 | 6 pm

PROJECT TIMELINE



**CHARRETTE
WEEK**

NOV 27 - 30



**WORK-IN-PROGRESS
PRESENTATION
DECEMBER 19**



**DRAFTING
THE PLAN &
CODE**



**PRESENTATION
OF THE
PLAN & CODE**

EARLY 2019



**PLAN
REVISIONS**

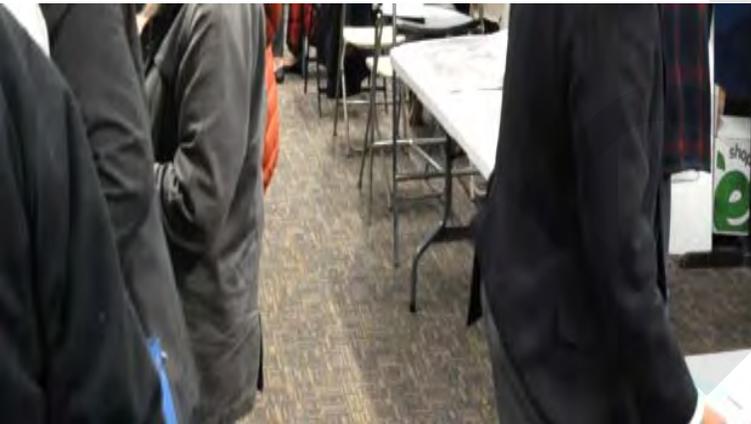
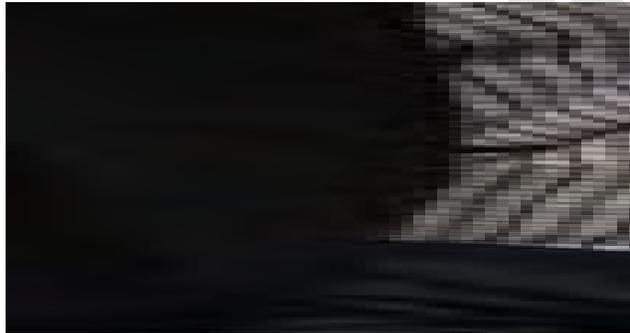
**APPROVAL
PROCESS
SPRING 2019**



**PLAN
ADOPTED**



TUESDAY: 50+ PEOPLE



OPEN STUDIO: 155+ PEOPLE



OPEN STUDIO: 155+ PEOPLE



MEETINGS



MEETINGS



MEETINGS

TOWN STAFF AND OFFICIALS

VILLAGE STAFF AND OFFICIALS

PUBLIC TRANSIT PROVIDERS

EDUCATORS

SCHOOL SUPERINTENDENTS

BUS PROVIDERS

BIKE ADVOCATES

INFRASTRUCTURE PROVIDERS

LAND OWNERS

RELIGIOUS INSTITUTIONS

RENTERS

DEVELOPERS

RECREATION DEPARTMENTS

STEERING COMMITTEE

TRAIL HIKERS

LOCAL CHURCHES



273

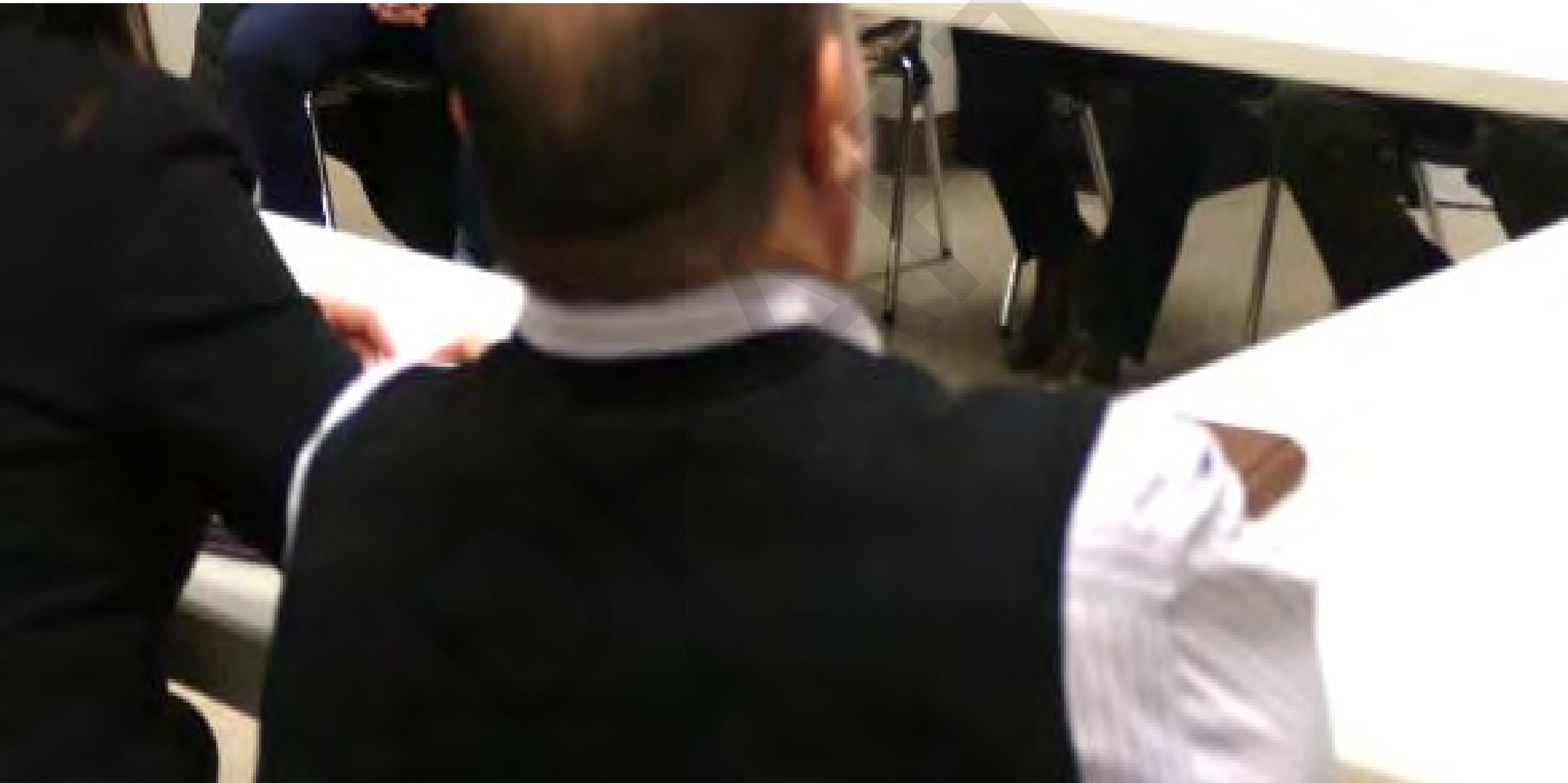
STUDIO VISITORS

EVENT PARTICIPANTS

STAKEHOLDER MEETINGS

CONVERSATIONS ON-SITE

WHAT WE HEARD (CONSENSUS ITEMS)



INTRO TO EXERCISES

One Word Card

ONE WORD that comes to mind
about **Northeast Ramapo:**

NOW: _____

IN THE FUTURE:

(in my vision)

One word about Northeast Ramapo **NOW**



One word about Northeast Ramapo **In the Future**



BIG 5 IDEAS

- **Preserve and protect natural lands**

Promote environmental sustainability. Lands bought for protection should be protected. Protect the aquifer (water quality and quantity). Mitigation fees for parks & preservation. Wellhead protection. Protect endangered species.

Electric

recharge stations. New waterbody buffers. Large-lot zoning on sensitive areas (like aquifer lenses).

- **Improve traffic circulation (or, at least, don't make it worse)**

Enhance the auto-mobility of the commuting network. Investigate Express Buses (Monsey to New Square to 202). Traffic calming and road narrowing. Don't repeat the mistakes of Monsey. Consider emergency response times in all development decisions. Complete the streets. Widen 45, 59 & 306 with boulevards. Turn lanes at major intersections.

- **Create local Main Street centers that add jobs & "rateables"**

Build only on select locations away from residential. Increase the town's tax base (the "rateables") to ease property tax burden. New development should create full communities in which people don't need to drive everywhere.

- **Affordable and complete new neighborhoods for everyone**

Build well. New development should create complete communities. Add missing housing types that can accommodate

the senior population with dignity. Sidewalks, street trees at key locations. Bike and walk trails. Update the development

code and approvals process. Continue to add one tree required on every front yard. Build to walk to schools.

Add needed public facilities such as libraries, trails, small parks

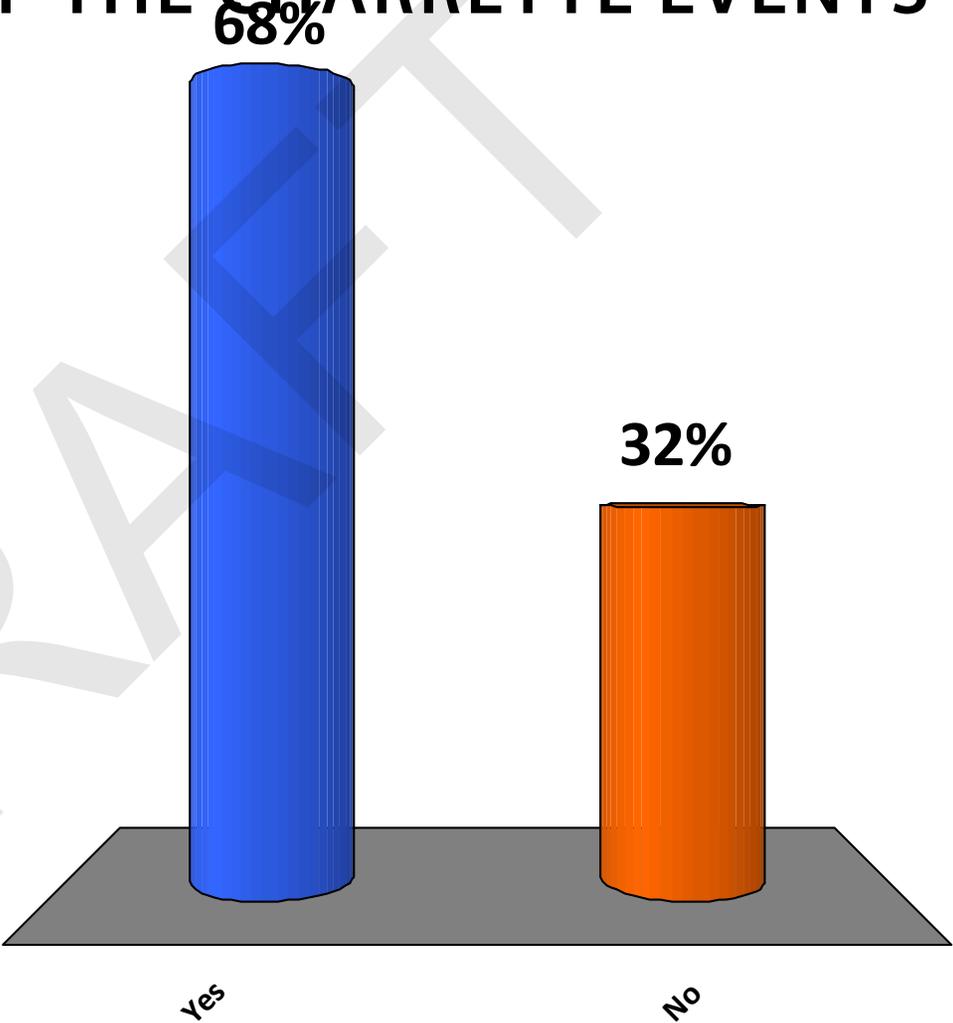
KEYPAD POLLING



DID YOU ATTEND ANY OF THE CHARRETTE EVENTS THIS WEEK?

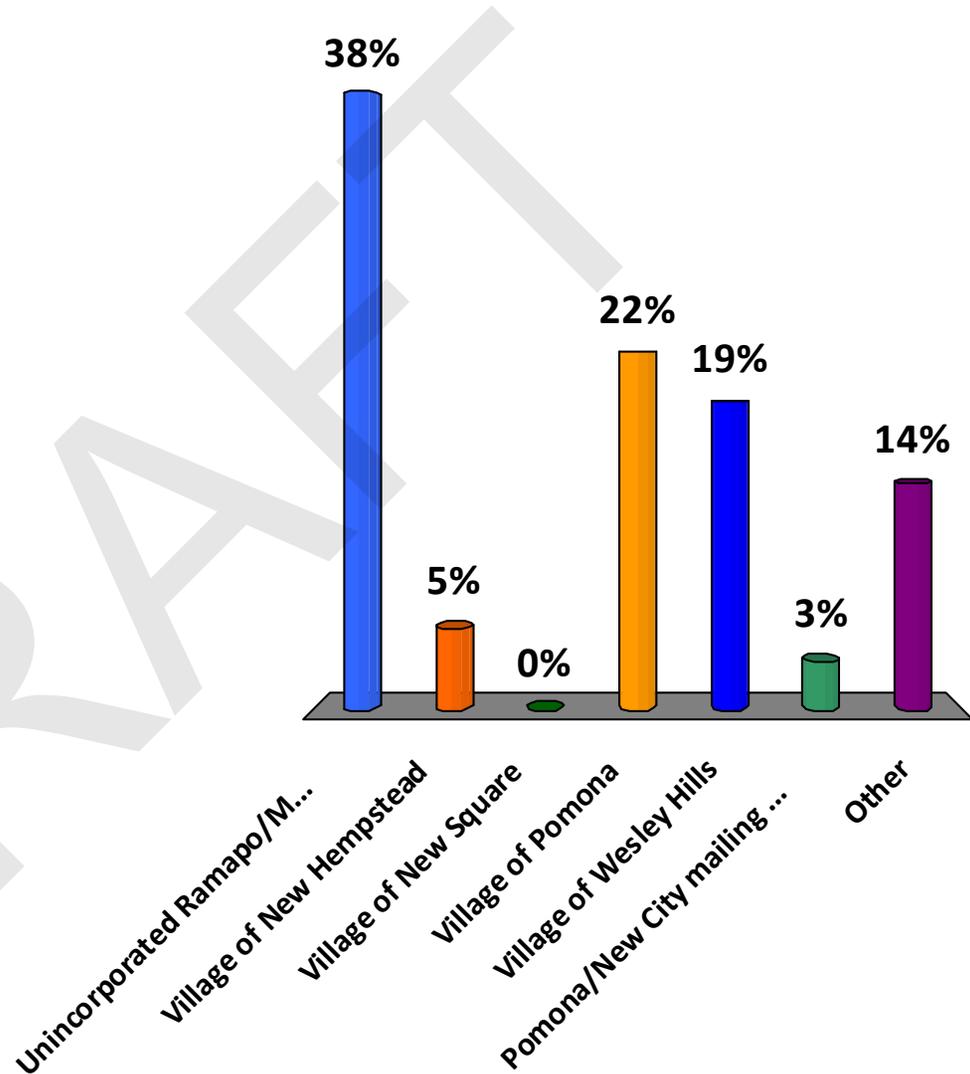
1. Yes

2. No



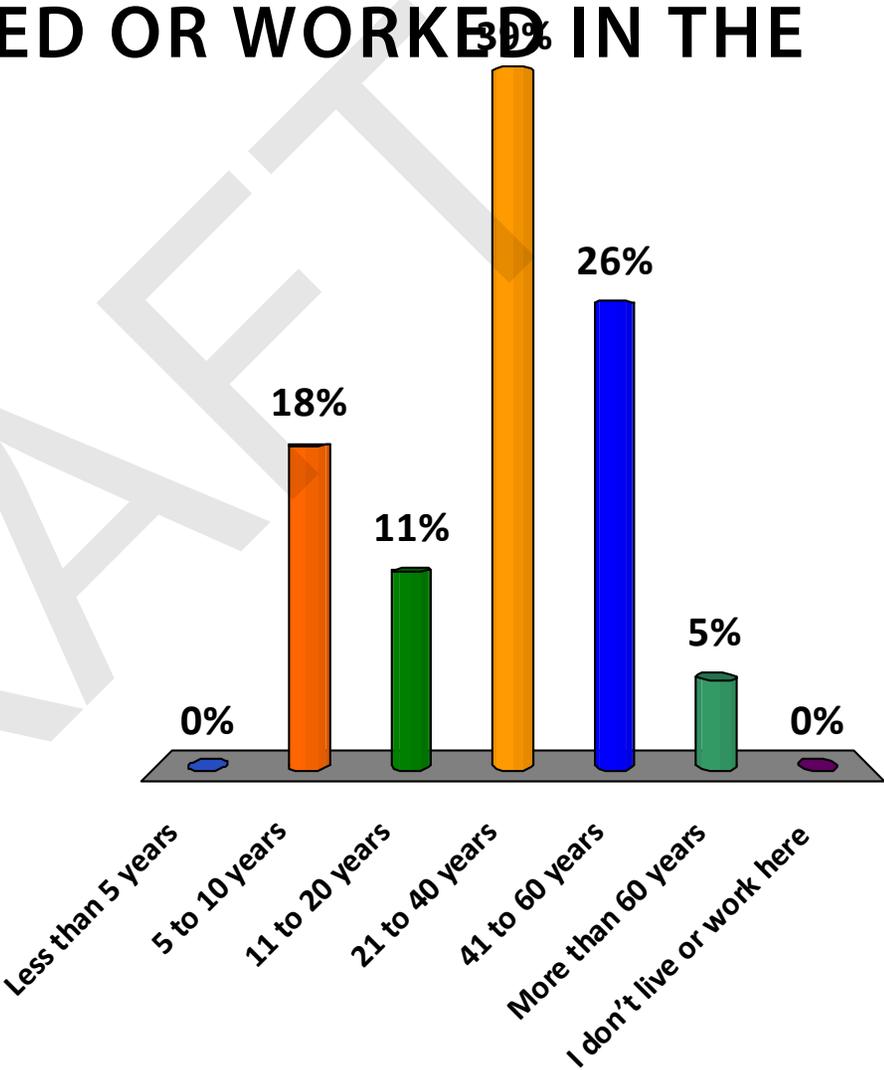
WHERE DO YOU LIVE?

1. Unincorporated
Ramapo/Monsey/Hillcrest
2. Village of New Hempstead
3. Village of New Square
4. Village of Pomona
5. Village of Wesley Hills
6. Pomona/New City mailing
address outside of village
7. Other



HOW LONG HAVE YOU LIVED OR WORKED IN THE AREA?

- 1. Less than 5 years
- 2. 5 to 10 years
- 3. 11 to 20 years
- 4. 21 to 40 years
- 5. 41 to 60 years
- 6. More than 60 years
- 7. I don't live or work here



PRESERVE AND PROTECT NATURAL LANDS

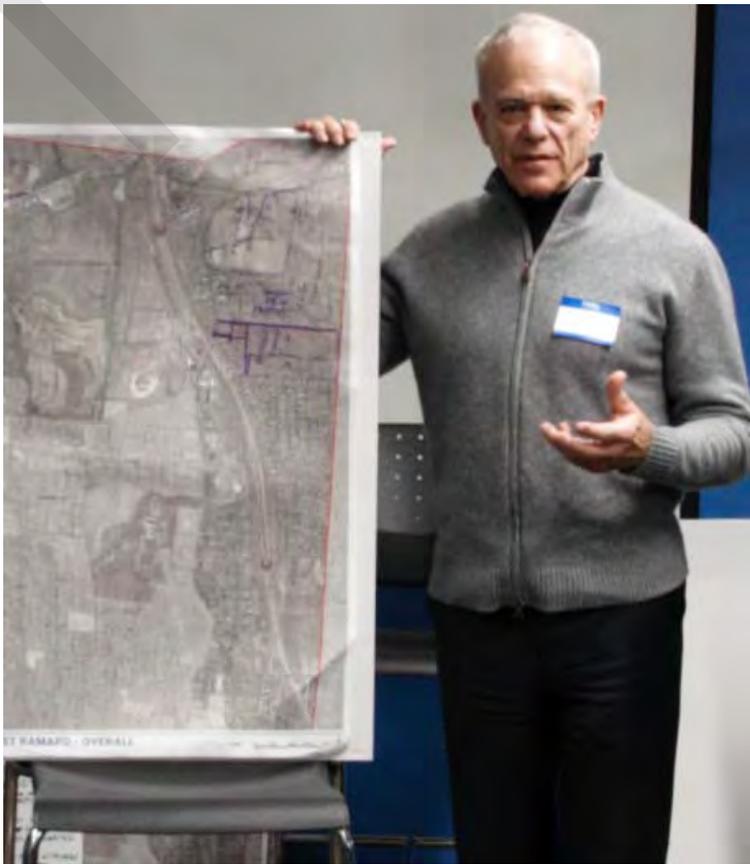
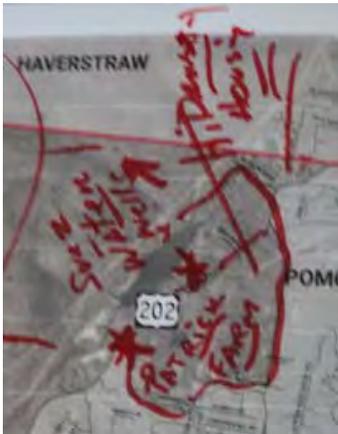
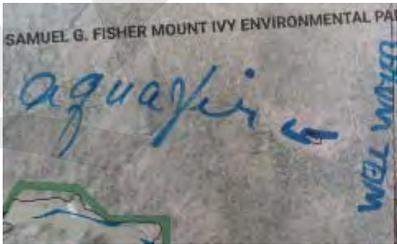


TABLE 4 BIG IDEAS

- 1 Increase density, incentivized in zoning with a 241 Range NE. Preserve green
- 2 Skyline Area coop - share with property who provided it would be kept open space - (Town 202)

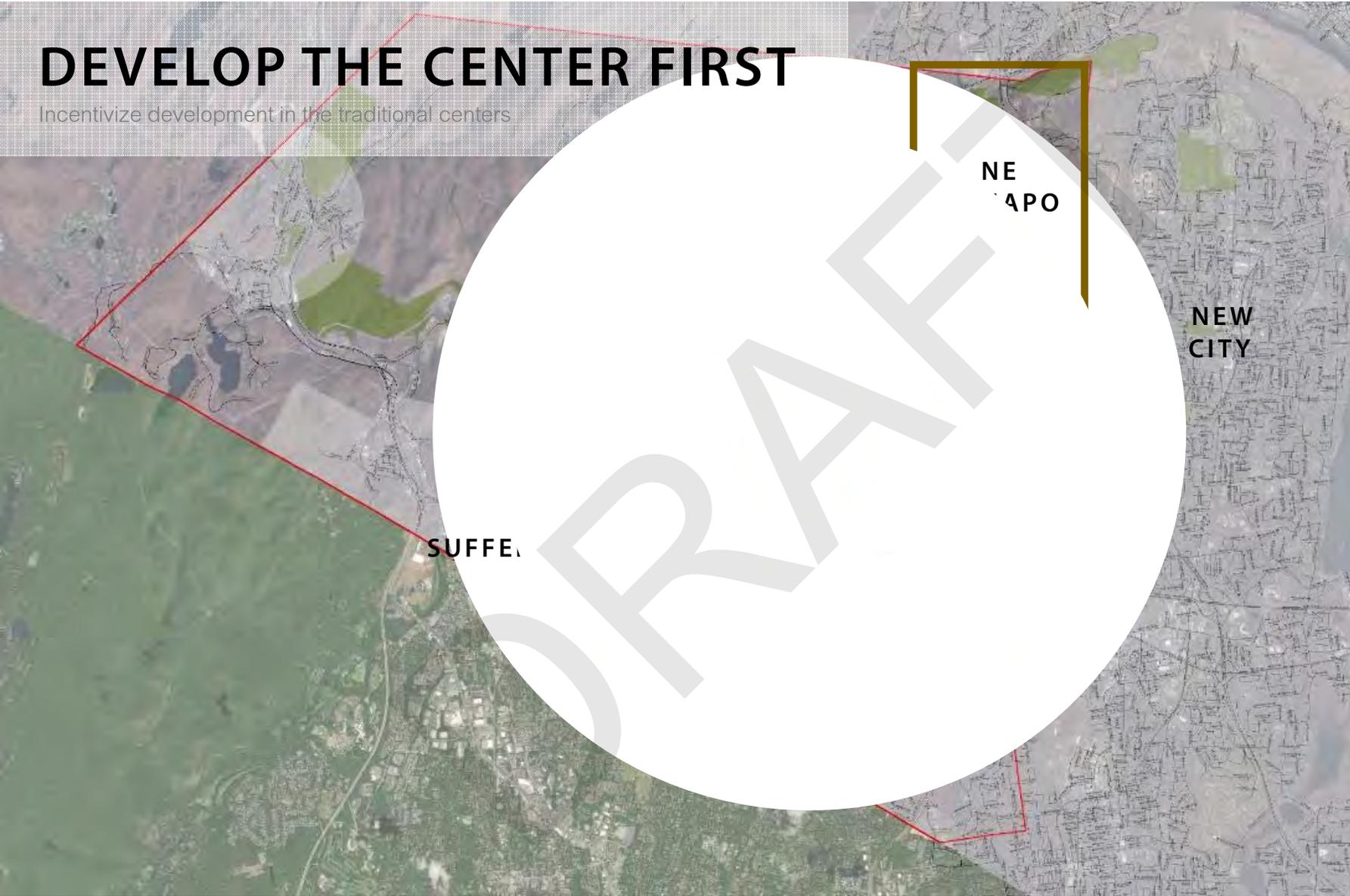


2 PROTECTING ENVIRONMENTAL RESOURCES -> WATER!



DEVELOP THE CENTER FIRST

Incentivize development in the traditional centers



SUFFER

NE
APO

NEW
CITY

DRAFT

INCENTIVIZE GROWTH IN THE CENTER (NOT HERE)

- **Focus on “in town” mixed-use areas outside or North East Ramapo**
Work to incentivize development along major corridors in historic centers. Retrofit greying strip malls, greyfields and brownfields. Encourage “infill” in blighted areas.
- **Build Transit-Oriented Development on rail lines**
Public investment in rail will lead to private investment. Create a single TOD zoning district. Reduce parking requirements and increase FAR allowances. Invest in public art.
- **Update the zoning and building codes and land development regulations**
Adopt building codes that allow for the rehab and re-use of historic buildings. Create “one shop stops” for development. Reduce fees for development in centers.
- **Create public-private partnerships in historic centers**
Invest in infrastructure and amenities using Public Improvement Districts, Downtown Development Authorities, Tax Increment Financing.

UPDATE PROTECTION REGS & INVEST IN PRESERVATION

- **Require environmentally-friendly design**

Light-imprint. Green infrastructure. Solar orientation.

- **Create zones with environmental overlays**

Add wellhead protection areas, increase wetland buffers on streams and waterbodies. Decrease lot coverage. Increase buffer standards both residential and commercial. Water quality and quantity monitoring.

- **Increase environmental performance of open spaces**

Plant natural species that encourage pollinators. Remove invasive and exotic species.

- **Fund preservation using bonding and mitigation fees**

Borrow in order to preserve lands. Link new development to increased preservation.

PARKS AND TRAILS

MAKING THE MOST OF MOUNT IVY COUNTY PARK

- Large parcel of protected, county-owned land
- Limited connections and access
- Abandoned rail right-of-way



PARKS AND TRAILS

MAKING THE MOST OF MOUNT IVY COUNTY PARK

- Large parcel of protected, county-owned land
- Limited connections and access
- Abandoned rail right-of-way



PARKS AND TRAILS

CORNER OF PALISADES PARKWAY & RT 202 –
ENTRY TO MOUNT IVY ENVIRONMENTAL PARK (LOOKING NORTH)



PARKS AND TRAILS

CORNER OF PALISADES PARKWAY & RT 202 –
ENTRY TO MOUNT IVY ENVIRONMENTAL PARK (LOOKING SOUTH)



PARKS AND TRAILS

MAKING THE MOST OF MOUNT IVY COUNTY PARK

- Large parcel of protected, county-owned land
- Limited connections and access
- Abandoned rail right-of-way



PARKS AND TRAILS

ENHANCE THE RAIL-TRAIL FOR WALKING AND BIKING



PARKS AND TRAILS

PROVIDE PATHS AND TRAILS TO ENJOY THE PARK





RAIL TRAIL
Existing Conditions



RAIL TRAIL

With Improvements

ORCHARDS OF CONCKLIN



ORCHARDS OF CONCKLIN



ORCHARDS OF CONCKLIN

THE ORCHARD TODAY

- Multi-century history
- Important part of community's culture
- County Owned



ORCHARDS OF CONCKLIN

BROADENING THE ORCHARD'S DRAW



Bed and Breakfast



School Class Trips



Cidery



Community Gardening

ORCHARDS OF CONCKLIN

Existing Area Behind Market



6 ft

ORCHARDS OF CONCKLIN

Adding New Amenities

Ramapo Cider



IMPROVE TRAFFIC CIRCULATION (OR, AT LEAST, DON'T MAKE IT WORSE)

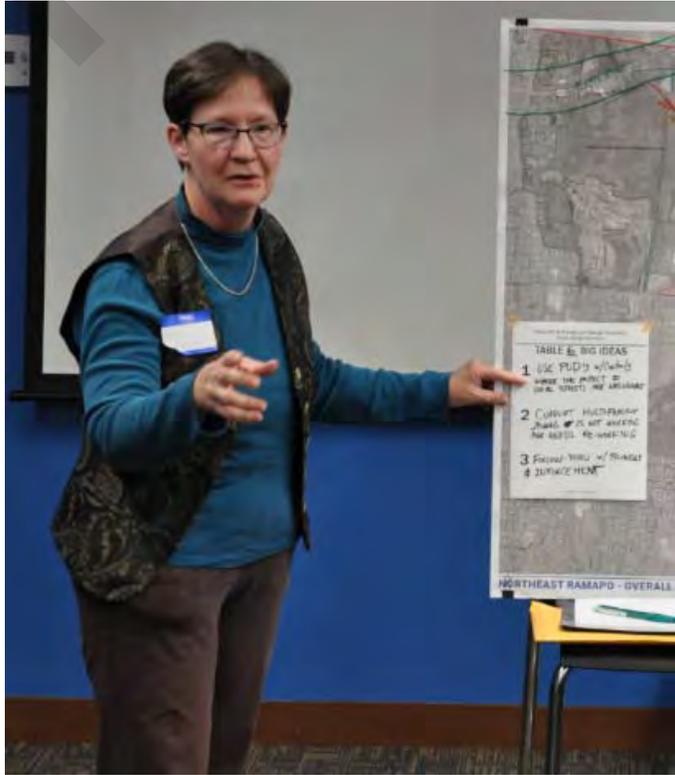
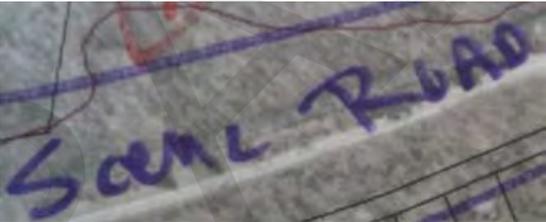
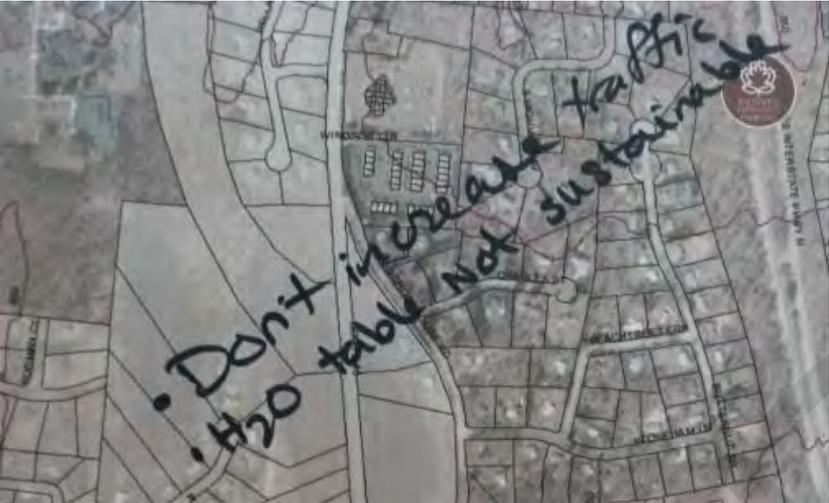
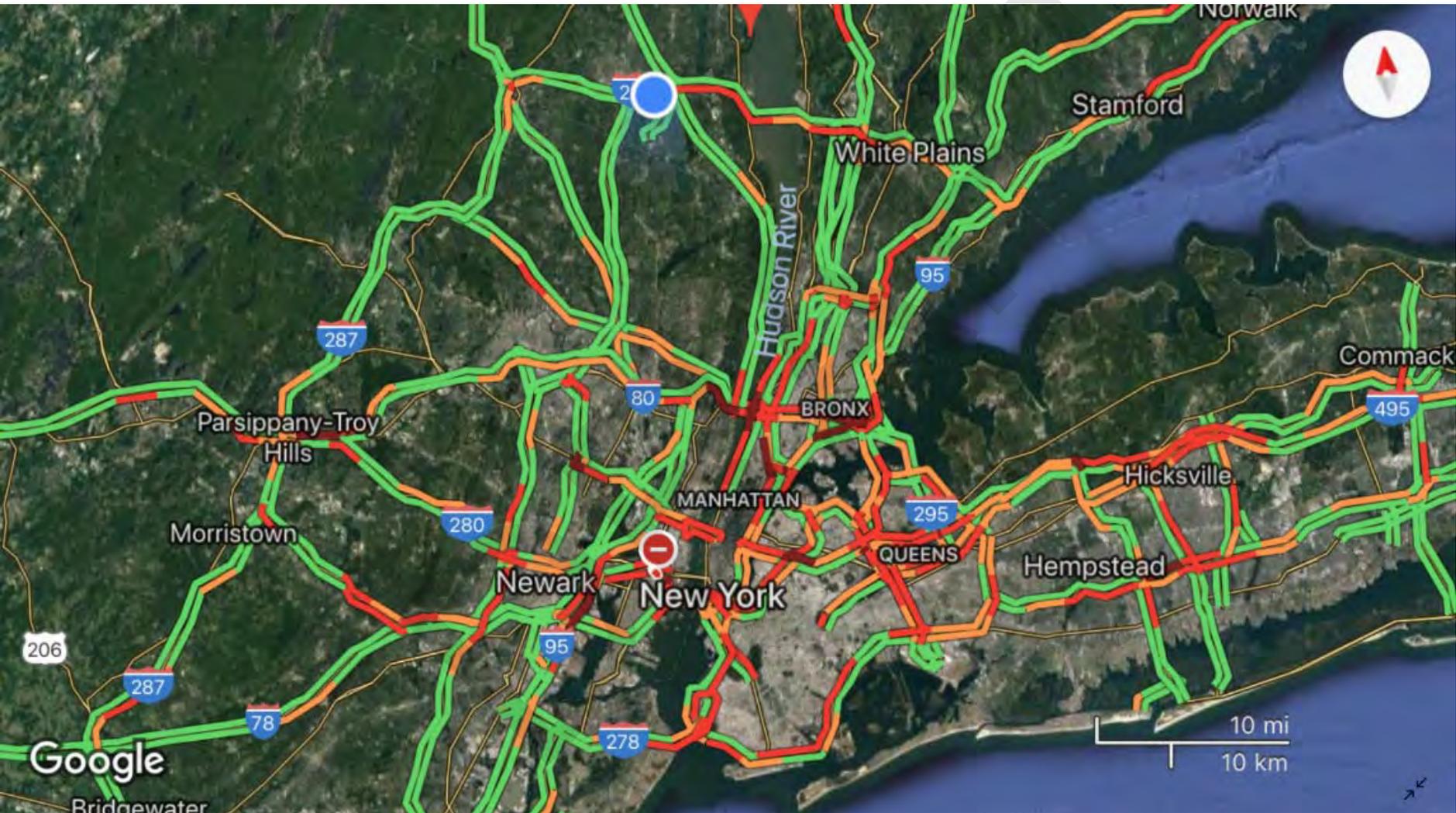


TABLE OF BIG IDEAS

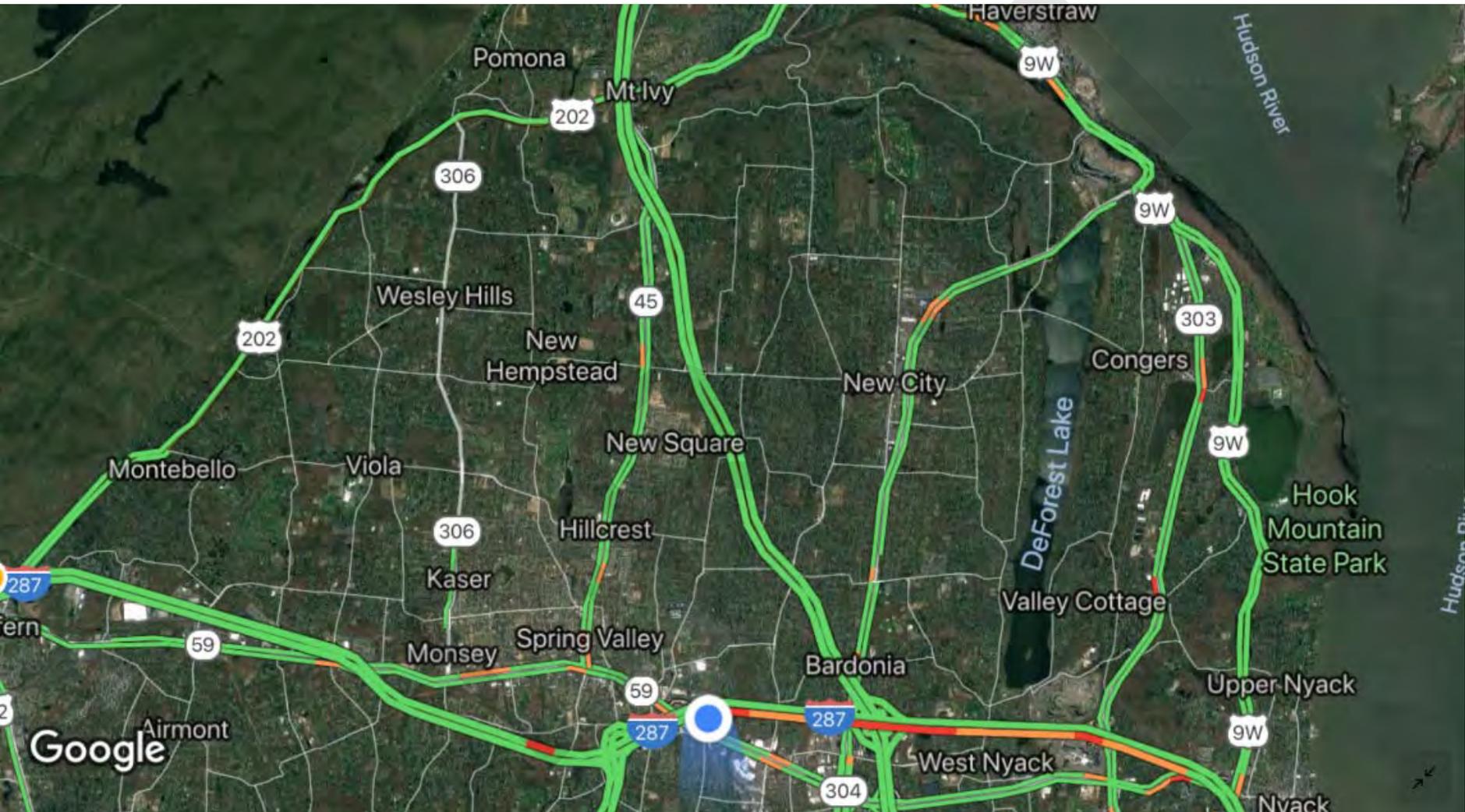
1. USE PDDs which have the ability to track the progress of the project
2. Conduct preliminary work to see what the needs are for the project
3. Develop a plan of action for the project

NORTHEAST RAMAPO - OVERALL

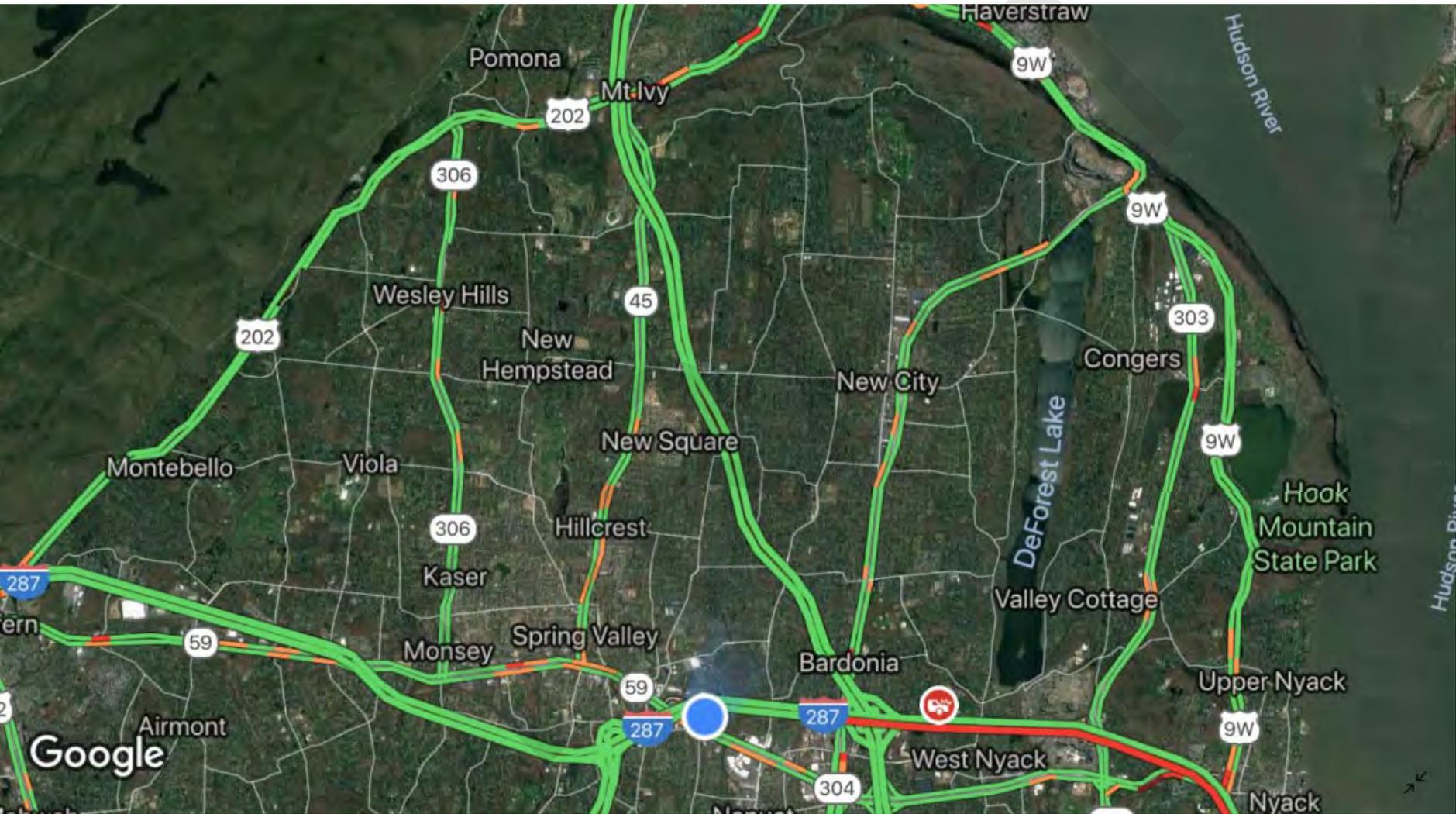
630AM TRAFFIC



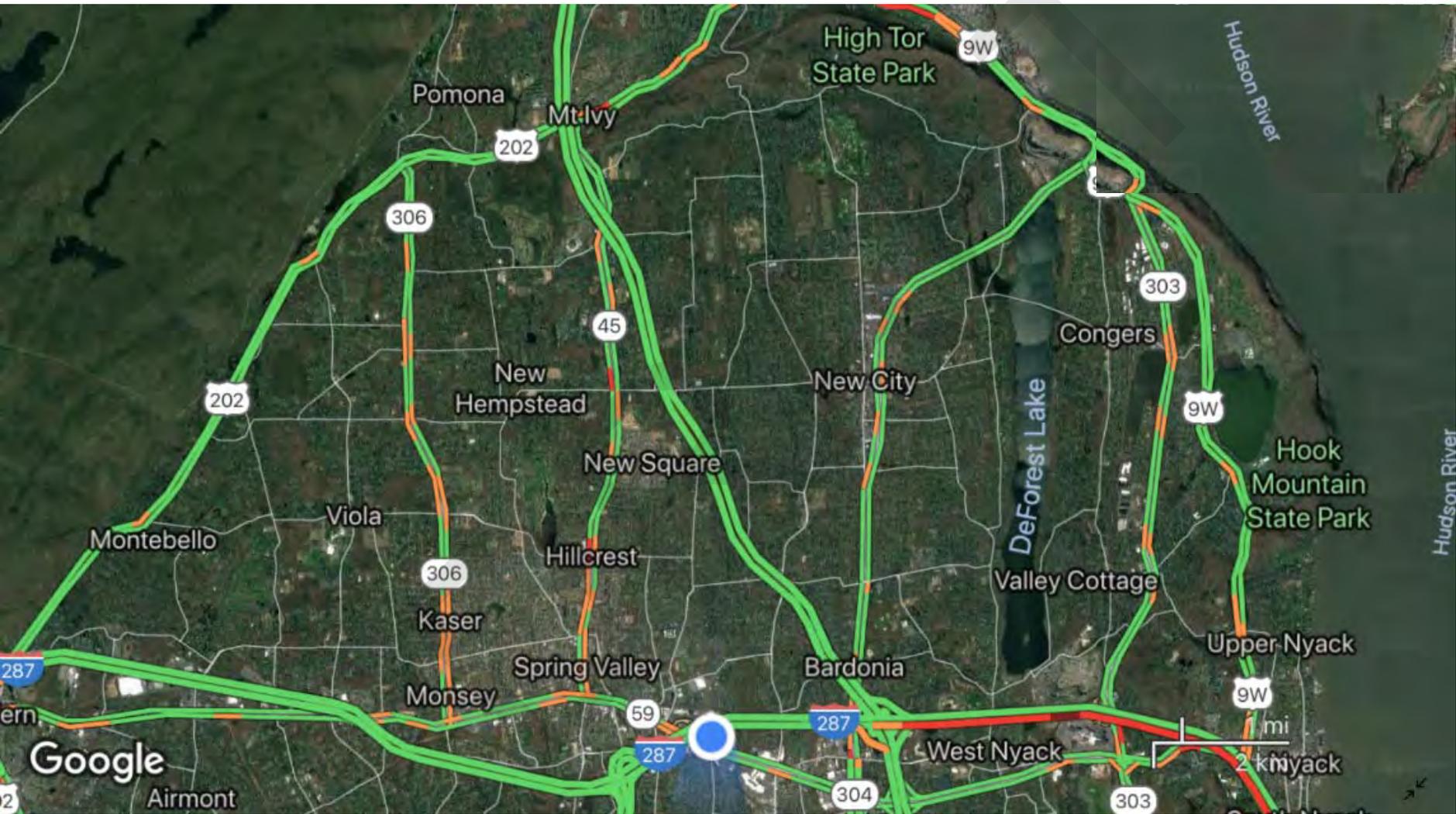
630AM TRAFFIC: 45,59,287



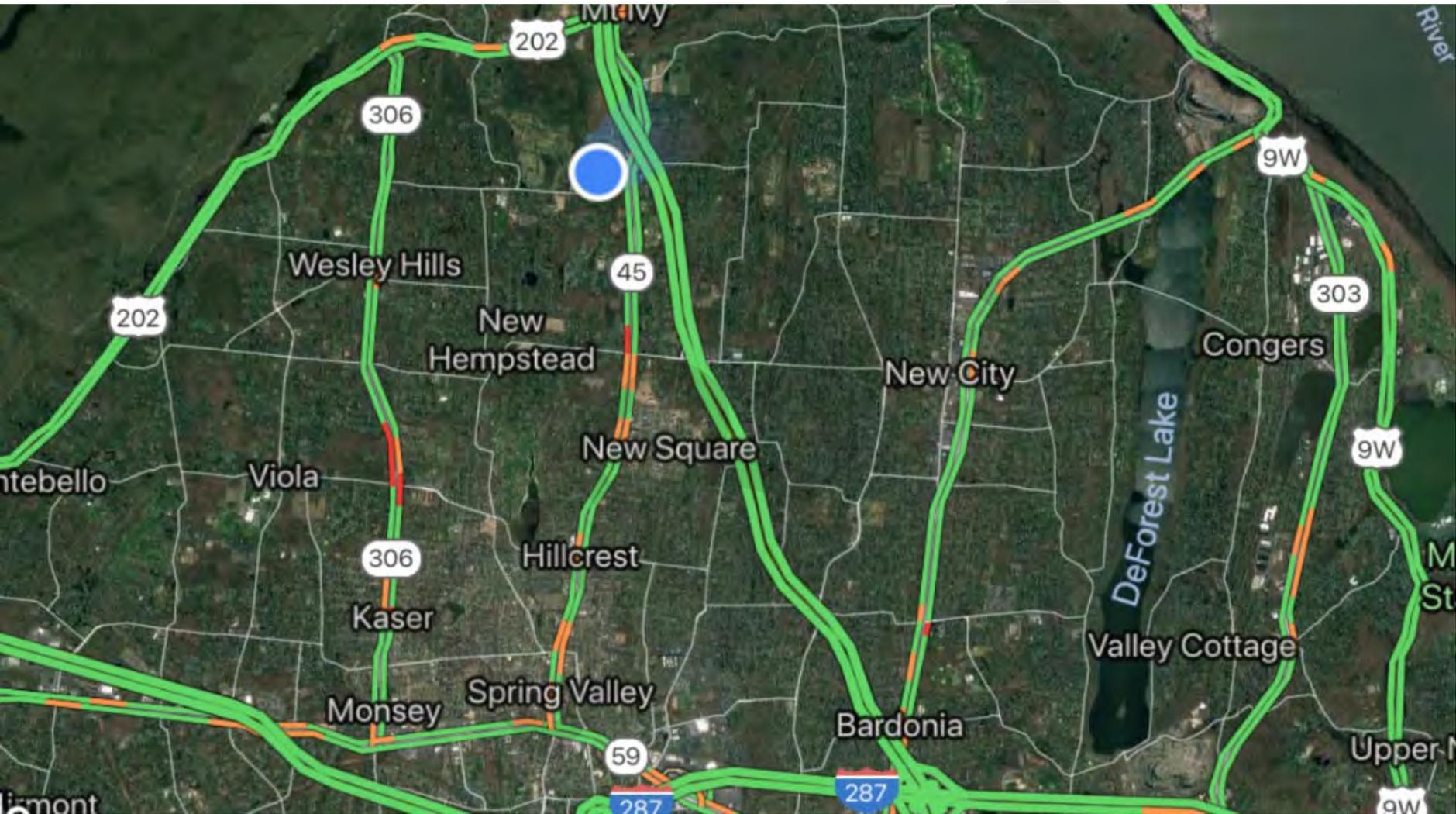
730AM TRAFFIC: 45,59,287



830AM TRAFFIC: 45, 59, 287, 306, 303



930AM TRAFFIC: 45, 59, 287, 306 (SCHOOL BUSES), 303



**“WE’RE THE GATEWAY TO BEAR
MOUNTAIN STATE PARK, ROCKLAND
STATE PARK AND
HARRIMAN STATE PARK.”**

cycling: bike lane



- Marked lane reserved for bicycle travel
- Safe streets and routes for children to bike to school

cycling: bike boulevard



- 2 lanes alternate directions, protected

cycling: bike boulevard



- Priority to bicyclists on a thoroughfare with shared or separate lanes
- Continuous and marked routes through the city

Reisman Sports Complex

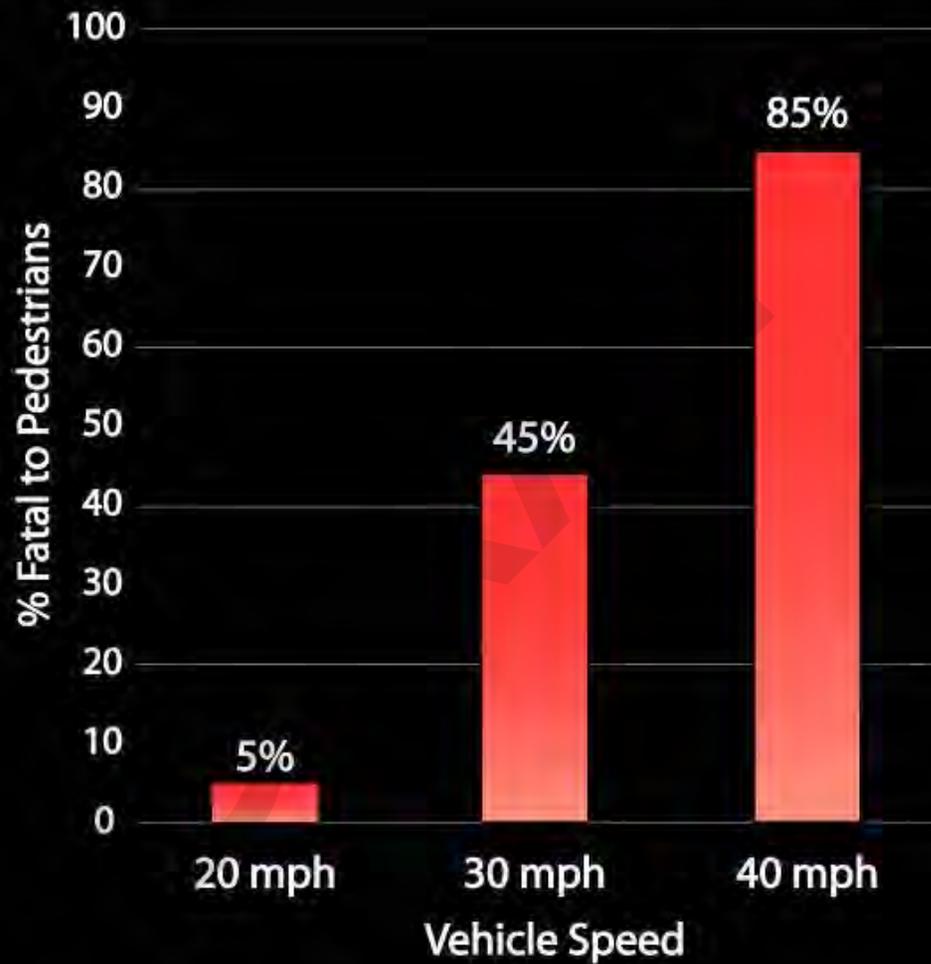


RAMPAPO IS APPLYING FOR GRANTS AND PLANNING FOR BIKING

DRAFT

**IF WE ARE WIDENING STREETS LETS
MAKE SURE WE AREN'T SOLVING ONE
PROBLEM WHILE SIMULTANEOUSLY
CREATING ANOTHER**

pedestrian fatalities & speed



car: median



- Addition of a strip of land between travel lanes

car: roundabout



- Free-flowing vehicular movement for large and small streets

car: on-street parking



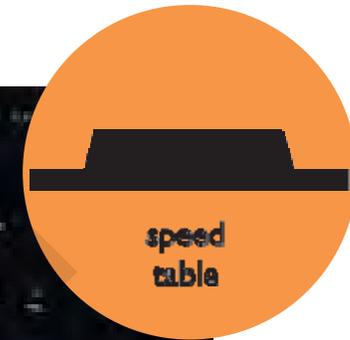
- Addition of marked on-street parking on underutilized wide roadways

pedestrian: crosswalks



- Convenient locations for pedestrian cross a street
- Encourages walkability with closely-spaced locations

pedestrian: speed table



- Priority pedestrian crossing
- Speed control

**RAMAPO IS PLANNING TO IMPROVE 10
TO 20 INTERSECTIONS WITH
PEDESTRIAN CROSSINGS AS
IDENTIFIED BY THE PEDESTRIAN-
SAFETY ACTION PLAN**



school transportation



Walking School Buses (WSBs)

school transportation

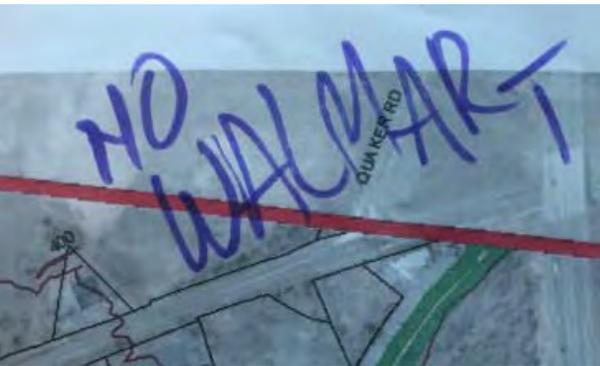


Safe Routes to School

SafeRoutes
National Center for Safe Routes to School



CREATE LOCAL MAIN STREET CENTERS



Kick-off & Hands-on Design Session
Public Design Charrette

TABLE 6 BIG IDEAS

- 1 USE PUD'S w/controls WHERE THE IMPACT TO LOCAL STREETS ARE NEGLIGIBLE
- 2 CURRENT MULTI-FAMILY ZONING IS NOT WORKING AND NEEDS RE-WORKING





NEW CITY

AREAS OF OPPORTUNITY

Like Rte 202



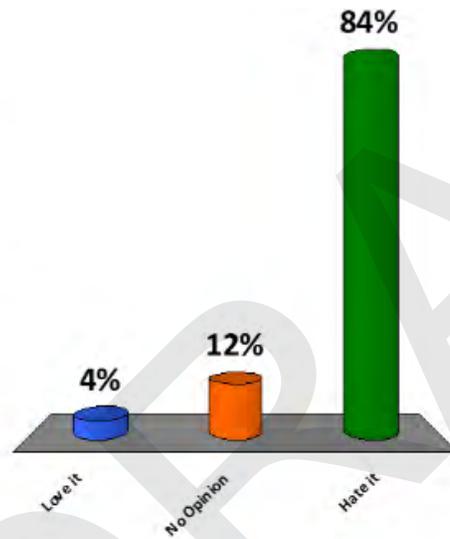
Do you like this?

COMPARISON – SHOPPING STREET

DO YOU LIKE THIS?



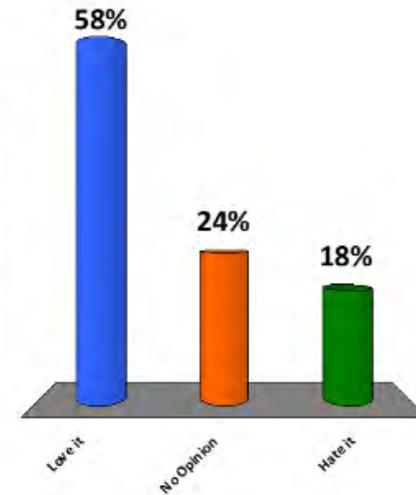
1. Love it
2. No Opinion
3. Hate it



DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it



202 REDEVELOPMENT – EXISTING



OLD QUARRY

RAMAPO PLAZA

ROUTE 202

MOUNT IVY ALL AMERICAN
DINER

202 REDEVELOPMENT - PHASE 1



RAMAPO PLAZA

SINGLE FAMILY HOMES

COTTAGE COURTYARD HOMES

GREEN SQUARE

PARKING

ROUTE 202

SHOPS

BRANCH LIBRARY

202 REDEVELOPMENT - PHASE 2



TOWNHOMES

CIVIC SPACE

SINGLE FAMILY HOMES

COTTAGE COURTYARD HOMES

APARTMENTS

RESTAURANTS

OFFICES

GREEN SQUARE

SHOPS

PARKING

BRANCH LIBRARY

ROUTE 202

202 REDEVELOPMENT – EXISTING STRIP PLAZA



202 REDEVELOPMENT – PROPOSED MAIN STREET



202 REDEVELOPMENT – NEIGHBORHOOD SQUARE



202 REDEVELOPMENT – MAIN STREET



BUSINESS IMPROVEMENT DISTRICTS (BID)



EXISTING CONDITIONS



01 BALLFIELD SQUARE



POMONA RD

FIREMEN'S MEMORIAL DR

02 GROWING THE CENTER



POMONA RD

FIREMEN'S MEMORIAL DR

03 WORKPLACES



POMONA RD

FIREMEN'S MEMORIAL DR

DRAFT

04 EXTENDING WALKABILITY



POMONA RD

FIREMEN'S MEMORIAL DR

05 EXTENDING WALKABILITY



06 EXTENDING WALKABILITY



POMONA RD

FIREMEN'S MEMORIAL DR



07 EXTENDING WALKABILITY



POMONA RD

FIREMEN'S MEMORIAL DR

POTENTIAL USES

Townhouses

Senior Living

Offices

Square

Library

Drugstore

POMONA RD

Restaurants

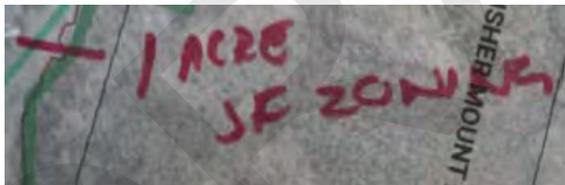
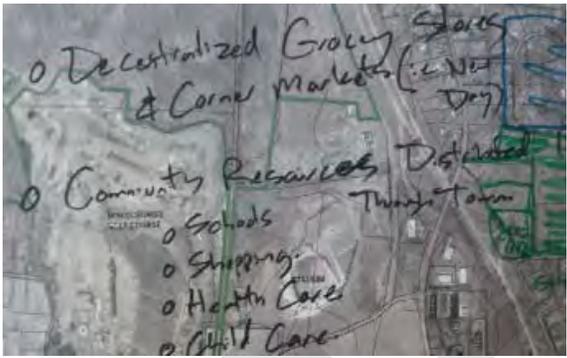
Corner Market

Playground

FIREMEN'S MEMORIAL DR



AFFORDABLE AND COMPLETE NEIGHBORHOODS FOR EVERYONE





THE MARKET WANTS TO BUILD DENSELY



MISMATCHES



**Our Home is
For Sale**

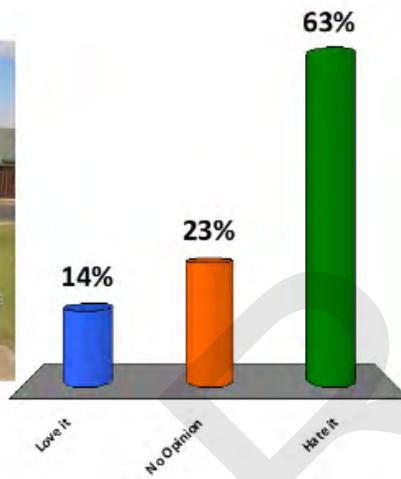
NO Soliciting !

WE SUPPORT

Do you like this?

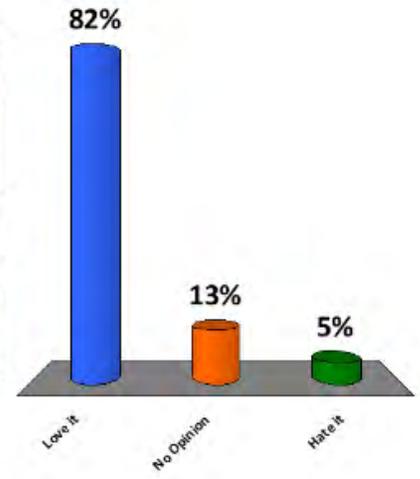
COMPARISON – NEIGHBORHOOD STREET

DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it

DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it

**FORM BASED CODING IS A TOOL TO
CREATE GREAT NEW COMMUNITIES
AND IMPROVE EXISTING ONES**

SERENBE (NEAR ATLANTA) GA



T6/T5



T3



T4



T2, T1, Civic

NEW TOWN ST. CHARLES (NEAR ST LOUIS) MO



T6/T5



T3



T4



T2, T1, Civic

BALDWIN PARK (NEAR ORLANDO) FL



T6/T5



T3

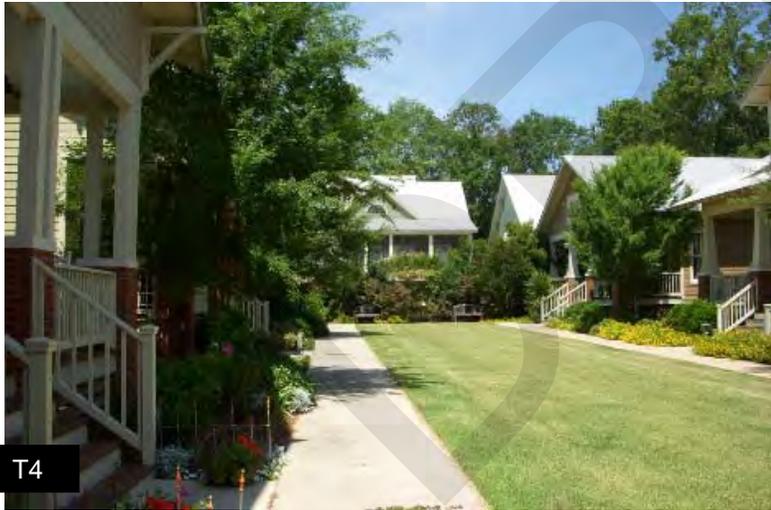


T4

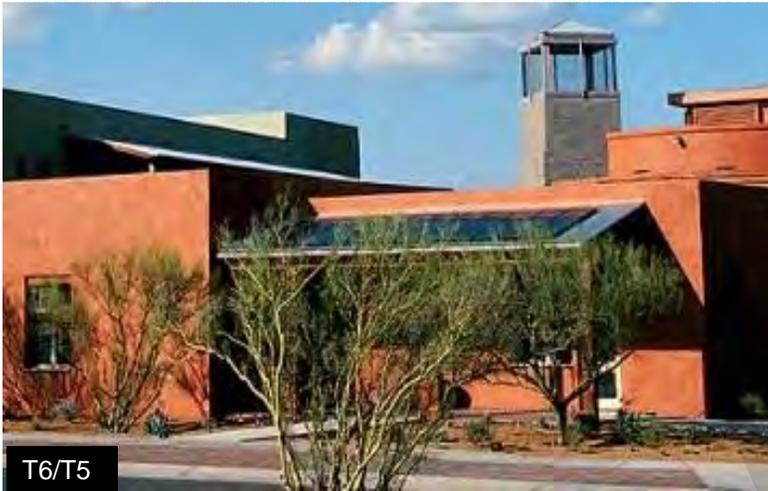


T2, T1, Civic

THE WATERS (NEAR MONTGOMERY) AL



CIVANO (NEAR TUCSON) AZ



T6/T5



T3



T4



T2, T1, Civic

HAMPSTEAD (NEAR MONTGOMERY) AL



T6/T5



T3



T4



T2, T1, Civic

WALKABLE LIFESTYLE



T6/T5



T3



T4

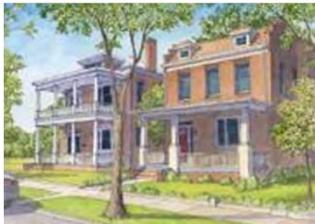
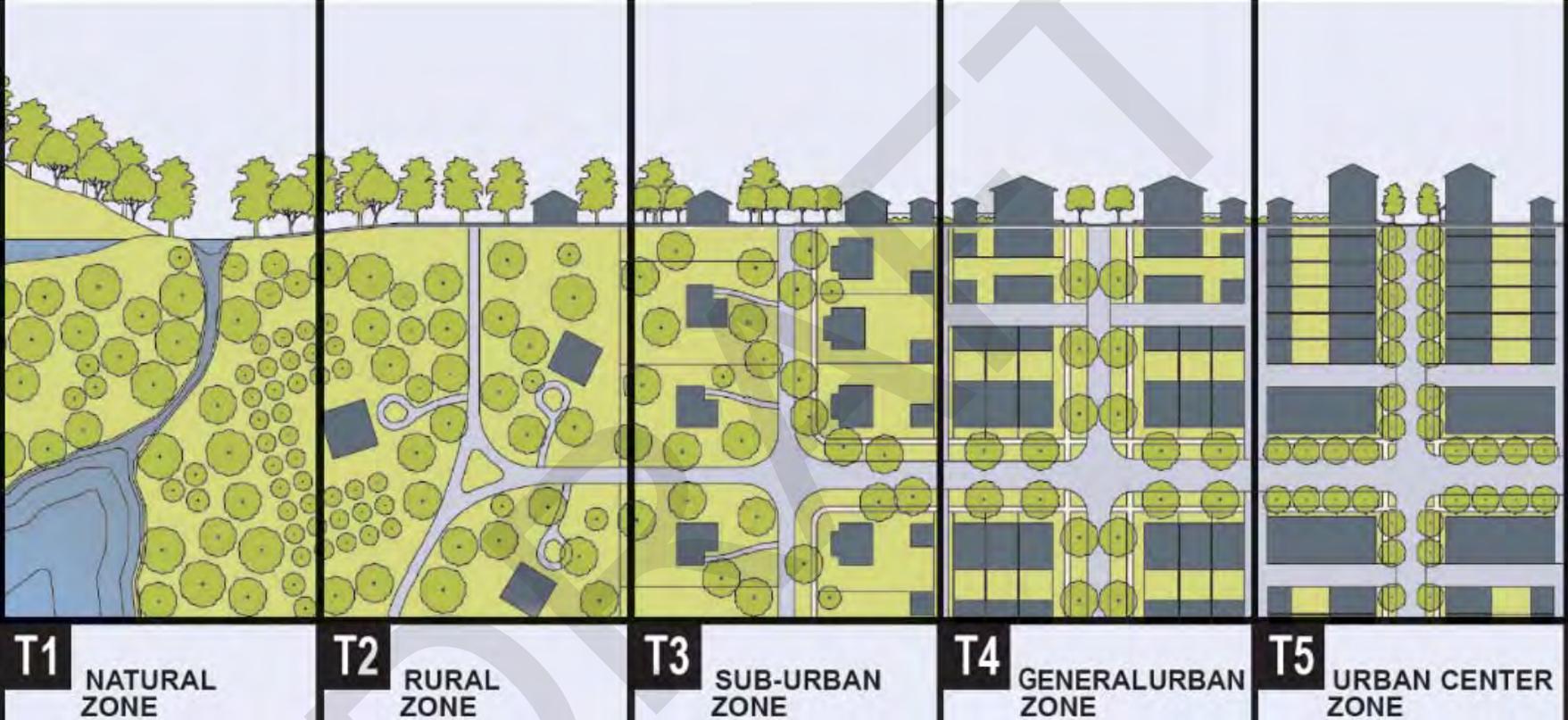


T2, T1, Civic

NOT A WALKABLE LIFESTYLE



THE FORMULA



**“IF YOU ARE GOING TO GET A CHANGE
OF DENSITY THERE MUST BE
SIGNIFICANT PUBLIC BENEFIT.”**

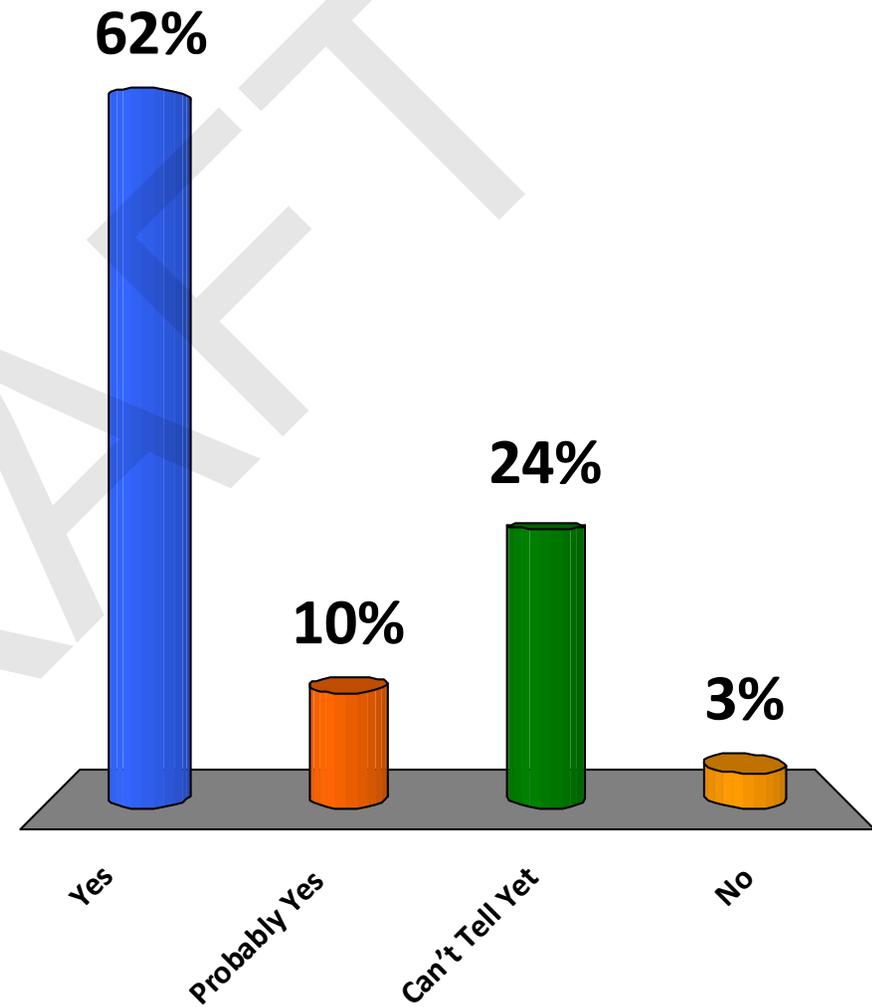
KEYPAD POLLING



DO YOU LIKE THIS IDEA?



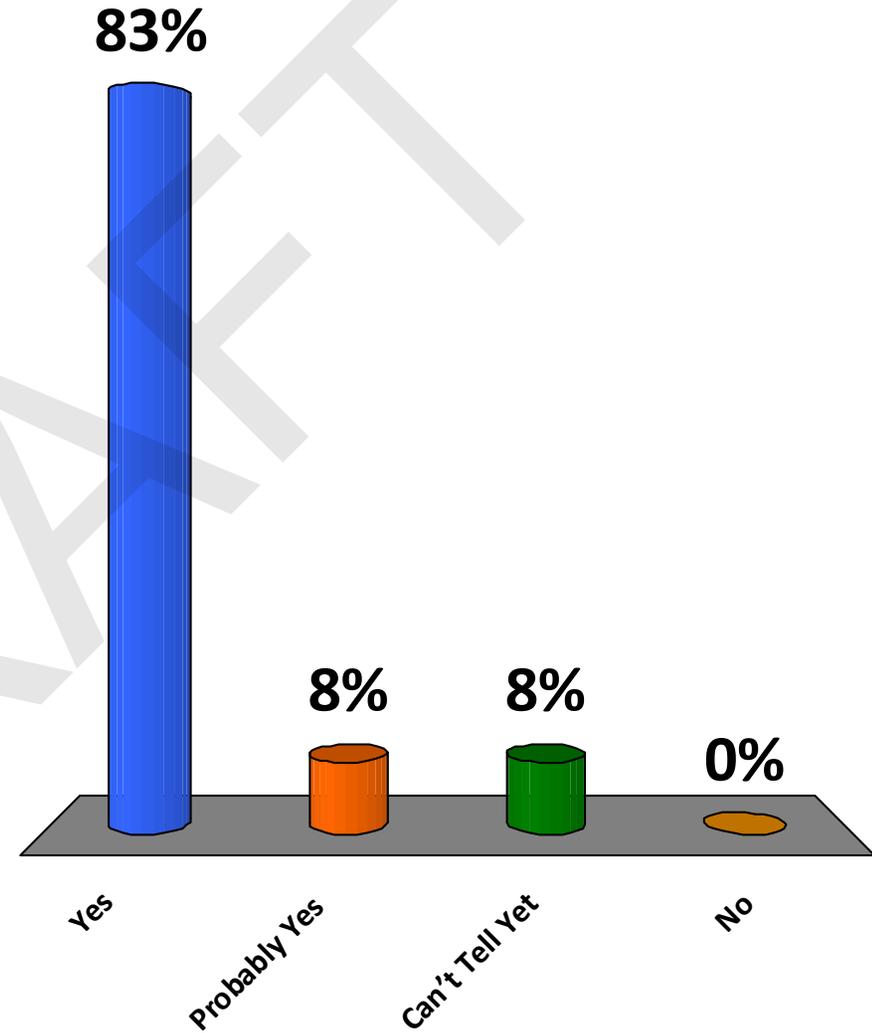
1. Yes
2. Probably Yes
3. Can't Tell Yet
4. No



DO YOU LIKE THIS IDEA?



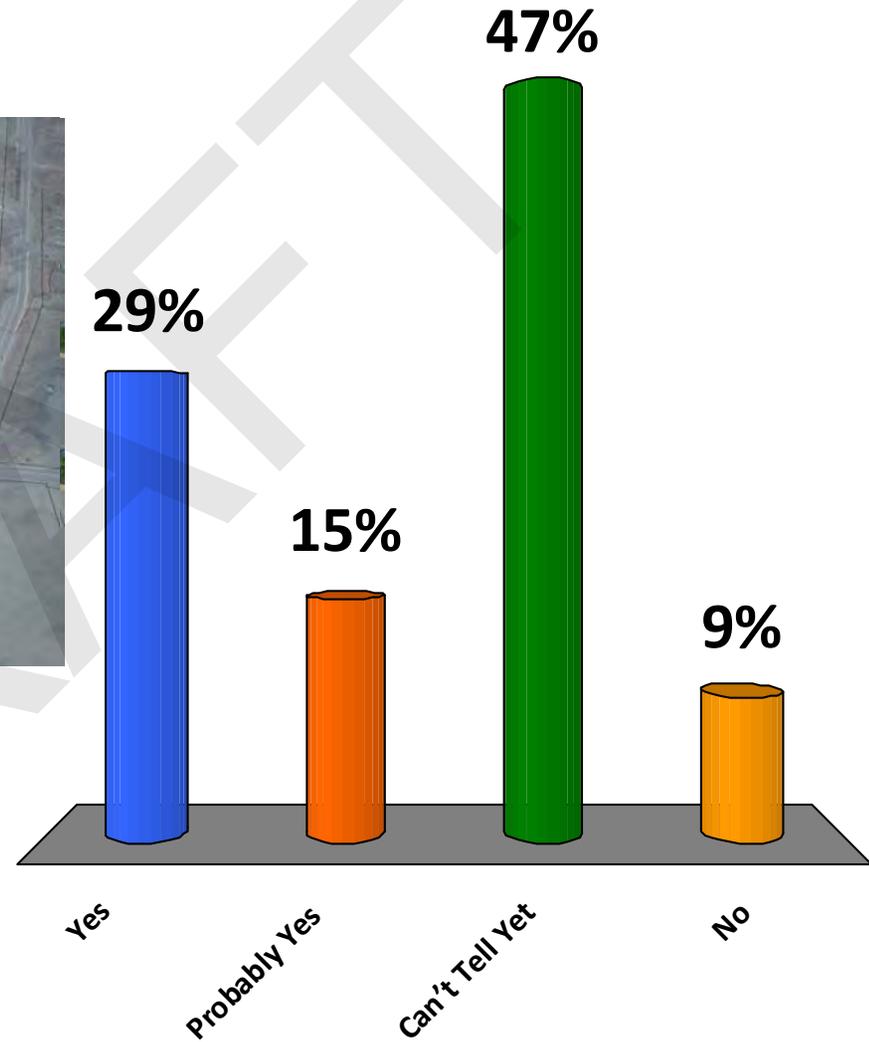
1. Yes
2. Probably Yes
3. Can't Tell Yet
4. No



DO YOU LIKE THIS IDEA?



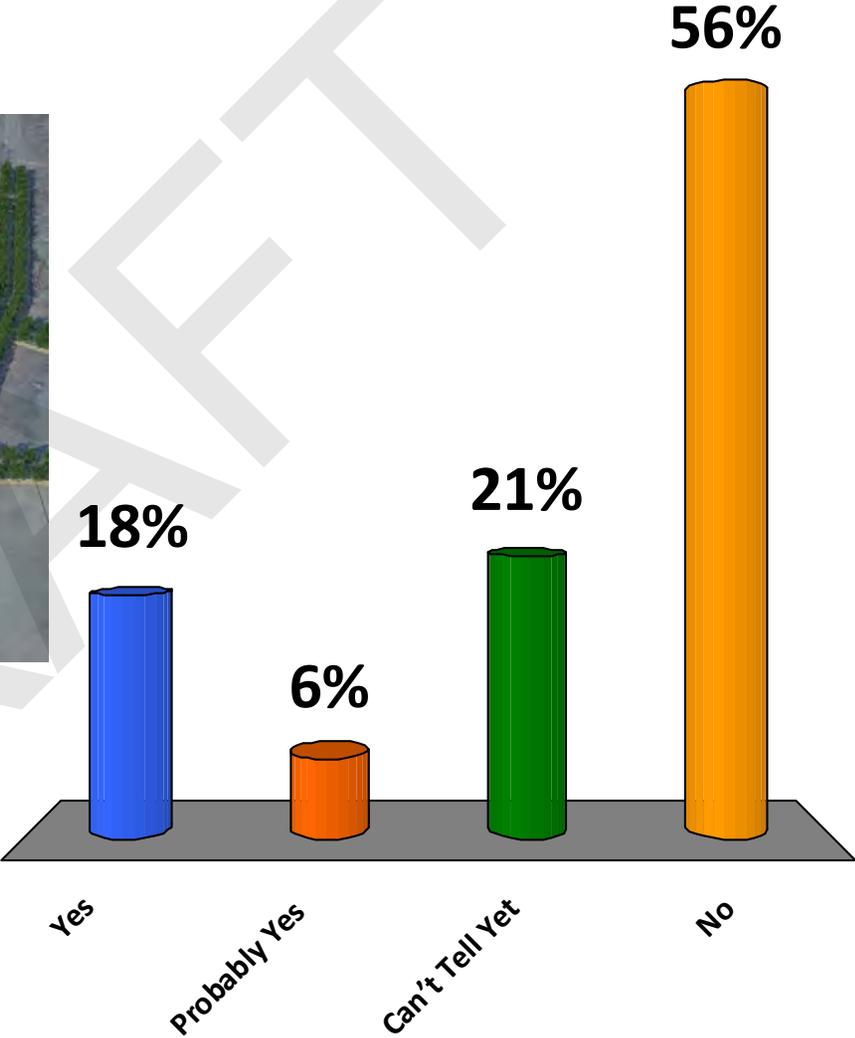
1. Yes
2. Probably Yes
3. Can't Tell Yet
4. No



DO YOU LIKE THIS IDEA?

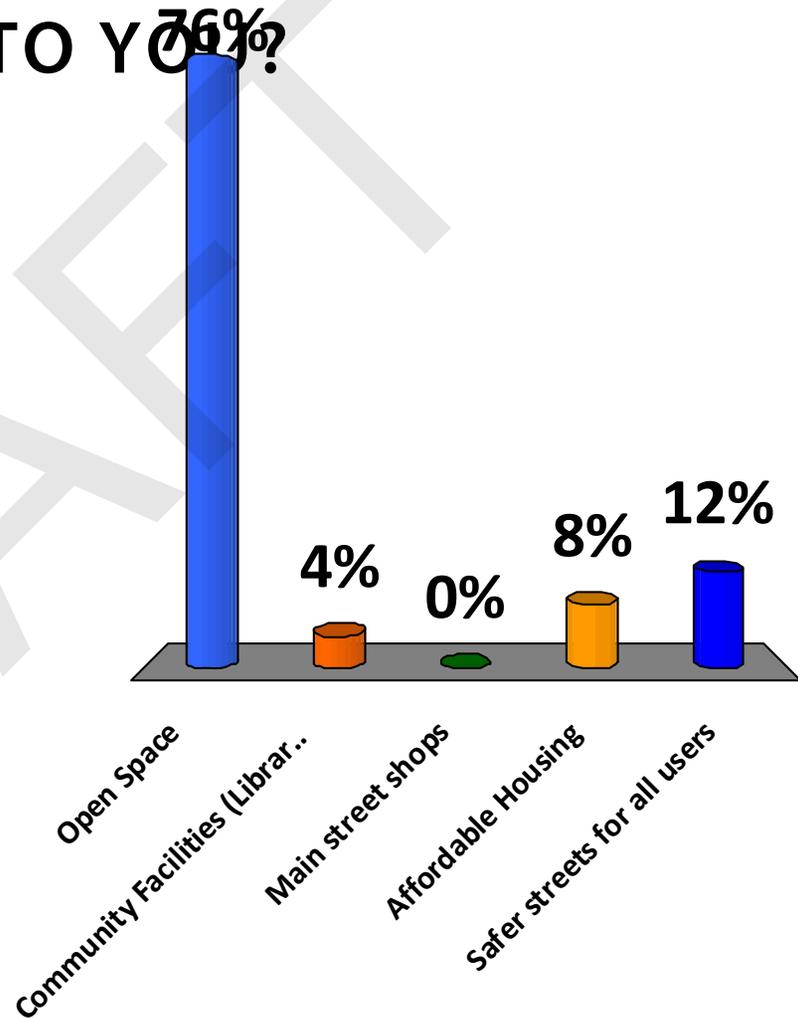


- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



WHAT IS MOST IMPORTANT TO YOU?

1. Open Space
2. Community Facilities (Library, Recreational Fields, Schools, etc.)
3. Main street shops
4. Affordable Housing
5. Safer streets for all users



NORTHEAST RAMAPO

Town Form and Land Use Patterns

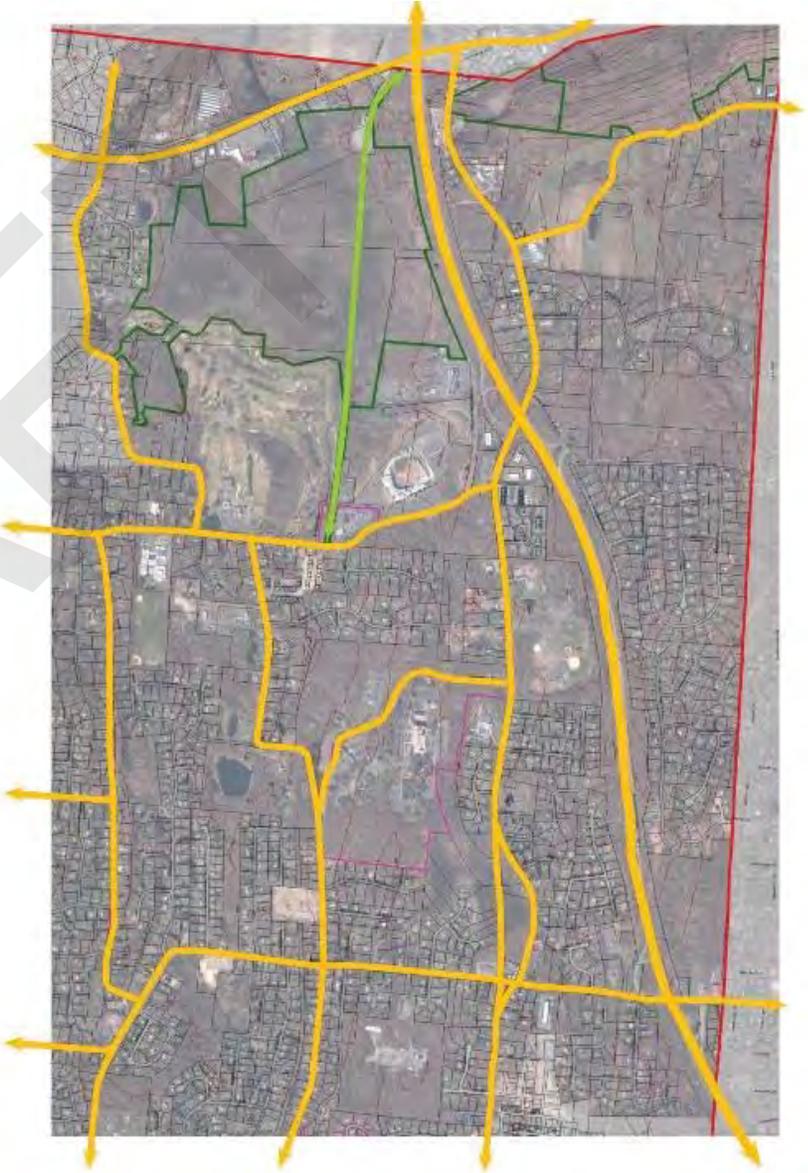
DRAFT



NORTHEAST RAMAPO

Town Form and Land Use Patterns

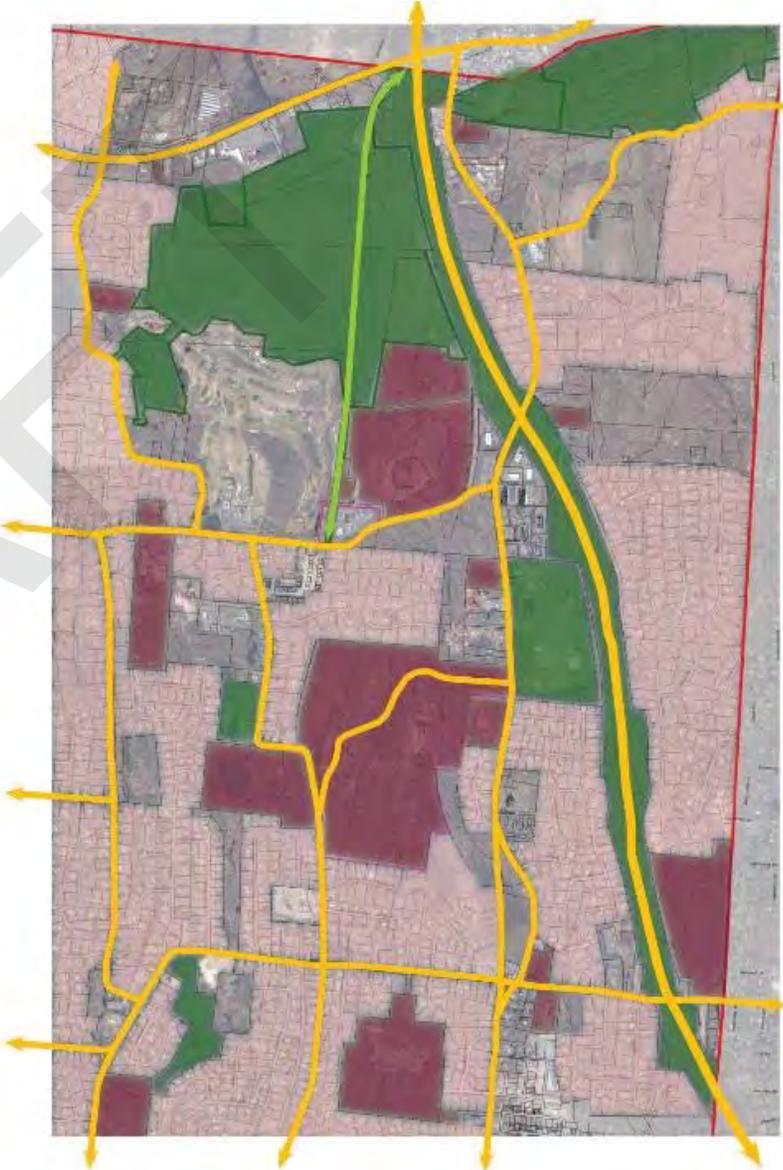
- Primary Connecting Streets
- Potential Rail Trail



NORTHEAST RAMAPO

Town Form and Land Use Patterns

- Existing Primary Connecting Streets
- Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space



NORTHEAST RAMAPO

Town Form and Land Use Patterns

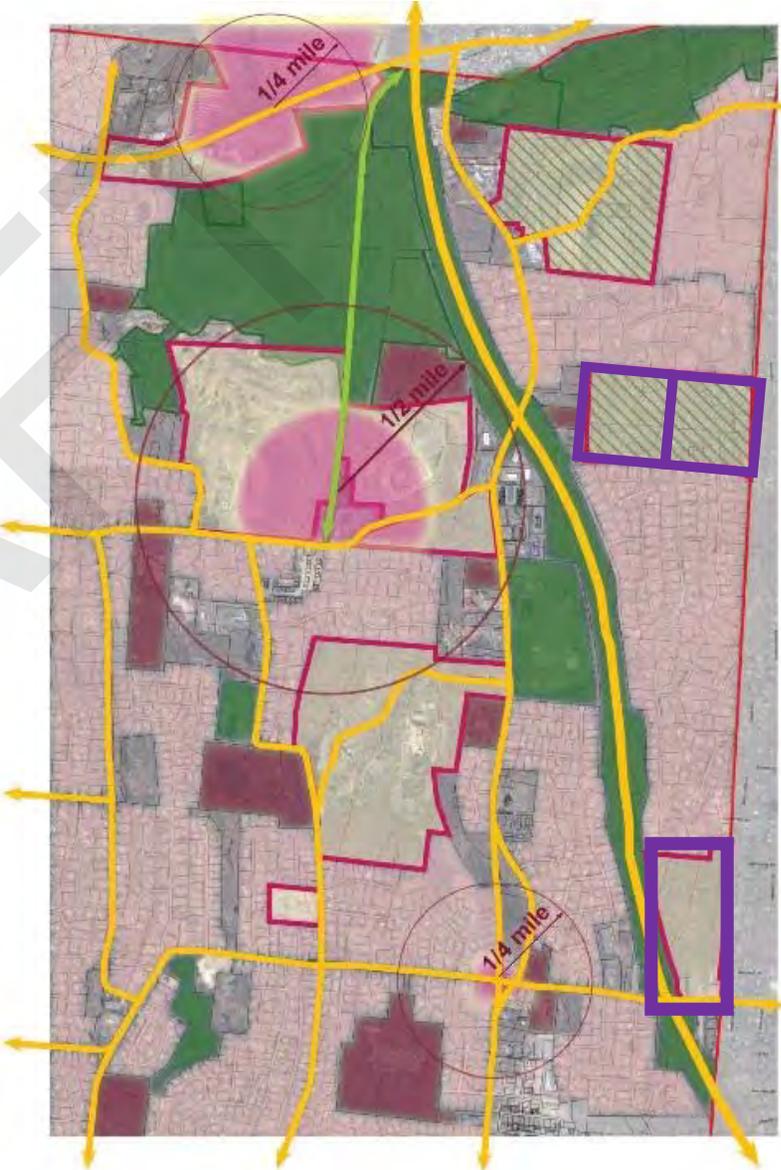
- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Potential Opportunity Sites
(large parcels that this plan can recommend future uses for: should it be open space? future development?)



NORTHEAST RAMAPO

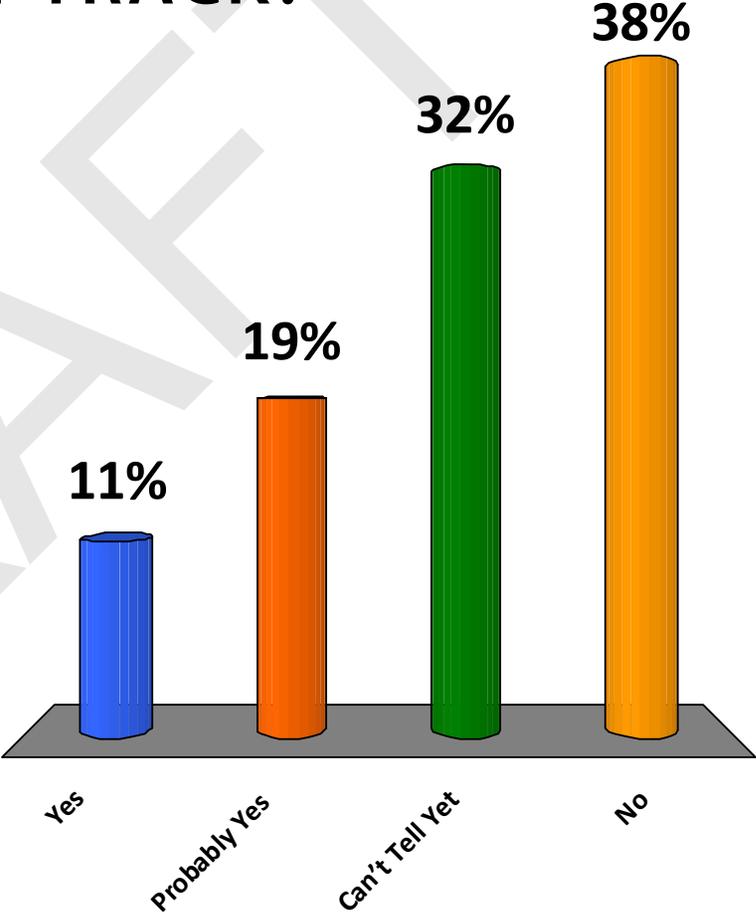
Town Form and Land Use Patterns

- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Potential Opportunity Sites
(Large parcels that this plan can recommend future uses for: should it be open space? future development?)
- Develop / Preserve Split (?)
- Potential for Walkable Mixed-Use



DO YOU THINK THE **DRAFT** IDEAS PRESENTED TONIGHT ARE ON THE RIGHT TRACK?

- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



PLANNING@RAMAPO.ORG

WWW.RAMAPO.COM/ENVISIONRAMAPO

CHARRETTE WEEK SCHEDULE

1

Kick-off & Hands-on Design Session

Tuesday, November 27 | 6 pm to 9 pm

2

Open Design Studio

Wednesday to Friday, November 28 – 30 | 10 am to 6 pm

3

Open House

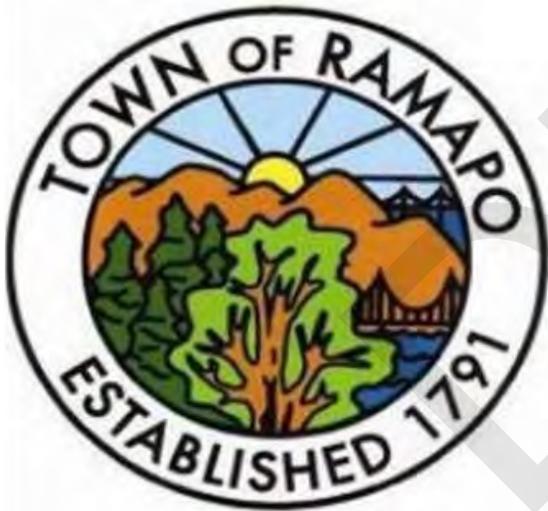
Thursday, November 29 | 6 pm to 8 pm

4

Work-in-Progress Presentation

Wednesday, December 19 | 6 pm

Northeast Ramapo Strategic Plan (2019)



Thank you!

Laberge Group: Planning
Dover, Kohl & Partners: Design

WORK IN PROGRESS WORKSHOP
- JANUARY 2019

FACILITATED BY:
LABERGE GROUP

DOVER, KOHL & PARTNERS

NORTHEAST RAMAPO STRATEGIC PLAN

WE LISTENED. DID WE GET IT RIGHT? COME SEE THE PLAN IN PROGRESS!



Work-in-Progress Presentation | January 23, 2019



WORK-IN-PROGRESS PRESENTATION

Wednesday, January 23 | 6:00 pm

Event Location: Pomona Middle School
101 Pomona Rd, Suffern, NY 10901

A public charrette was held the week of November 27 - 30, 2018. The planning team listened to the numerous perspectives of the community and created plans, diagrams and images depicting the potential future of the Northeast Ramapo area. Initial work was presented at an Open house on Thursday, November 29. Based on feedback heard following the charrette, adjustments have been made.

Please join the planning team once again to see if the Strategic Plan for Northeast Ramapo is headed in the right direction.

Come. Listen. Continue the conversation.

What is a Strategic Plan?

A strategic plan sets the tone of a town's growth and development for the next twenty to thirty years as well as creates an implementation strategy to enable anticipated outcomes.

Your input and feedback are instrumental as the future of Northeast Ramapo is envisioned.

For Questions and More Info Email:

Planning@ramapo.org

FOR IMMEDIATE RELEASE

NORTHEAST RAMAPO STRATEGIC PLAN DESIGN CHARRETTE WORK-IN-PROGRESS PRESENTATION: WEDNESDAY, JANUARY 23rd, 2019 AT 6:00P.M. AT POMONA MIDDLE SCHOOL – THE INTERSTED PUBLIC IS ENCOURAGED TO ATTEND

For More Information Contact: planning@rampo.org

As part of a comprehensive design-based public participation “charrette” organized to help establish a Northeast Ramapo Strategic Plan, the Town of Ramapo will hold a Northeast Ramapo Strategic Plan Work-in-Progress Presentation & Community Meeting from 6:00-8:00 p.m. at Pomona Middle School (101 Pomona Rd, Suffern) on Wednesday, January 23, 2019. Public participation is invited.

The Northeast Ramapo Strategic Plan will establish the first of three neighborhood plans that together will update the comprehensive plan. The strategic planning process is taking stock of desired land use and capital improvements for unincorporated portions of the Town of Ramapo. Specifically, the Northeast Plan will confirm a land use vision and offer guidance on updating infrastructure and community and economic development objectives and strategies for the northeast part of Town, including through possible establishment of Form-Based Zoning.

The briefing and information gathering on the 23rd will also assist formulation of the Town of Ramapo Future Land Use Generic Environmental Impact Statement (GEIS), which will augment the Strategic Plan. The planning process seeks to identify actions that can preserve quality of life and assist balanced growth. As part of analysis and planning, in the period ahead there will be presentation of a community profile covering aspects of Ramapo like: environmental resources, demographics, housing, land use, zoning, infrastructure, economic development, and past planning policies. Moreover, in consideration of specific circumstances, the Northeast Strategic Plan will provide land use goals and alternative implementation strategies for guiding land use and infrastructure development, and as part of this effort, the GEIS will assess conditions and future trends, plus review possible impacts of future development town-wide.

The January 23rd meeting follows-up the charrette’s ‘Hands-on Design Session’ kick-off on November 27th, and the concurrent three-day open-house, which invited residents to drop-in and talk with the project’s design consultants, and the North Ramapo Open House on the night of November 29th, 2018 which presented findings to-date. The upcoming W-I-P meeting on the 23rd will review the November charrette in detail and offer more opportunity for feedback on notions for Northeast Ramapo’s strategic development and land use, all as part of formulating effective policies, smart land use, sound investments, economic development and quality government services. For more information, contact: planning@rampo.org

Northeast Ramapo Strategic Plan (2019)

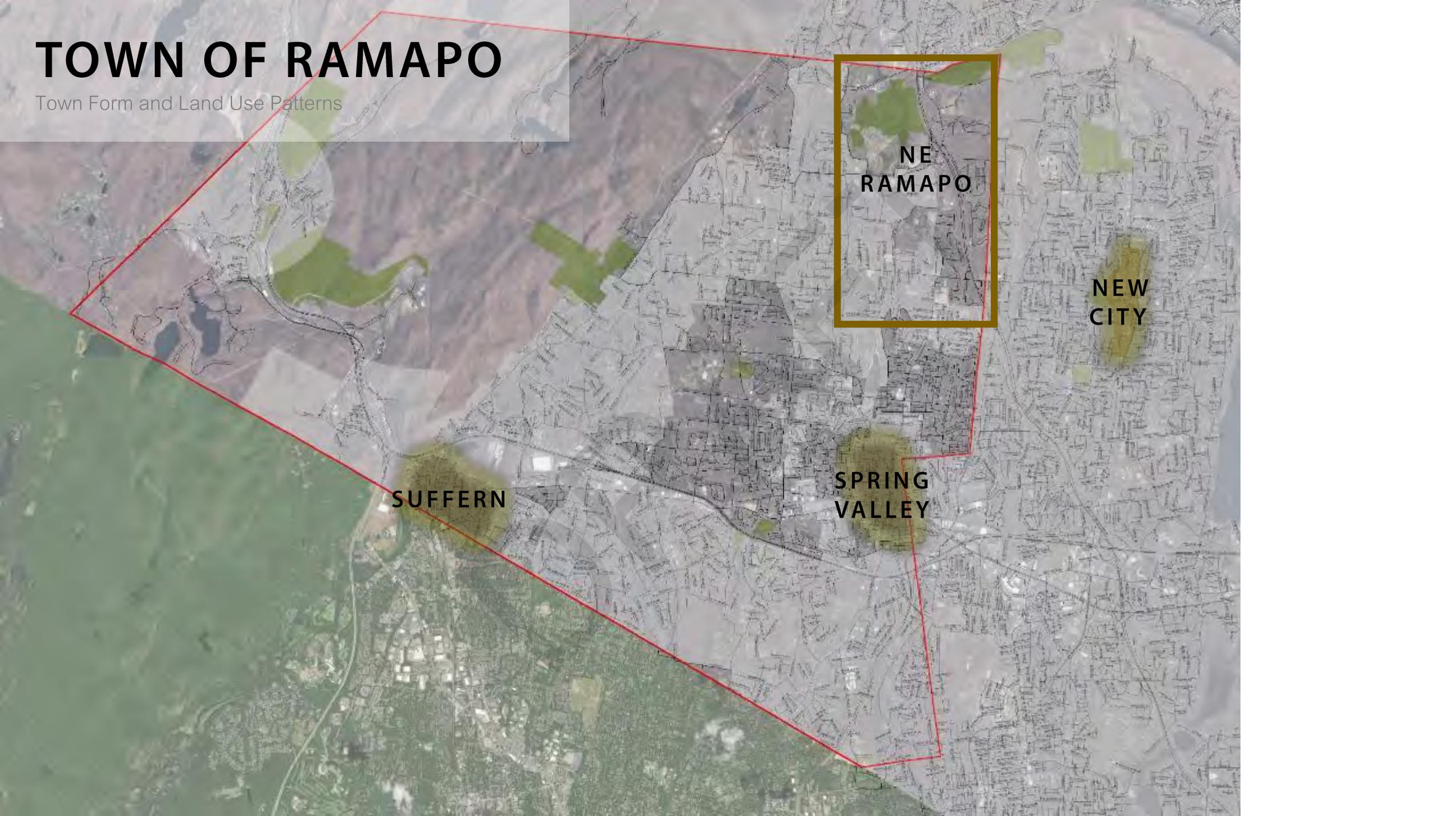


Welcome!

Laberge Group: Planning
Dover, Kohl & Partners: Design

TOWN OF RAMAPO

Town Form and Land Use Patterns



NE
RAMAPO

NEW
CITY

SUFFERN

SPRING
VALLEY

PROJECT TIMELINE



**PRESENTATION
OF THE
PLAN & CODE**

EARLY 2019

**APPROVAL
PROCESS
SPRING 2019**

**CHARRETTE
WEEK**

NOV 27 - 30

**DRAFTING
THE PLAN &
CODE**

**PLAN
REVISIONS**

**PLAN
ADOPTED**

**STEERING COMMITTEE
PRESENTATION**



NORTHEAST RAMAPO STRATEGIC PLAN

**SAVE THE
DATES!**

Public Design Charrette | November 27 - 30, 2018
Work-in-Progress Presentation



HELP PLAN THE FUTURE OF YOUR COMMUNITY



11.27.18: TUESDAY: 50+ PEOPLE



11.28.18: OPEN STUDIO: 155+ PEOPLE



OPEN STUDIO: 155+ PEOPLE



MEETINGS



MEETINGS



MEETINGS

TOWN STAFF AND OFFICIALS

VILLAGE STAFF AND OFFICIALS

PUBLIC TRANSIT PROVIDERS

EDUCATORS

SCHOOL SUPERINTENDENTS

BUS PROVIDERS

BIKE ADVOCATES

INFRASTRUCTURE PROVIDERS

LAND OWNERS

RELIGIOUS INSTITUTIONS

RENTERS

DEVELOPERS

RECREATION DEPARTMENTS

STEERING COMMITTEE (TWICE)

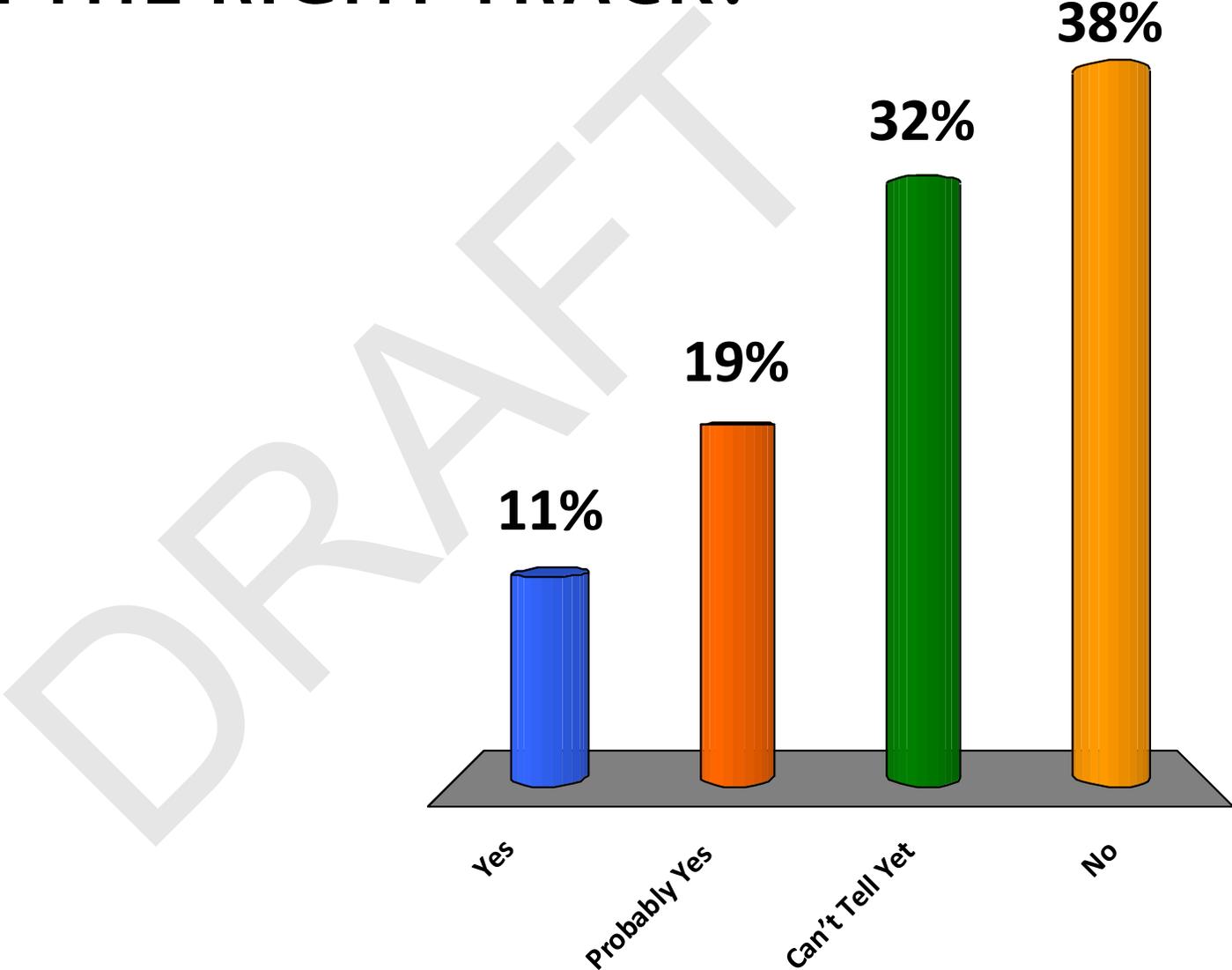
TRAIL HIKERS

LOCAL CHURCHES



DO YOU THINK THE **DRAFT** IDEAS PRESENTED TONIGHT ARE ON THE RIGHT TRACK?

- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



WHAT WE HEARD



INTRO TO EXERCISES

One Word Card

ONE WORD that comes to mind
about **Northeast Ramapo:**

NOW: _____

IN THE FUTURE:

(in my vision)

One word about Northeast Ramapo NOW



One word about Northeast Ramapo In the Future



BIG 5 IDEAS

- **Preserve and protect natural lands**

Promote environmental sustainability. Lands bought for protection should be protected. Protect the aquifer (water quality and quantity). Mitigation fees for parks & preservation. Wellhead protection. Protect endangered species. Electric recharge stations. New waterbody buffers. Large-lot zoning on sensitive areas (like aquifer lenses).

- **Improve traffic circulation (or, at least, don't make it worse)**

Enhance the auto-mobility of the commuting network. Investigate Express Buses (Monsey to New Square to 202). Traffic calming and road narrowing. Don't repeat the mistakes of Monsey. Consider emergency response times in all development decisions. Complete the streets. Widen 45, 59 & 306 with boulevards. Turn lanes at major intersections.

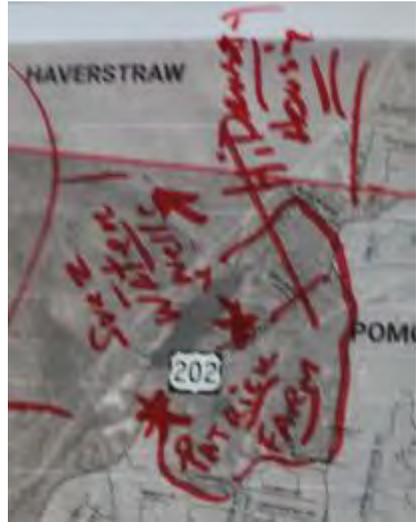
- **Create local Main Street centers that add jobs & "rateables"**

Build only on select locations away from residential. Increase the town's tax base (the "rateables") to ease property tax burden. New development should create full communities in which people don't need to drive everywhere.

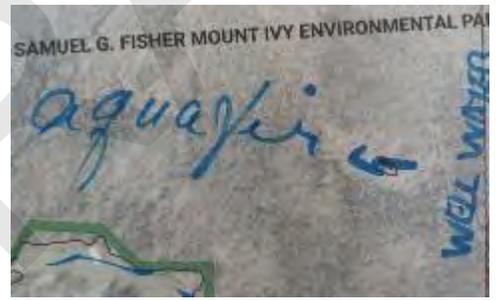
- **Affordable and complete new neighborhoods for everyone**

Build well. New development should create complete communities. Add missing housing types that can accommodate the senior population with dignity. Sidewalks, street trees at key locations. Bike and walk trails. Update the development

PRESERVE AND PROTECT NATURAL LANDS

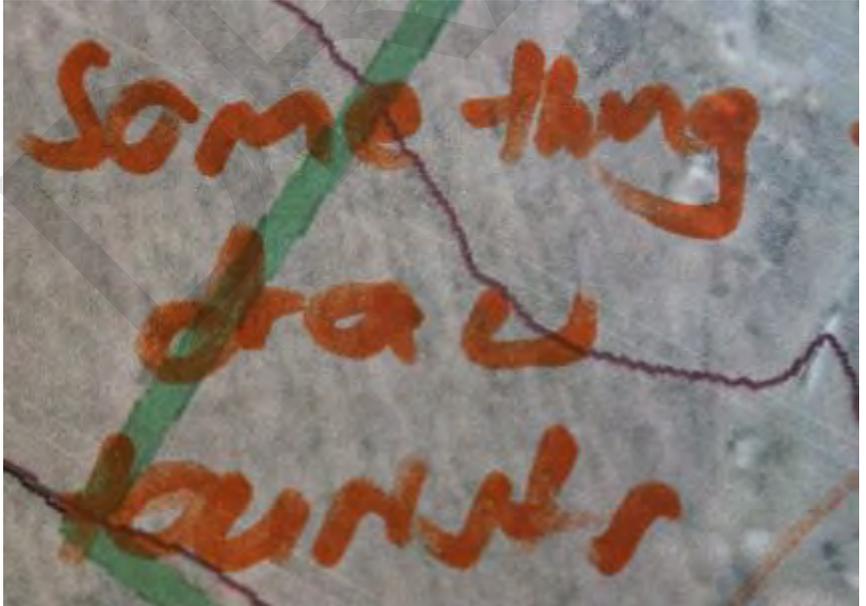
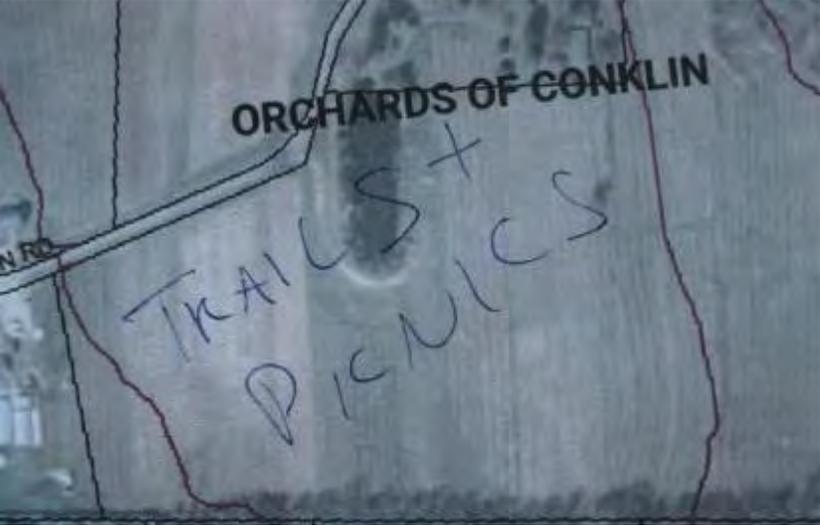


2 Skyview Acres coop - about Shiker property. We promised it would be kept open space. (Low Trust)

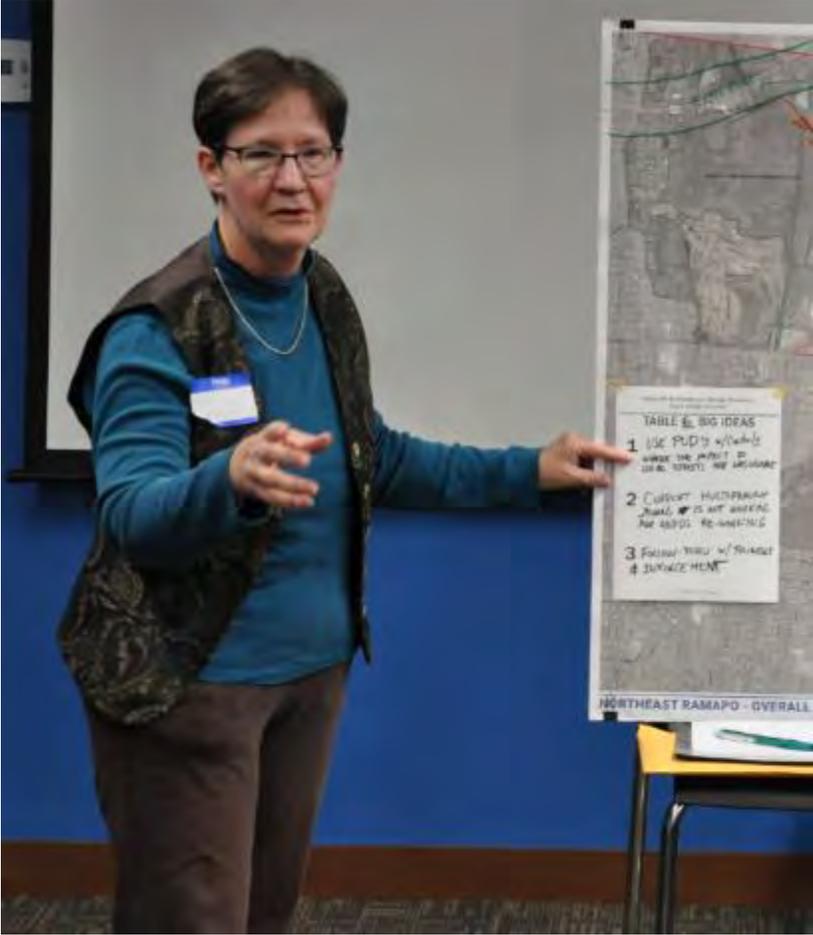
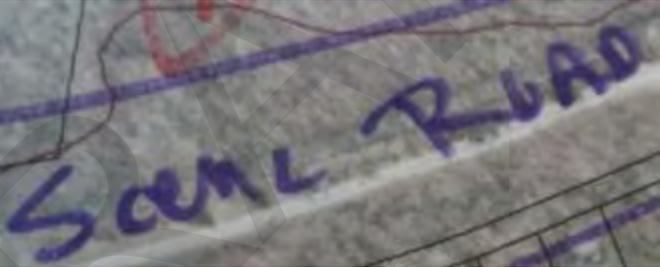
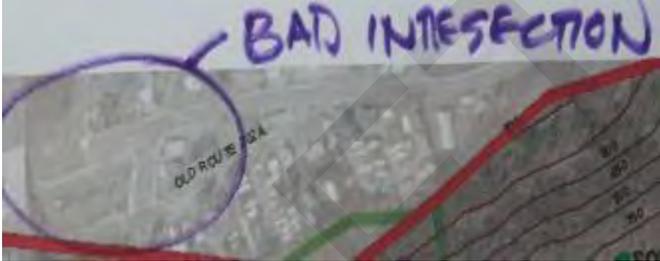
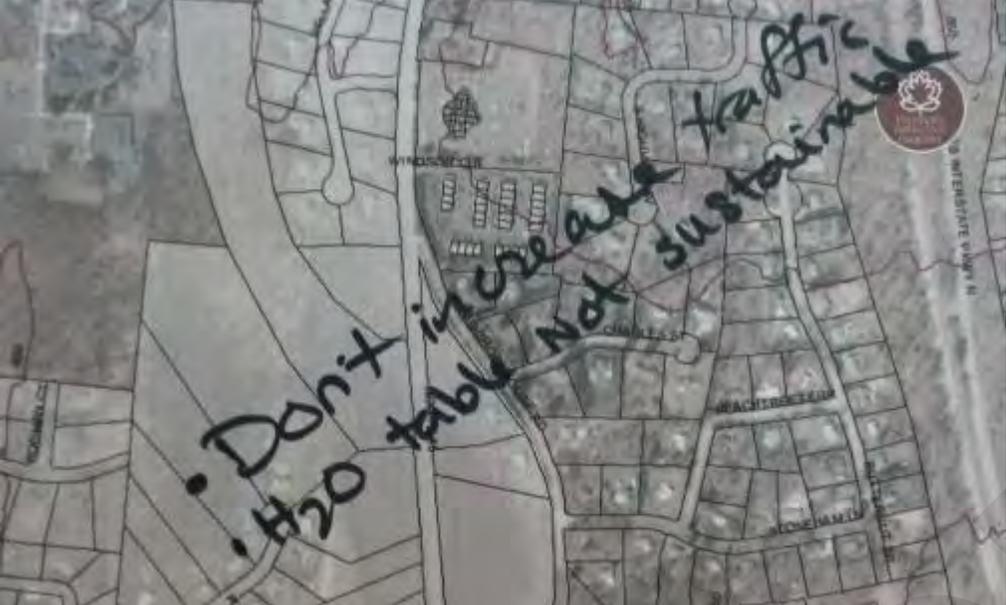


2 PROTECTING ENVIRONMENTAL RESOURCES -> WATER!

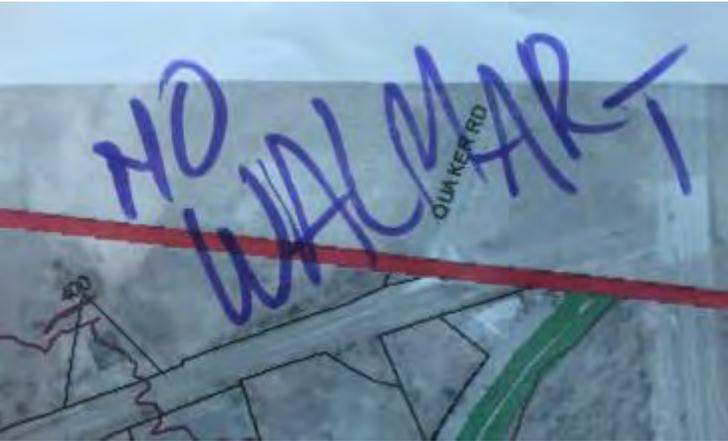
ADD NEEDED PUBLIC FACILITIES: SCHOOLS, LIBRARY, TRAILS, SMALL PARKS



IMPROVE TRAFFIC CIRCULATION (OR, AT LEAST, DON'T MAKE IT WORSE)



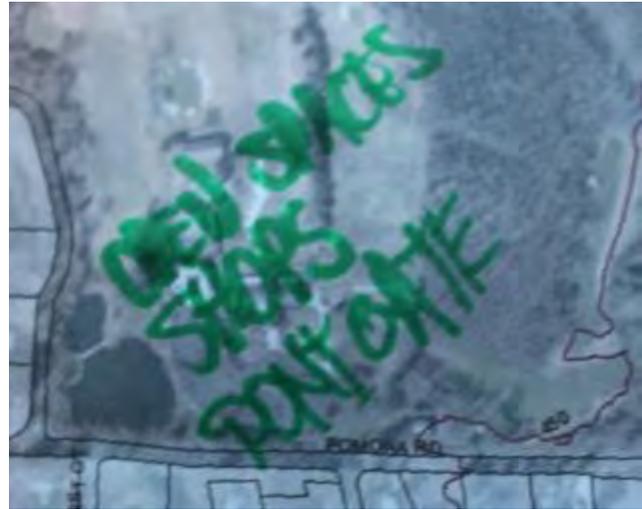
CREATE LOCAL MAIN STREET CENTERS



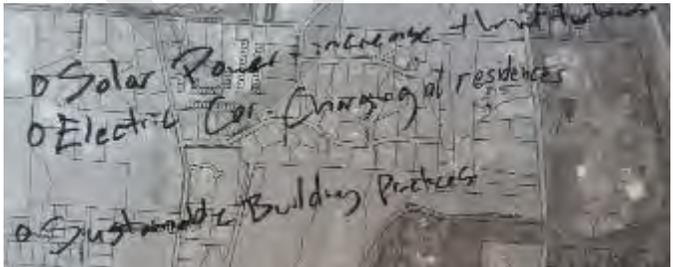
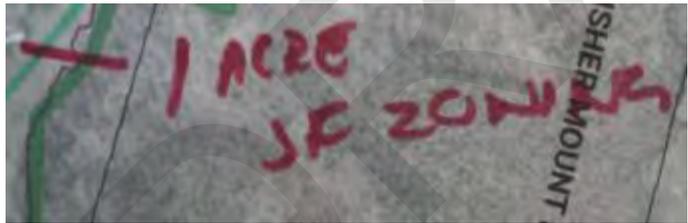
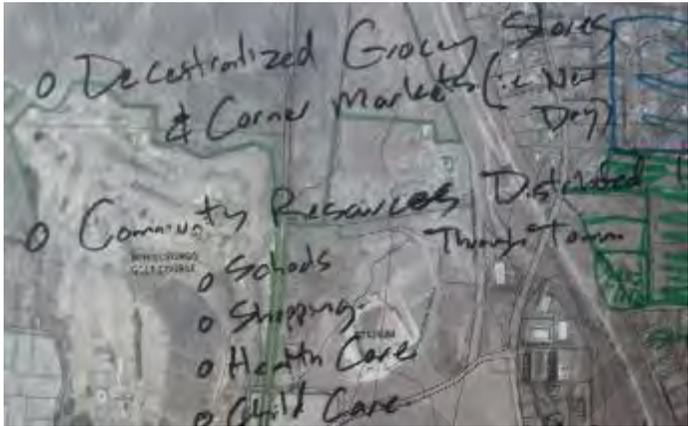
Kick-off & Hands-on Design Session
Public Design Charrette

TABLE 6 BIG IDEAS

- 1 USE PUD'S w/controls WHERE THE IMPACT TO LOCAL STREETS ARE NEGLIGABLE
- 2 CURRENT MULTI-FAMILY ZONING IS NOT WORKING AND NEEDS RE-WORKING



AFFORDABLE AND COMPLETE NEIGHBORHOODS FOR EVERYONE



“BEST PRACTICE” PLANNING PRINCIPLES

- **Listen to the land**

Most of New York’s freshwater resources originate on forest land. When forests are disturbed the ecosystem can be severely damaged. In the last 25 years New York State has lost one half-million acres of farmland.

- **Respect property rights**

The 5th and 14th Amendments of the US Constitution allow development. Ramapo is one hour from one of the largest cities in the world. Ramapo hosts an emerging minority population. The metropolitan region is not finite and must expand to accommodate new residents. The preservation of natural landscapes and natural systems is important to ecological sustainability; however, this cannot legally be used as a rationale for exclusion.

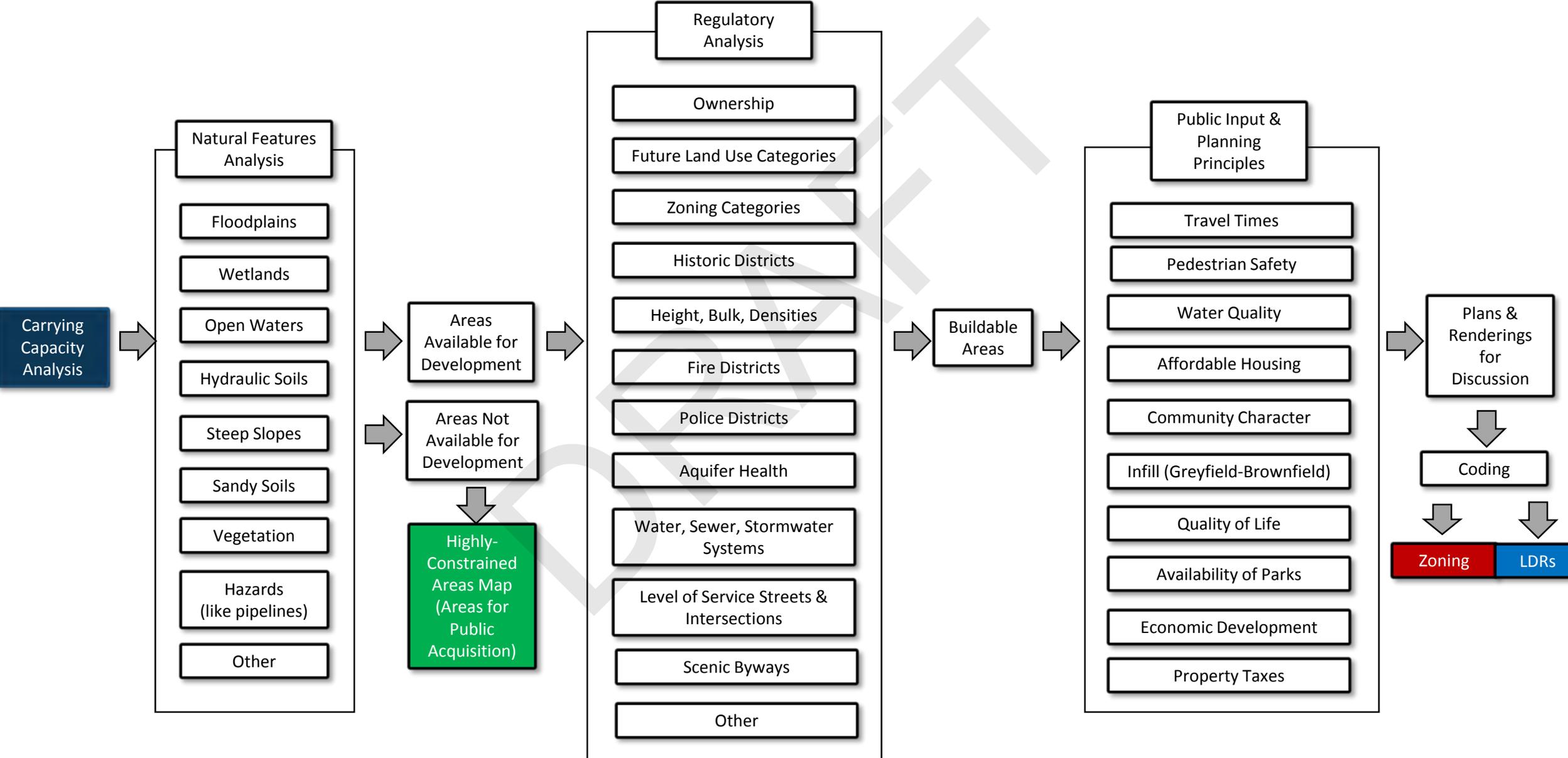
- **Find compromise**

“Everyone gets something they want, but no one gets everything.” A plan that is unacceptable to either side means an “all-or-nothing” win for one side at City Council and then expensive, time-consuming appeals to the courts.

- **Design matters**

Urban design codes help achieve appropriate scale, transitions between new and existing homes, a better utilization of parking, housing which connects and contributes to the public realm, and new investment which integrates a variety of uses and amenities into daily life. By adding a variety of housing types for a variety of people across the region we help provide the option to return home and age-in-place. Land is limited. At build-out Ramapo

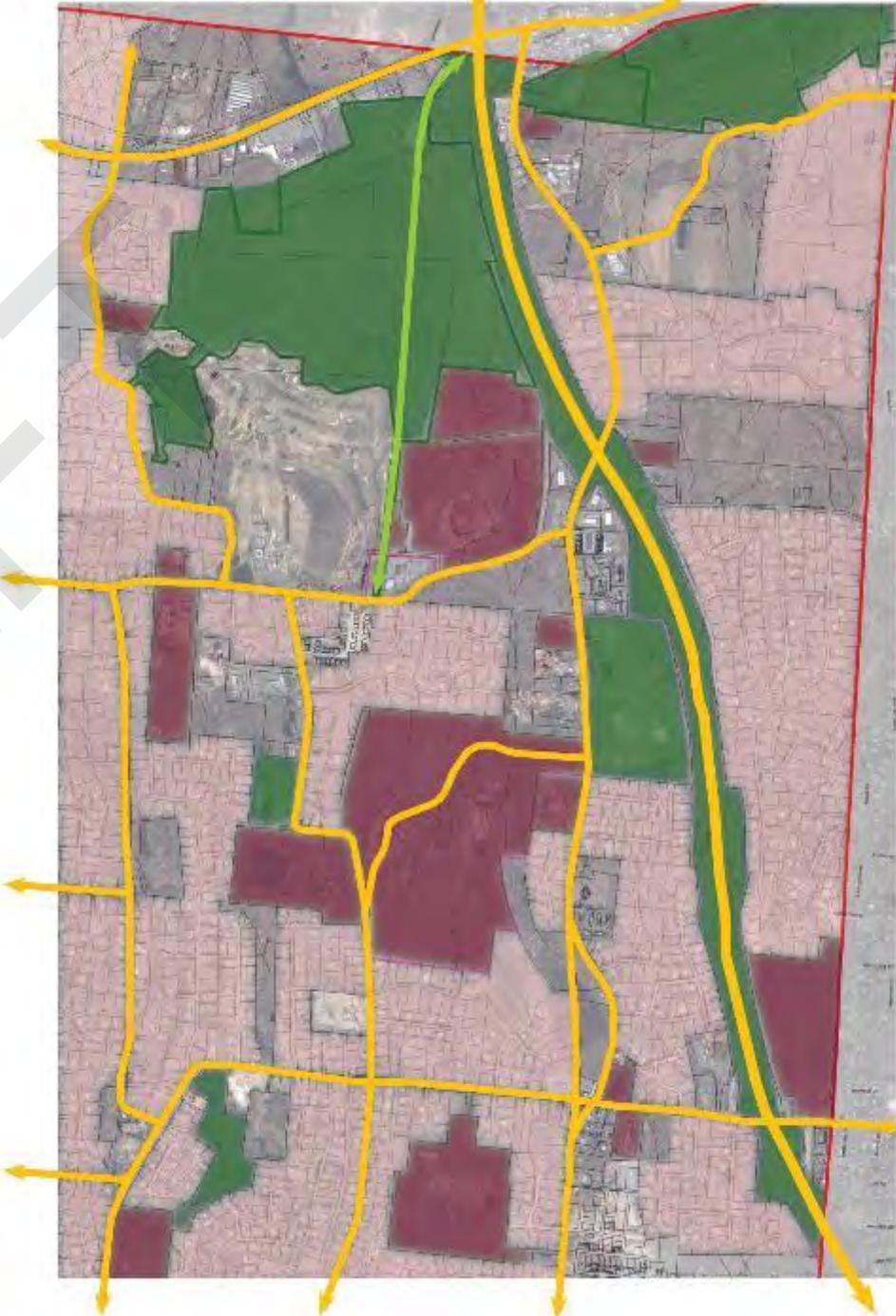
Listen to the Land: Carrying Capacity Analysis



NORTHEAST RAMAPO

Town Form and Land Use Patterns

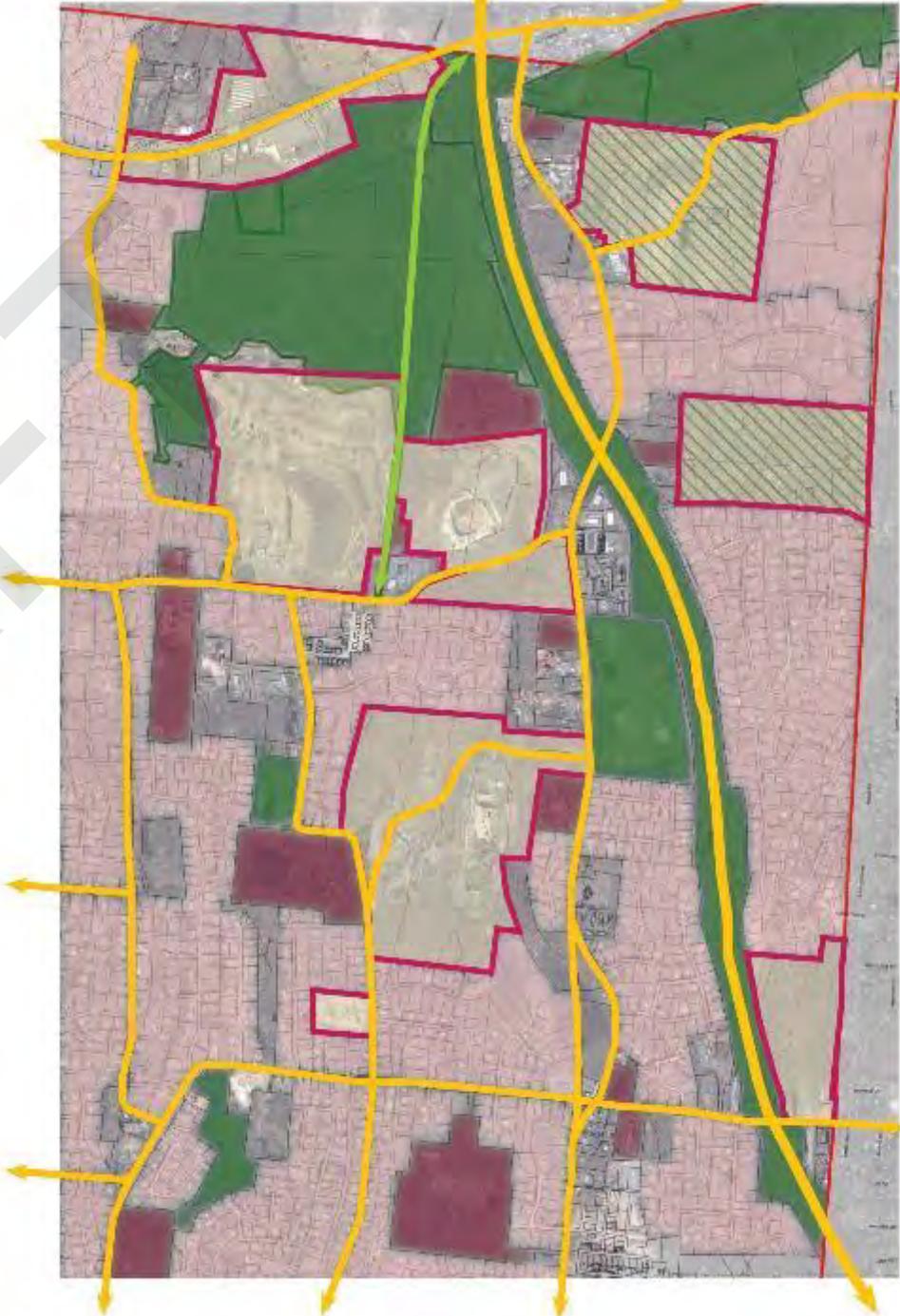
- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space



NORTHEAST RAMAPO

Town Form and Land Use Patterns

- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Opportunity Sites (Buildable Areas)



CODING: ZONING & LAND DEVELOPMENT REGULATIONS

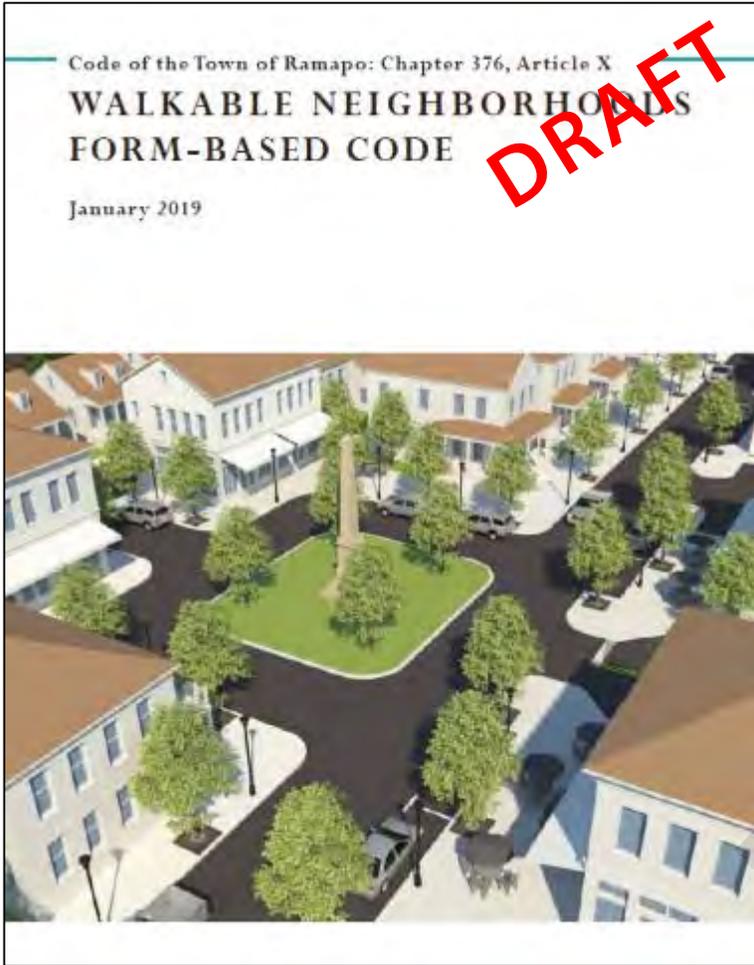


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**PART 3
 TRANSECT STANDARDS**

TABLE 3-1: TRANSECT STANDARDS SUMMARY

	T1: Natural	T2: Rural	T3: Mid-Density Mixed-Use	T4: Neighboring Front Green	T5: Main Street Center	T6: Core
Minimum Residential Density						
Res/lot	n/a	n/a	7 units / ac. Net	10 units / ac. Net	12 units / ac. Net	n/a
Building Placement						
Front Build-to-Zone	20' min.	20' min.	20' min.	5' min. to 10' max.	0' min. to 20' max.	0' min.
Frontage Building (Front Street)	n/a	n/a	40% min.	50% min.	80% min.	40% min.
Frontage Building (Side Street)	n/a	n/a	30% min.	30% min.	30% min.	30% min.
Side Setback (mid block)	30' min.	30' min.	0' min.	0' min.	0' min.	0' min.
Side Setback to Zone Corner	20' min.	20' min.	12' min.	5' min. to 10' max.	0' min. to 20' max.	0' min.
Rear Setback (lot or alley)	30' min.	30' min.	10' min.	5' min.	5' min.	5' min.
Lot and Block Standards						
Maximum Block Perimeter	n/a	n/a	2,400 linear feet	1,000 linear feet	2,200 linear feet	2,400 linear feet
Lot Width	n/a	n/a	80' min.	10' min., 200' max.	50' min., 110' max.	n/a
Lot Depth	n/a	n/a	80' min.	80' min., 300' max.	30' min., 130' max.	n/a
Lot Coverage	n/a	n/a	60% max.	80% max.	100% max.	100% max.
Building Heights						
Building Height	n/a	1 Story max.	1 Story max.	1 Story max.	2 Story max.	1 Story max.
Foot Floor Height (Floor to Ceiling Clear)	n/a	9' min.	9' min.	10' min. (Comm.) 9' min. (Res.)	14' min.	10' min.
Ground Floor Cancellation (above sidewalk or finished grade)	n/a	0' max. (Comm.) 24' min. (Res.)	24' min. (Res.)	0' max. (Comm.) 24' min. (Res.)	0' max. (Comm.) 24' min. (Res.)	n/a
Parking Location						
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid block)	20' min.	0' min.	0' min.	0' min.	0' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	30' min.
Rear Setback	20' min.	0' min.	0' min.	0' min.	0' min.	0' min.
Allowed Encroachments						
Allowed Frontage Types	n/a	n/a	Common front, Porch, Stoop	Shopfront, Porch, Stoop, Common front	Shopfront, Porch, Stoop, Gallery, Stoop	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements

TOWN OF RAMAPO WALKABLE NEIGHBORHOODS FBC • DRAFT 01.21.19 3.5

ZONING

Create places
people want to live
(and live next to)

SERENBE (NEAR ATLANTA) GA



T6/T5



T3



T4



T2, T1, Civic

NEW TOWN ST. CHARLES (NEAR ST LOUIS) MO



T6/T5



T3



T4



T2, T1, Civic

BALDWIN PARK (NEAR ORLANDO) FL



T6/T5



T3

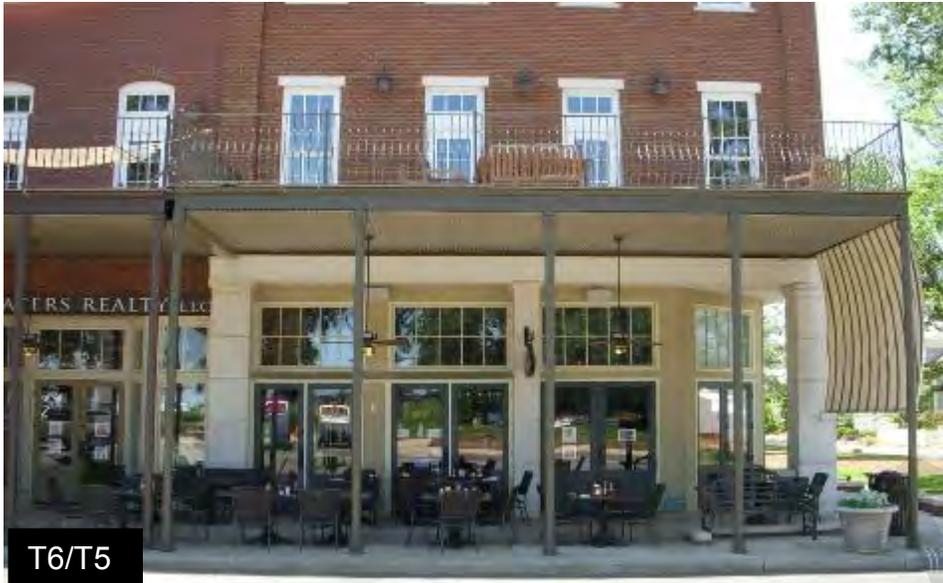


T4



T2, T1, Civic

THE WATERS (NEAR MONTGOMERY) AL



CIVANO (NEAR TUCSON) AZ



T6/T5



T3



T4



T2, T1, Civic

HAMPSTEAD (NEAR MONTGOMERY) AL



WALKABLE LIFESTYLE



T6/T5



T3



T4

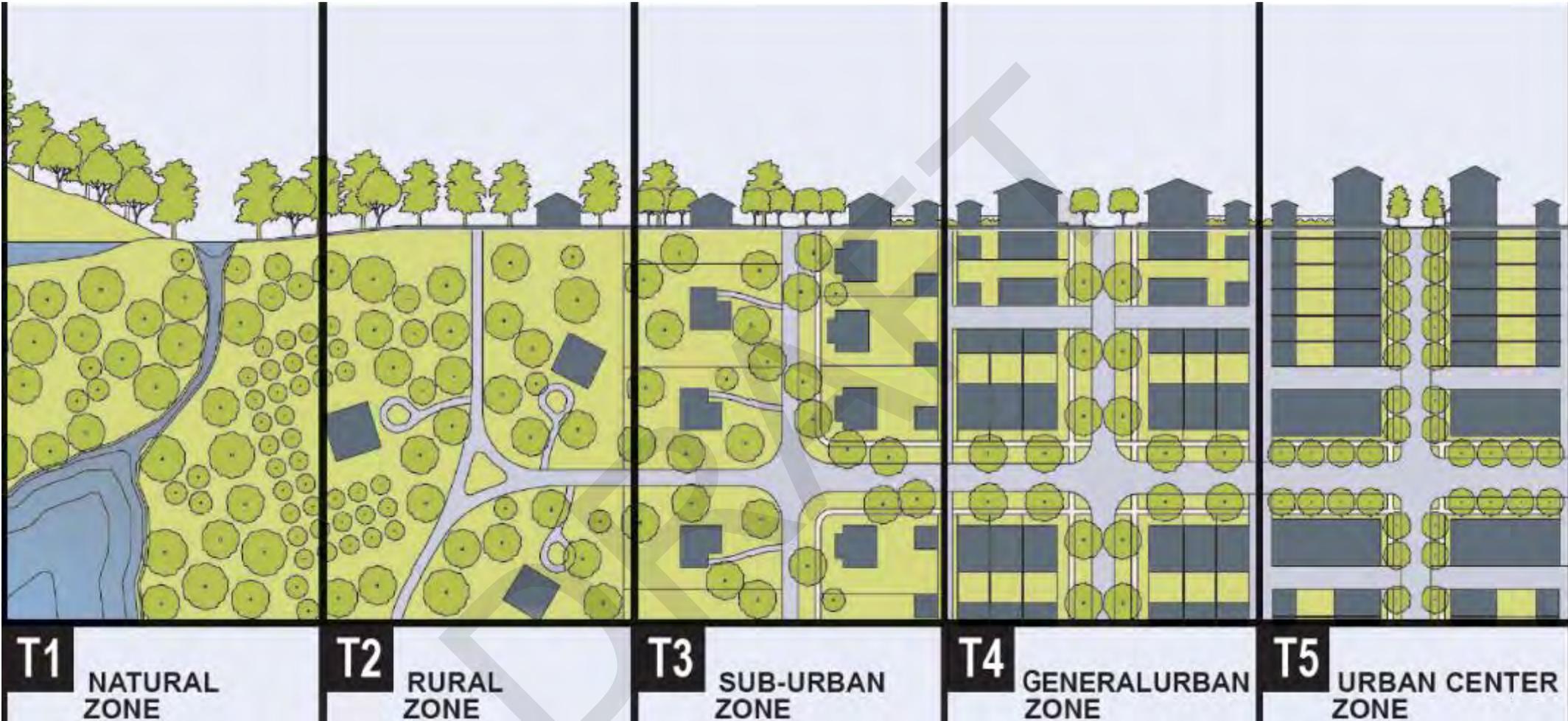


T2, T1, Civic

NOT A WALKABLE LIFESTYLE

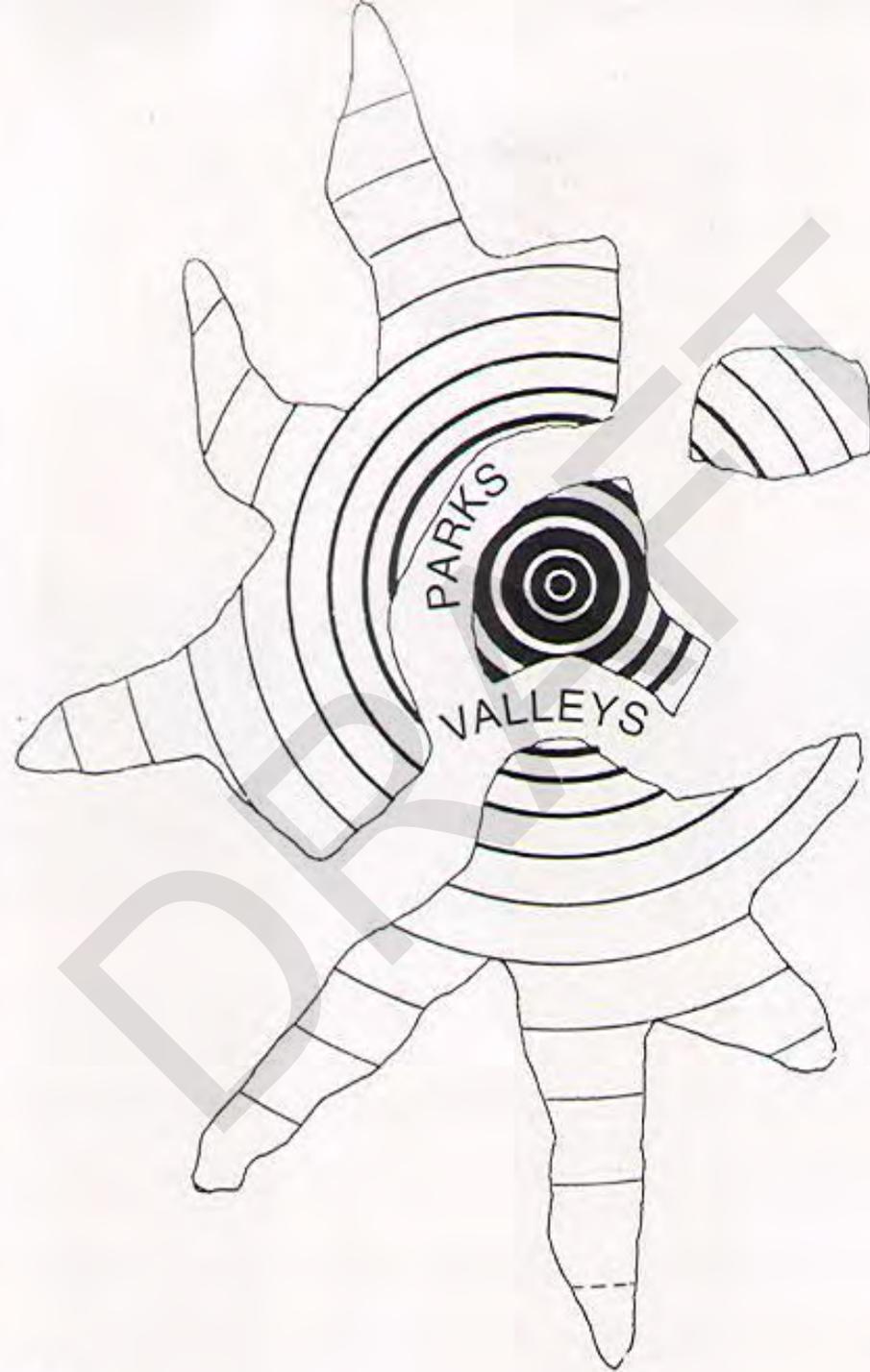


THE FORMULA



ZONING

Create centers so people don't
have to drive long distances to
everything



FORESTS

COUNTRYSIDE

VALLEYS

PARKS

AGRICULTURE

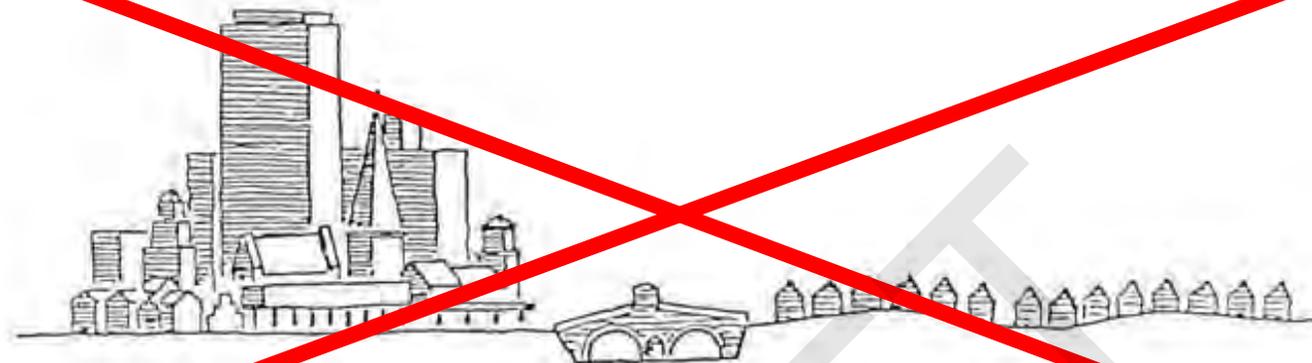




VERTICAL & HORIZONTAL "OVEREXPANSION"



Organic EXPANSION through DUPLICATION



VERTICAL & HORIZONTAL "OVEREXPANSION"

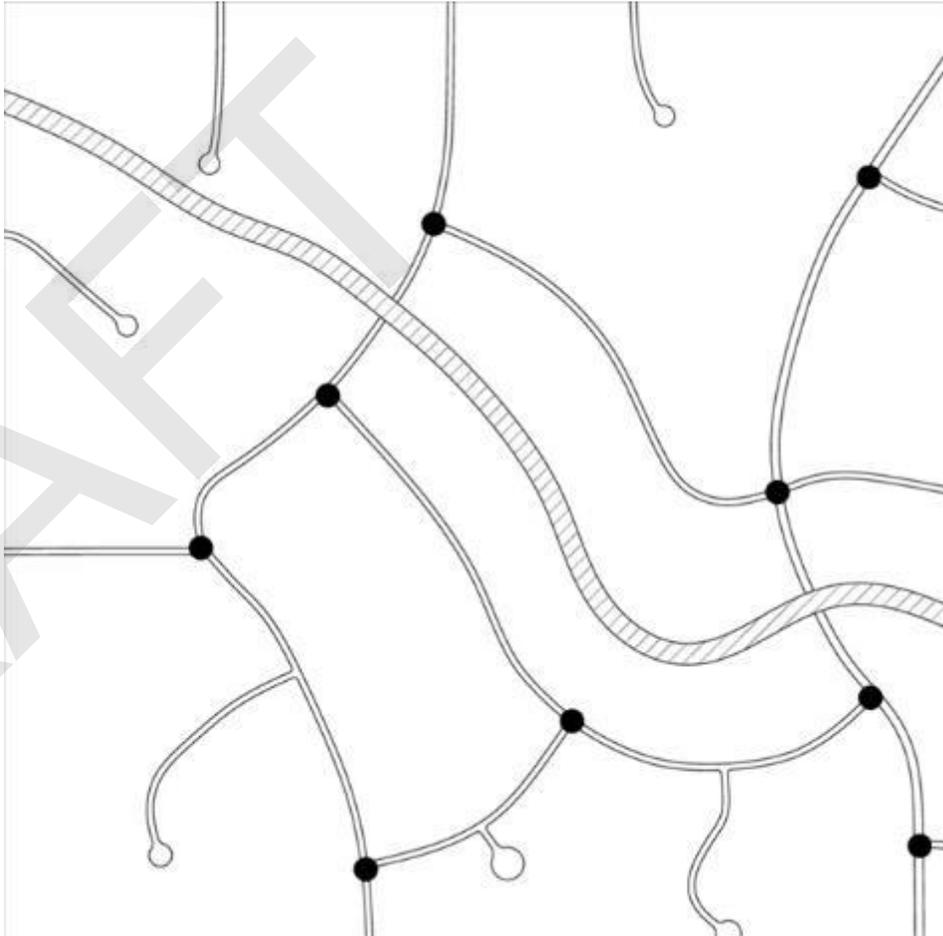


Organic EXPANSION through DUPLICATION

LAND DEVELOPMENT REGULATIONS

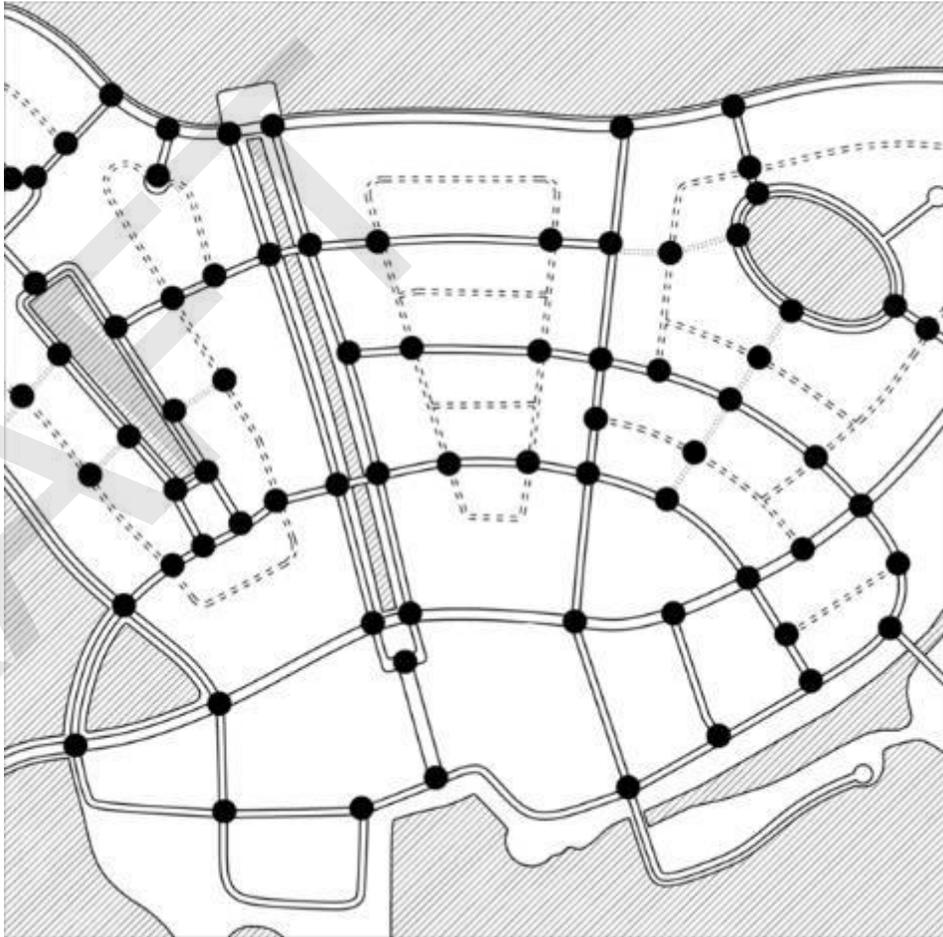
Create networks of streets to
diffuse traffic

THE POWER OF CONNECTED STREETS



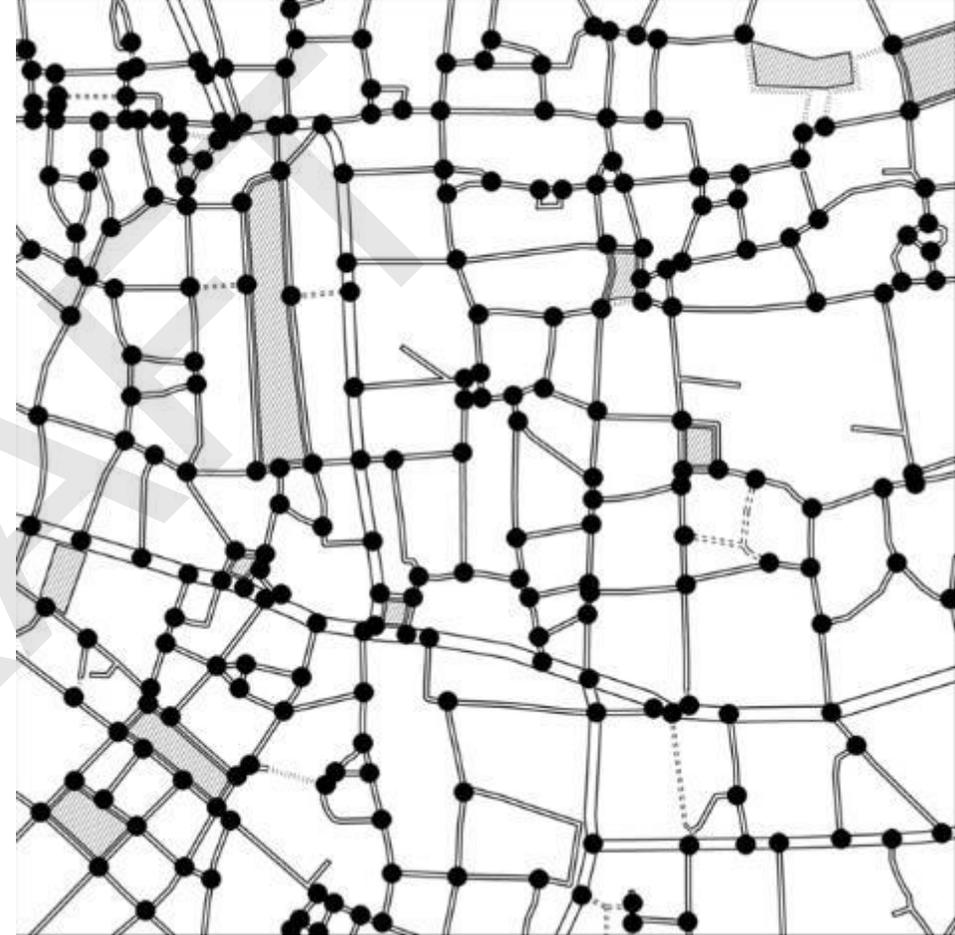
The Woodlands, Texas – 36 intersections per square mile

THE POWER OF CONNECTED STREETS



Celebration, Florida – 377.8 intersections per square mile

THE POWER OF CONNECTED STREETS



Rome, Italy – 1029.2 intersections per square mile

THE POWER OF CONNECTED STREETS

Destination

Origin

How do we get from here to there?

THE POWER OF CONNECTED STREETS

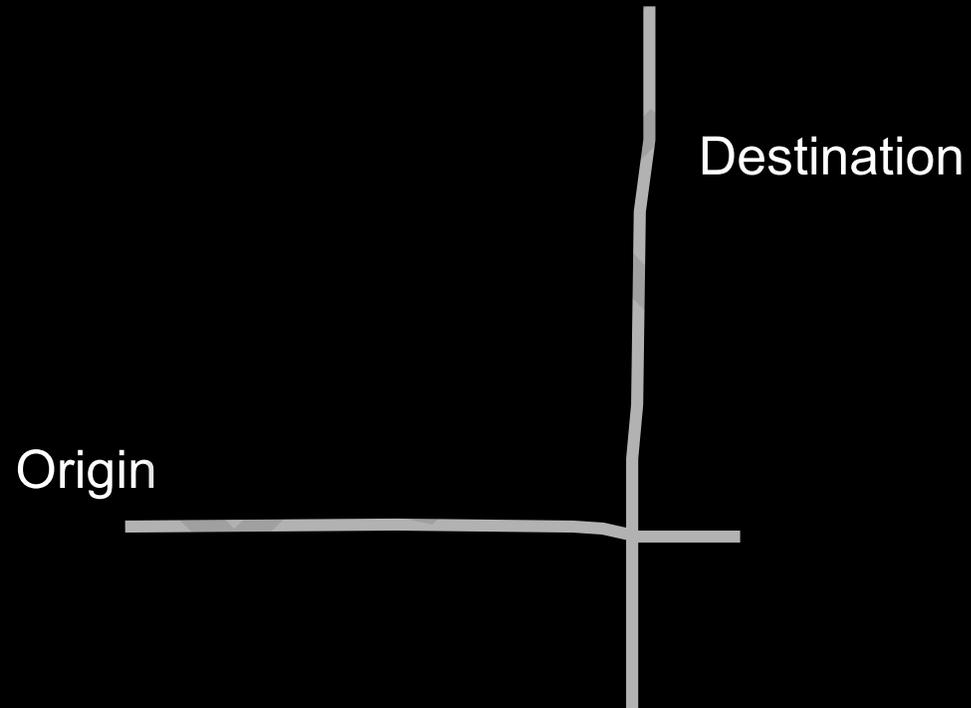
Origin

Destination



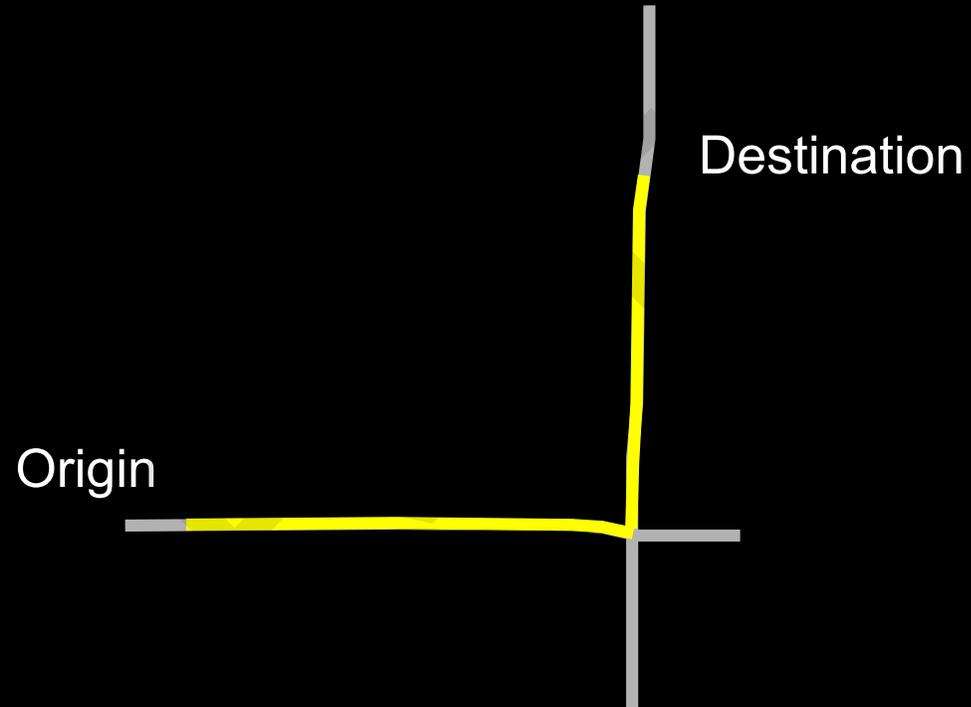
How do we get from here to there?

THE POWER OF CONNECTED STREETS



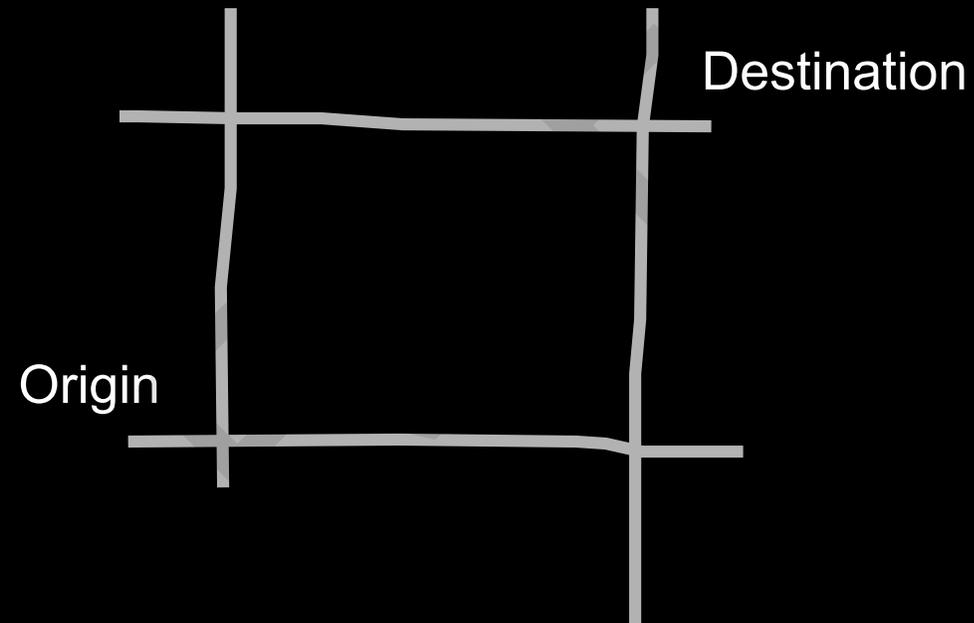
How do we get from here to there?

THE POWER OF CONNECTED STREETS



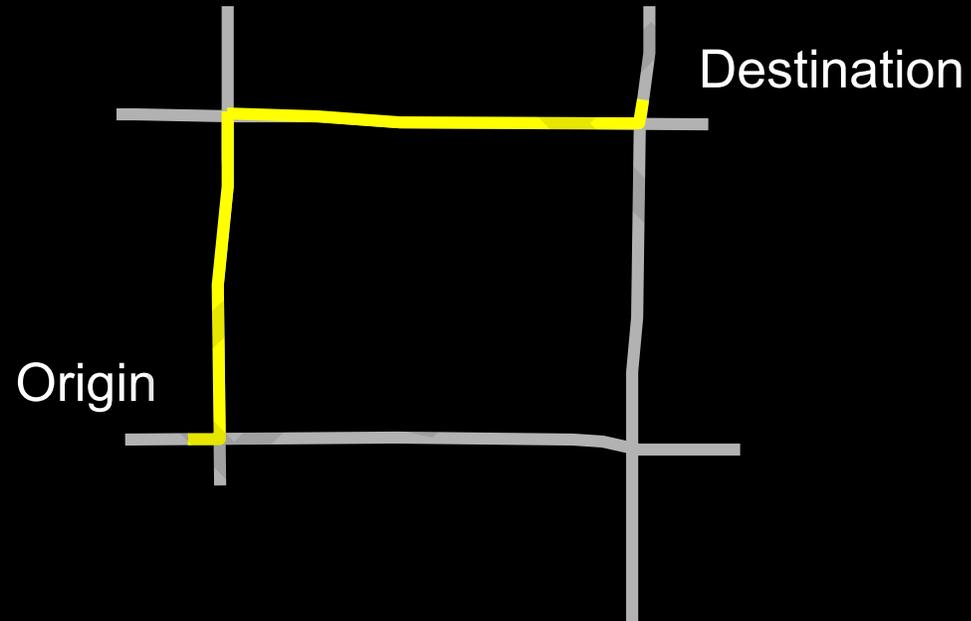
1 Possible Route

THE POWER OF CONNECTED STREETS



Add a second pair of streets to the network, and...

THE POWER OF CONNECTED STREETS

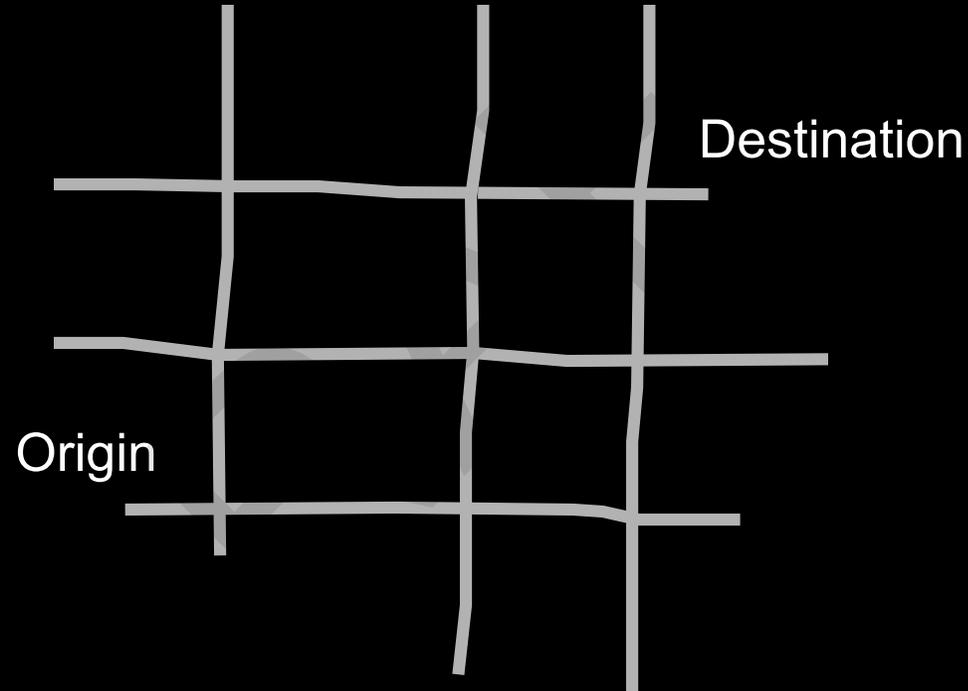


2 Possible Routes

THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

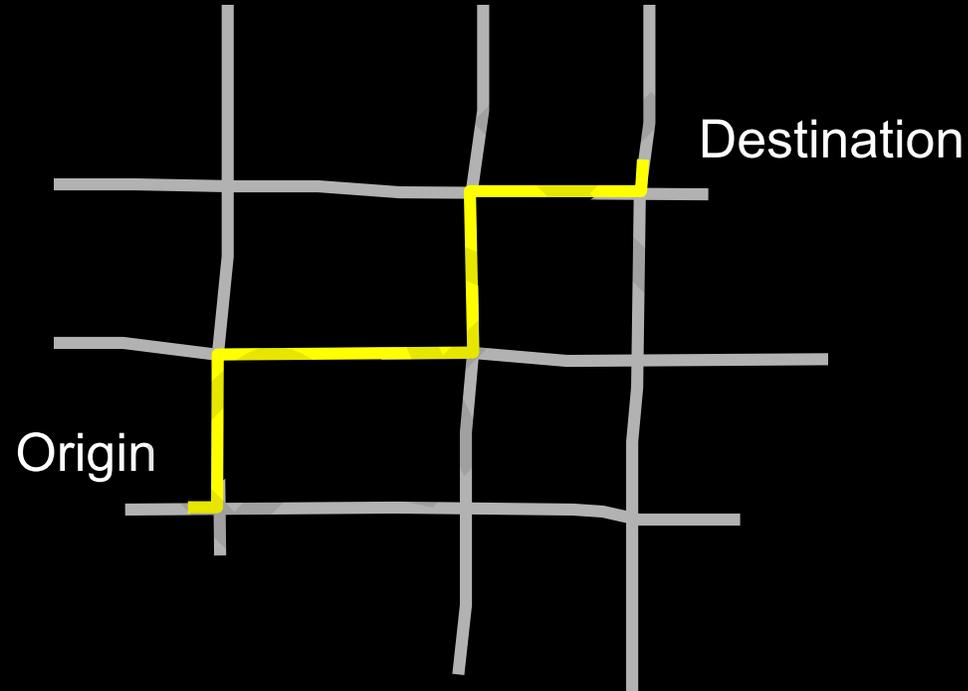


Add another street in each direction...

THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

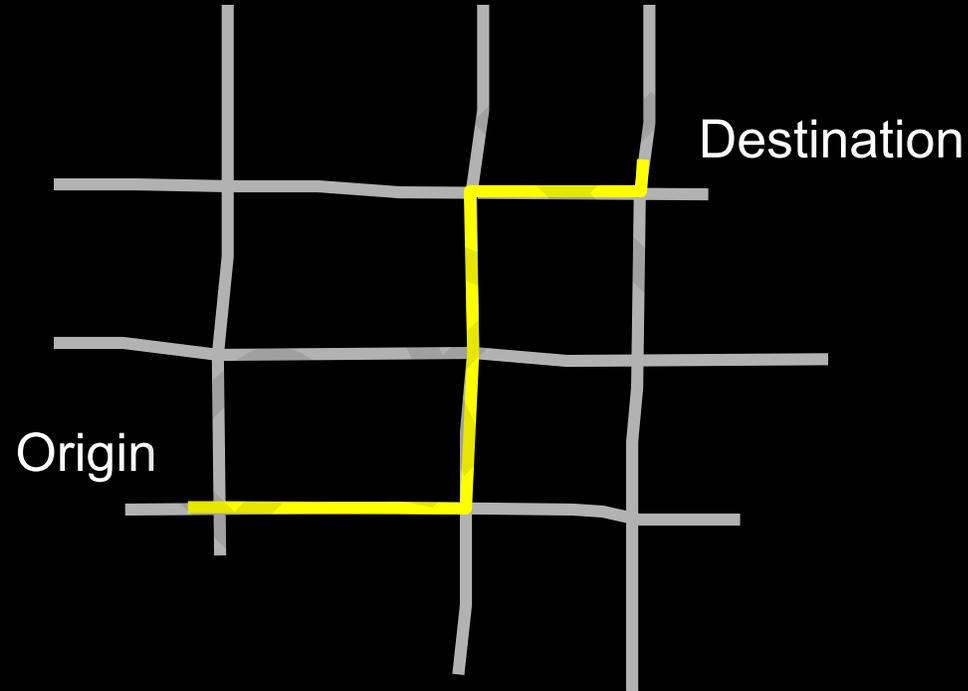


More Possible Routes

THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

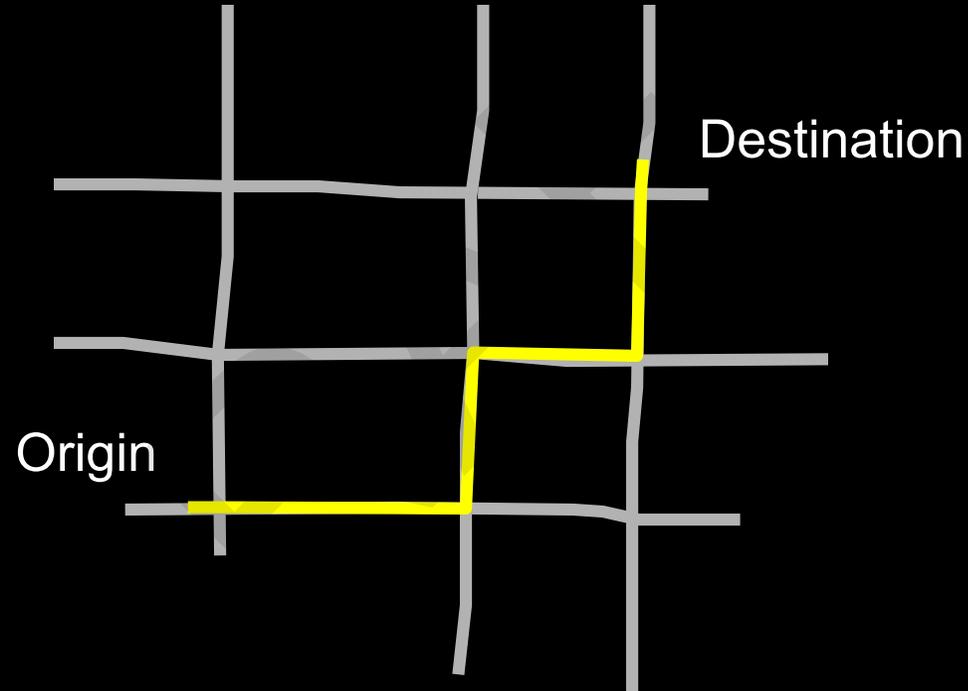


More Possible Routes

THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

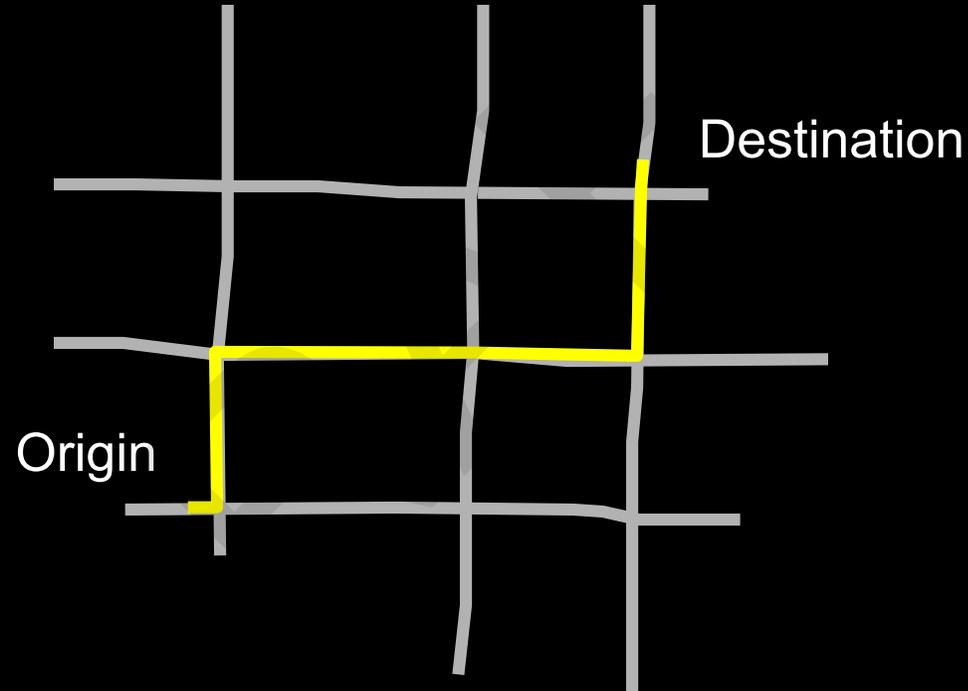


More Possible Routes

THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

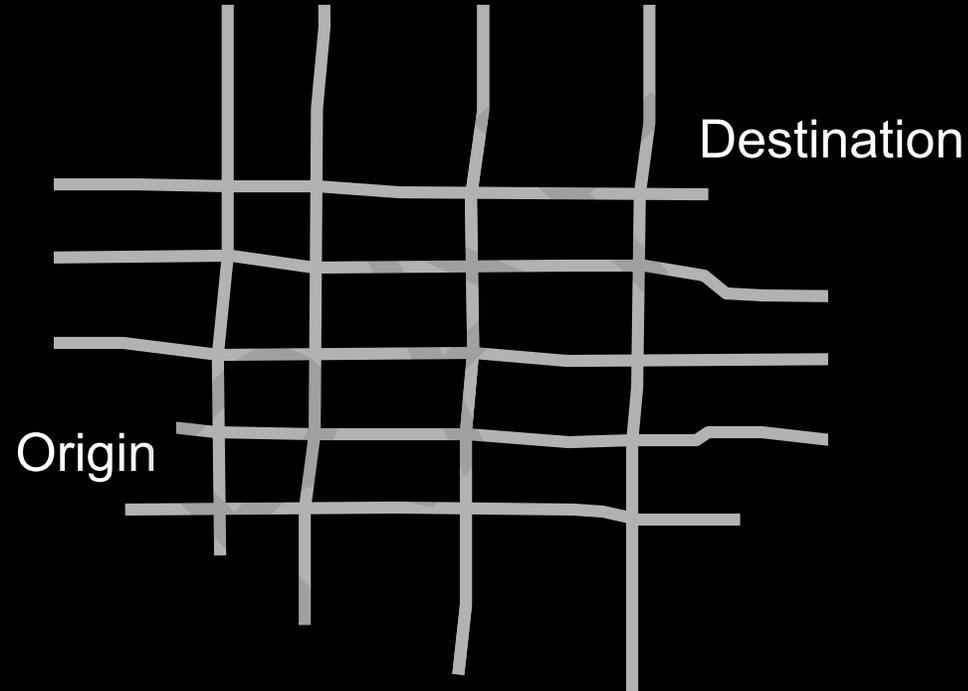


More Possible Routes: 6 in all, without doubling back

THE POWER OF CONNECTED STREETS

$x = 3$

$y = 4$



Continue enhancing the network: 4 x 3 grid yields 35 routes

THE POWER OF CONNECTED STREETS

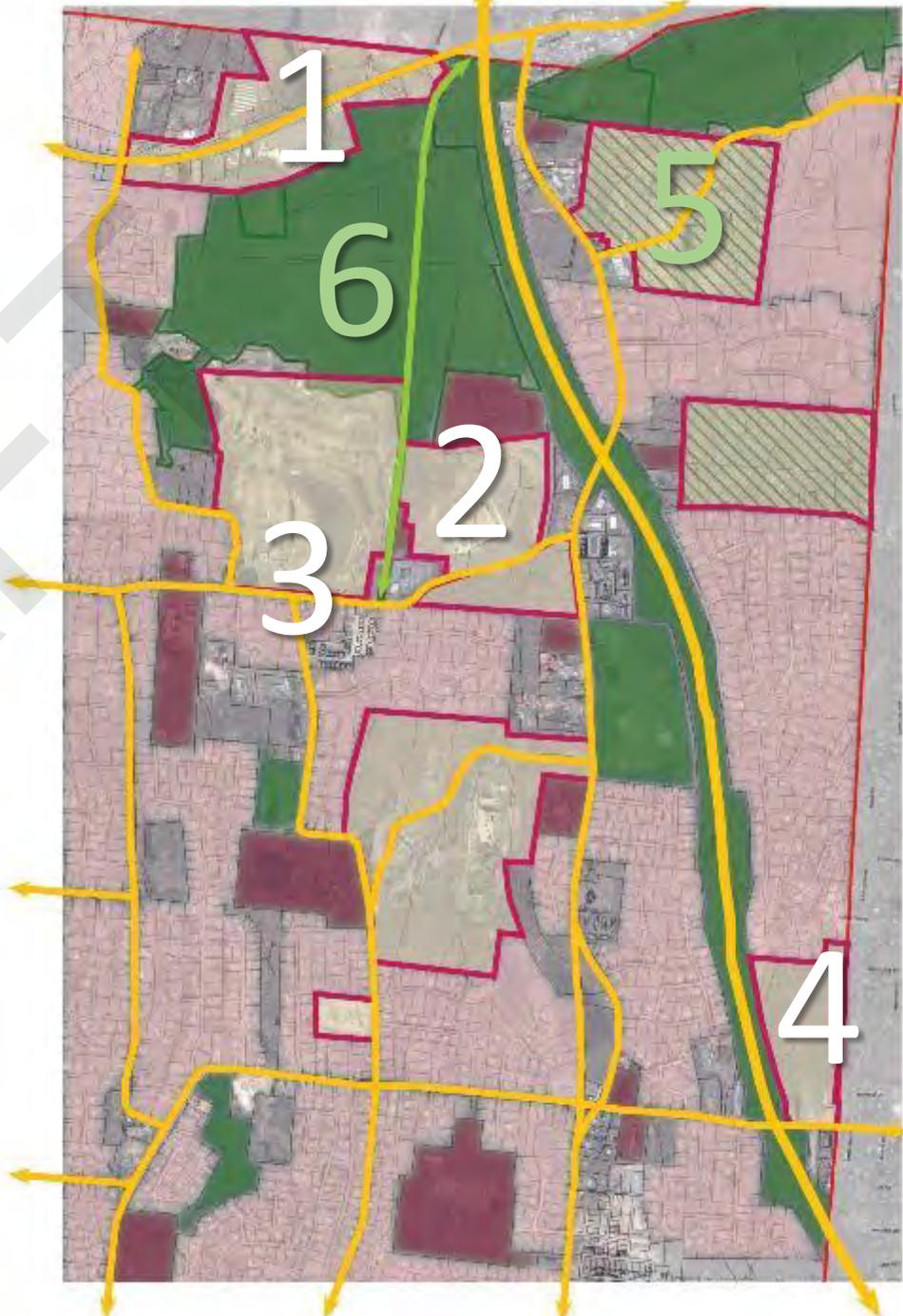


Make a town, not "pods." 8 x 8 grid yields 12,870 routes

NORTHEAST RAMAPO

Town Form and Land Use Patterns

- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Opportunity Sites (Buildable Areas)



SITE 1: ROUTE 202



OLD QUARRY

RAMAPO PLAZA

ROUTE 202

MOUNT IVY ALL AMERICAN DINER

SITE 1: ROUTE 202



SITE 1: ROUTE 202



Overall summary		
Total Site Area(acre)		91
Percentage of Open Space		44.2%
Max Commercial Buildout (sq. ft.)	By Right	40,461
	By TDR	80,922
Max Residential Units Buildout	By Right	51
	By TDR	103

	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN		T5 MIXED-USE	
Site 1	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	5.29	7.87	3.22		3.78	
Units by Right	5	16	13	12,877	23	68,045
Units by TDR	by Variance	31	26	25,754	45	136,090
			Total Residential units By right		Total leasable square footage by right	
			51		40,461	
			Total Residential units By TDR		Total leasable square footage by TDR	
			103		80,922	

SITE 2: STADIUM AREA



PROVIDENT BANK PARK DR

POMONA RD

FIREMEN'S MEMORIAL DR

DRAFT

SITE 2: STADIUM AREA



POMONA RD

SITE 2: STADIUM AREA



- Neighborhood Mixed-use (T5)
- Neighborhood Center (T4)

Overall summary		
Total Site Area(acre)		142
Percentage of Open Space		73%
Max Commercial Buildout (sq. ft.)	By Right	84,953
	By TDR	169,907
Max Residential Units Buildout	By Right	72
	By TDR	145



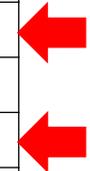
	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN		T5 MIXED-USE	
Site 4 Stadium	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	NA	NA	5.94		8.12	
Units by Right	NA	NA	24	23,766	49	146,141
Units by TDR	NA	NA	48	47,532	97	292,282
			Total Residential units By right		Total leasable square footage by right	
			72			84,953
			Total Residential units By TDR		Total leasable square footage by TDR	
			145			169,907

SITE 3: GOLF COURSE



- Neighborhood Mixed-use (T5)
- Neighborhood Center (T4)
- Neighborhood General (T3)

Overall summary		
Total Site Area(acre)		243
Percentage of Open Space		50.1%
Max Commercial Buildout (sq. ft.)	By Right	212,551
	By TDR	425,102
Max Residential Units Buildout	By Right	364
	By TDR	728



	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN		T5 MIXED-USE	
Site 3 Golf Course	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	NA	78.64	24.29		18.22	
Units by Right	NA	157	97	97,172	109	327,930
Units by TDR	NA	315	194	194,344	219	655,859
			Total Residential units By right		Total leasable square footage by right	
			364			212,551
			Total Residential units By TDR		Total leasable square footage by TDR	
			728			425,102

SITE 4: PALISADE PARKWAY & NEW HEMPSTEAD ROAD



SITE 4: PALISADE PARKWAY & NEW HEMPSTEAD ROAD



- Neighborhood Mixed-use (T5)
- Neighborhood Center (T4)
- Neighborhood General (T3)
- Neighborhood Edge (T2)

Overall summary		
Total Site Area(acre)		47
Percentage of Open Space		23.2%
Max Commercial Buildout (sq. ft.)	By Right	38,432
	By TDR	76,864
Max Residential Units Buildout	By Right	60
	By TDR	121



	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN	T5 MIXED-USE
Site 2	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	5.93	10.32	5.32	3.09
Units by Right	6	21	21	19
Units by TDR	by Variance	41	43	37
			Total Residential units By right	Total leasable square footage by right
			60	38,432
			Total Residential units By TDR	Total leasable square footage by TDR
			121	76,864

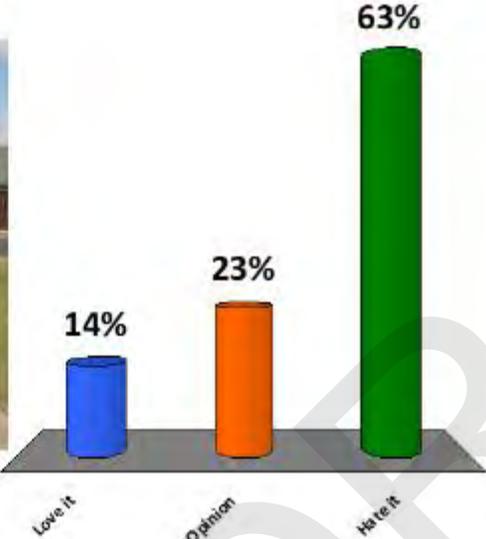
**“IF YOU ARE GOING TO GET A CHANGE
OF DENSITY THERE MUST BE
SIGNIFICANT PUBLIC BENEFIT.”**

**PUBLIC BENEFIT:
HIGHER QUALITY
NEIGHBORHOODS & CENTERS**

Do you like this?

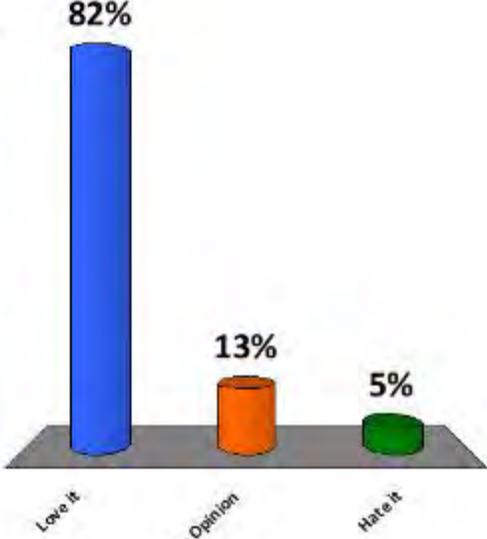
COMPARISON – NEIGHBORHOOD STREET

DO YOU LIKE THIS?



- 1. Love it
- 2. No Opinion
- 3. Hate it

DO YOU LIKE THIS?



- 1. Love it
- 2. No Opinion
- 3. Hate it

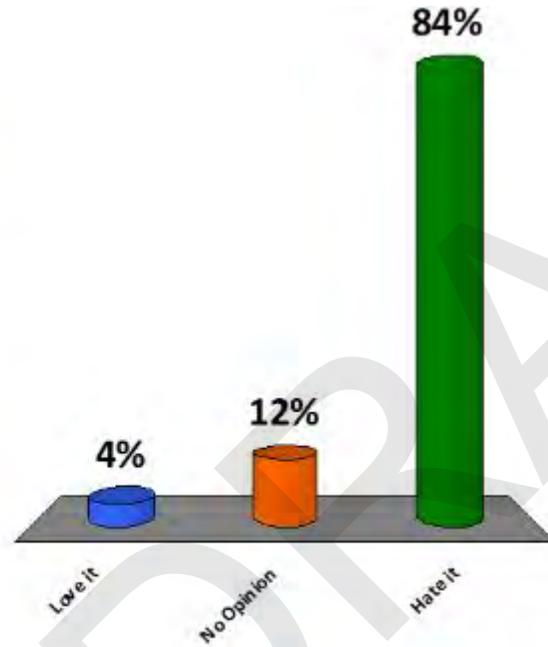
Do you like this?

COMPARISON – SHOPPING STREET

DO YOU LIKE THIS?



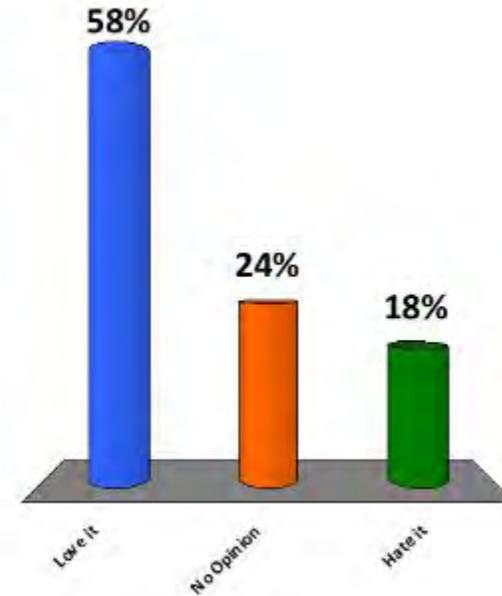
1. Love it
2. No Opinion
3. Hate it



DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it



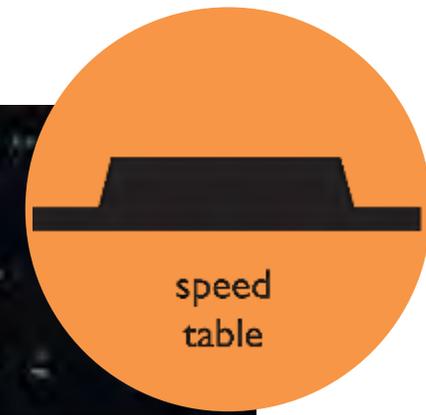
**PUBLIC BENEFIT:
FUNDING FOR PARK UPGRADES
& STREET UPGRADES**

cycling: bike lane



- Marked lane reserved for bicycle travel
- Safe streets and routes for children to bike to school

pedestrian: speed table



- Priority pedestrian crossing
- Speed control

car: median



- Addition of a strip of land between travel lanes

SITE 5: ORCHARDS OF CONCKLIN



SITE 5: ORCHARDS OF CONCKLIN

BROADENING THE ORCHARD'S DRAW



Bed and Breakfast



School Class Trips



Cidery



Community Gardening

ORCHARDS OF CONCKLIN

Already has a variety of attractions:

- Pick Your Own
- Farmstand
- On Site Bakery
- Fresh Pressed Cider
- Specialty Foods
- Farmer's Market
- Cider Donuts

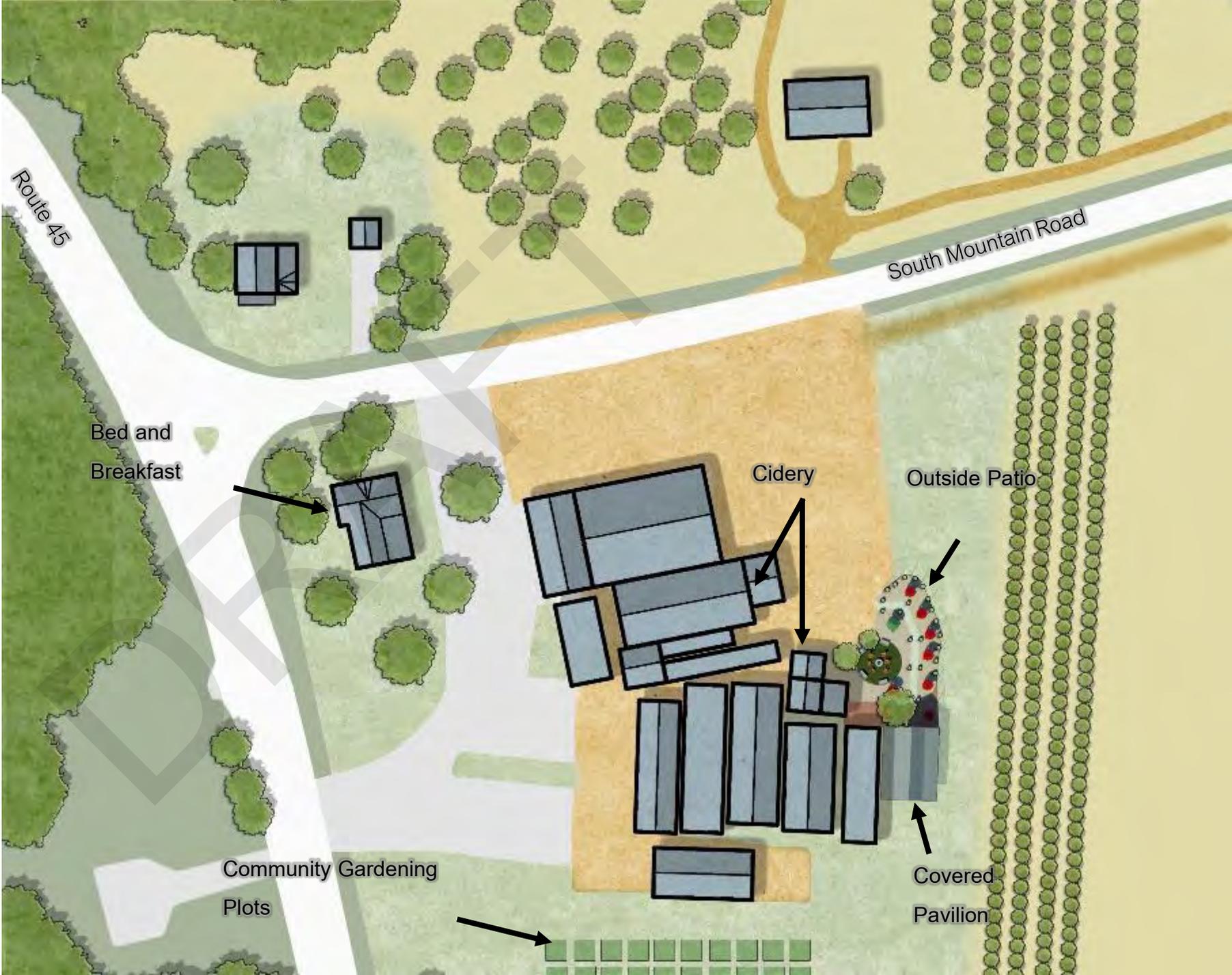
Small, focused enhancements can reinforce the Orchard as a center for the community and a regional destination



ORCHARDS OF CONCKLIN

Illustrative Site Plan Proposed Enhancements

- Promote the scenic natural setting
- Expand on existing offerings and resources
- Take advantage of NY State incentives for craft beverage industry
- Maintain the historic and agricultural integrity while increasing the economic benefit to the community



ORCHARDS OF CONCKLIN

Existing Area Behind Market



6 ft

ORCHARDS OF CONCKLIN

Adding New Amenities

Ramapo Cider



SITE 6: PARKS AND TRAILS

CORNER OF PALISADES PARKWAY & RT 202 –
ENTRY TO MOUNT IVY ENVIRONMENTAL PARK (LOOKING NORTH)



SITE 6: PARKS AND TRAILS

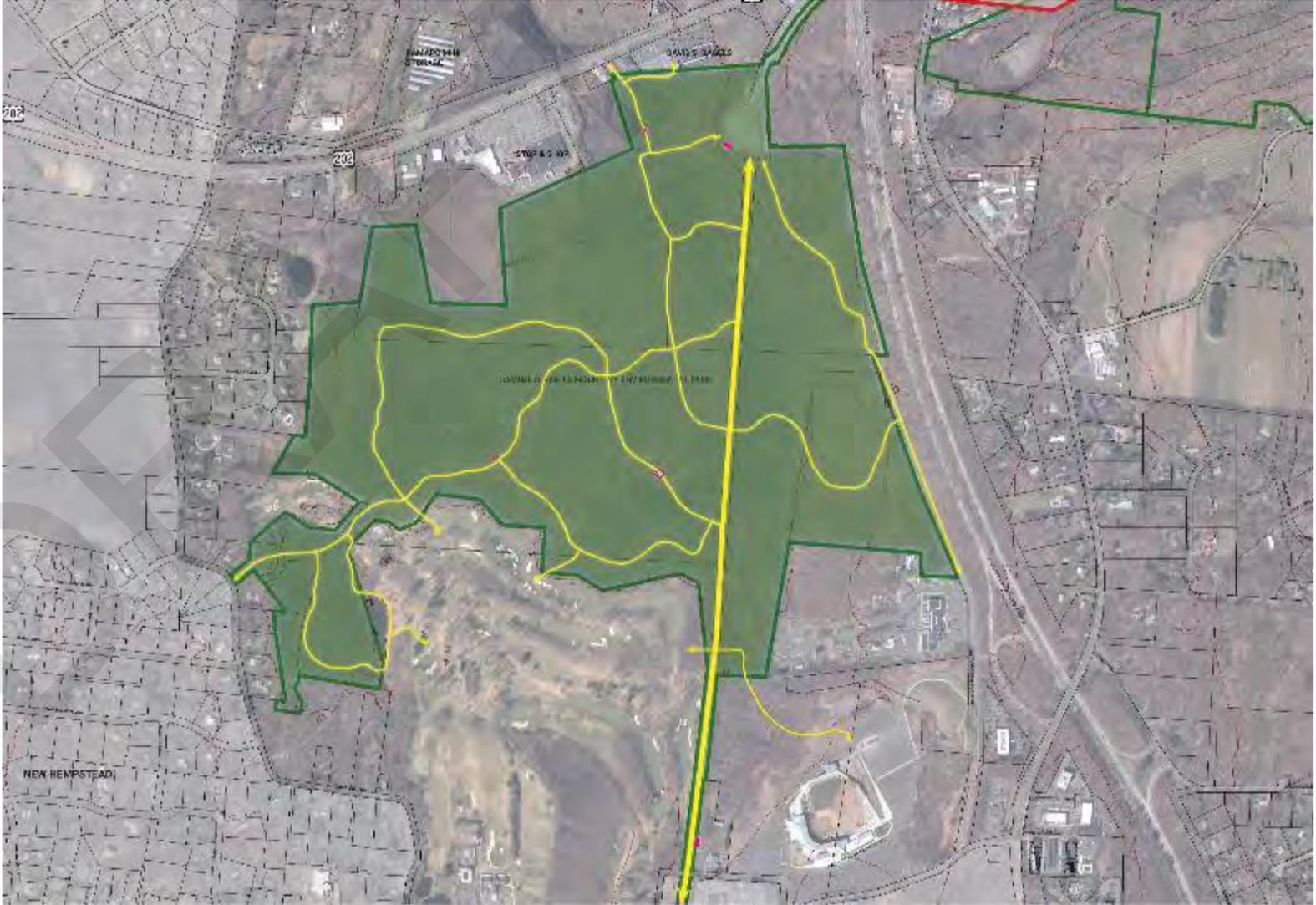
MAKING THE MOST OF MOUNT IVY COUNTY PARK

- Large parcel of protected, county-owned land
- Limited connections and access
- Abandoned rail right-of-way



SITE 6: PARKS AND TRAILS

PROVIDE PATHS AND TRAILS TO ENJOY THE PARK



AFFORDABLE HOUSING TOOLKIT

ZONING & PLANNING

Density Bonuses

Inclusive Planning Processes

Inclusionary Housing

Planning Education

State Override for Affordable Housing

Parking/ Setback Reductions

Accessory Dwelling Units

Historic Preservation

FINANCING & FUNDING

Low Income Housing Tax Credit (LIHTC)

Affordable Housing Fund/ Loan Programs

Assessment Districts (BID)

Waiver of Development Review + Permit Fees

Tax Increment Financing (TIF)

Wealth Building Home Loans

Homeowner Rehab Grants

Tax Increase Relief for Residents

PARTNERSHIPS

Joint Development

Public-Private Partnerships

Funding for Infrastructure & Open Space

Land Control & Equity

TENANT SUPPORT

Representation in Eviction Cases

Emergency Services

Ontime Rental Assistance

SHARED EQUITY

Shared Equity Ownership

Community Land Trust

Housing Cooperatives

Rental Equity

UPDATE PROTECTION REGS & INVEST IN PRESERVATION

- **Require environmentally-friendly design**
Light-imprint. Green infrastructure. Solar orientation.
- **Create zones with environmental overlays**
Add wellhead protection areas, increase wetland buffers on streams and waterbodies. Decrease lot coverage. Increase buffer standards both residential and commercial. Water quality and quantity monitoring.
- **Increase environmental performance of open spaces**
Plant natural species that encourage pollinators. Remove invasive and exotic species.
- **Fund preservation using bonding and mitigation fees**
Borrow in order to preserve lands. Link new development to increased preservation.
- **Investigate Transfer of Development Rights Programs**
Additional density is tied to preservation elsewhere. TDRs or something similar.

PLANNING@RAMAPO.ORG

GO TO

WWW.RAMAPO.ORG/ENVISIONRAMAPO

Northeast Ramapo Strategic Plan (2019)



Thank you!

Laberge Group: Planning
Dover, Kohl & Partners: Design

TOWN BOARD UPDATES

DRAFT

TOWN BOARD MEETING OPENNING REMARKS OF SUPERVISOR MICHAEL B. SPECHT

At the last Town Board Workshop on Comprehensive Plan issues, I indicated that the Town Board would provide periodic updates on progress with that planning review process. As I also stated, at times the update would be brief and when there was more information to share that the updates will be lengthier. I am happy to say that the Town Website has already posted a brief update as promised.

Let me also advise what other steps referenced by me at the last Workshop Meeting have and will include.

First, the Town Website will have more detailed information on the plan update process. I have asked Town Planner Jackie Hakes' Firm to work closely with the Town's IT Department to improve the content and frequency of information that will be regularly posted on our Town Website.

Second, I have also asked our Town Planner's Firm to have a "Comment" part on the Northeast Ramapo page specifically devoted to the plan update process where all Town Residents can provide their comments that will be circulated to the Town Board and posted to the webpage. This makes the comment process easier to use and easier to respond to.

Third, I have also asked our Town Professionals to start a "**Frequently Asked Questions**" Section on this part of the Town Website so all can review answers that frequently arise in this plan update process and answers will be readily available.

Finally, I have asked our Town Professionals to make periodic presentations in future Town Board Meetings (as they did at the last Town Board Workshop Meeting).

Since several questions were presented after the last Workshop Meeting and the additional features to the Town Website are being put in place (but not ready yet), questions from the Public have been shared with Town Professionals who have provided the follow responses to common questions that I can share now.

Q. Why isn't the Town establishing a Plan before finishing the SEQRA Process?

A. No action can be taken by the Town on any plan or 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. Town Law allows for this and it is a logical approach to not only complete the update but also be in compliance with SEQRA. In this approach, environmental impacts will be evaluated during preparation of the Comprehensive Plan, rather than preparing a Plan first without consideration of the potential environmental impacts.

Q. What is the role of the Town Professionals in this plan update process?

A. The Town continues to be served by its existing and experienced professionals in this plan update process. MJ Engineering with Jackie Hakes and Laberge with Nicole Allen continue in a collaborative effort to provide planning recommendations. Attorney Ben Gailey with extensive experience in the planning update process will also work with our planning professionals to provide the Town with the most qualified advice available. Coordination of all those professionals will be done by the Town Attorney's Office.

Q. How will the Town address questions and concerns by Town Residents and those seeking to build in the Town?

A. The Town's Website will be significantly updated by having Town Planner Jackie Hakes's Firm work to regularly post updated information and also to have a place on the Northeast Ramapo page where all comments specific to the Northeast Ramapo effort can be provided.

Q. What is the "inventory" referenced in the approved Scoping Outline?

A. As part of the plan update process, an inventory of relevant Town wide information on existing conditions is being gathered as a baseline. This will help to inform the plan update and DGEIS.

Q. Why isn't the Town doing a Comprehensive Plan Update for the entire Town?

A. The Town is doing a Comprehensive Plan update for the entire Town. The SEQRA process has and will continue to develop information on Town wide issues generally and specifically the Northeast Ramapo Corridor Area. The SEQRA process will even expressly study relevant impacts from that Corridor on the rest of the Town. Due to the unique reality of 12 different Villages in our Town, the Town is doing a planning update comprehensively, but in a sequential manner. Our Planners have also advised given the different physical characteristic of the Town that the Northeast Corridor is a proper sequential start to a comprehensive plan update.

Q. What are the different parts of the Town's planning update.

A. The Town as required by law is reviewing its Comprehensive Plan. The last such Town wide review took place in 2004. The Town is certainly due for that review. As expressly authorized by Town Law, this plan review update is taking place within the SEQRA process known as a Generic Environmental Impact Statement (GEIS). The Town will also consider potential Code Amendments during this same process.

Q. What happens when the Town finishes the plan update review for the Northeast Ramapo Corridor?

A. When the Town completes that review, the Town Board plans to continue that review sequentially with other parts of the Town. After the Northeast Ramapo Corridor process is finished, the Town Professionals will be able to look at the process results to better inform the Town on any changes in procedure or substance best utilized in other portions of the Town during this update review process.

TOWN BOARD MEETING OPENING REMARKS OF SUPERVISOR MICHAEL B. SPECHT

February 10, 2021 Town Board Meeting

As part of the Town Board's periodic updates on progress with our comprehensive planning process, I'd like to share steps taken since the January 27th update.

First, the Town Website has been updated with a more user-friendly Northeast Corridor page. That page includes the following information points:

- A tab with materials provided at these Town Board updates
- Documents will be posted from all Town Board meetings. The first posting is the Final SEQRA Scoping document.
- The Envision Ramapo Archive with all previous materials available
- A FAQs tab will be updated as needed moving forward
- Comment tab – the Public can provide direct comments on this page related to the Northeast Ramapo effort. These comments will be circulated to the Town Board.

Second, over the past several months work on the Comprehensive Plan Update of Town-wide Existing Conditions has been continuing. The Town Board and Town Professionals are currently reviewing an internal draft of that document which will be made available to the public as soon as it is complete.

The Town-wide existing conditions document includes the following information:

- Introduction
- Town History / Historic Setting
- Demographic Profile
- Natural Resources / Environment
- Land Use
- Zoning
- Housing
- Open Space

- Parks & Recreation
- Historic & Cultural Resources
- Municipal Government Services
- Public Works & Public Services
- Community Services
- Schools: Public & Private
- Transportation
- Community & Economic Development

Lastly, based on information within the draft Town-wide Existing Conditions Update, the Town Board will next be considering potential areas to explore specific to the Northeast corridor related to future growth and land uses.

This concept is to identify areas that may have the greatest opportunity for growth and development (corridors, vacant/underutilized lands, etc) and consider what may be appropriate for those areas to address needs and opportunities in the Northeast Corridor.

Thank you all for your continued interest in this process and for your input.

TOWN BOARD MEETING OPENING REMARKS OF SUPERVISOR MICHAEL B. SPECHT

February 24, 2021 Town Board Meeting

As part of the Town Board's periodic updates on the progress with our comprehensive planning process, I would like to share the actions taken since the February 10th update. These actions demonstrate our Town's commitment to transparency in this process.

- The Town consultants have prepared a **draft** Town-wide Existing Conditions document which has been made available to the public on the Northeast Ramapo webpage under the "Documents" tab. Mapping and appendices associated with the draft Town-wide Existing Conditions document has also been posted at that same location.
- The Town has also prepared initial FAQs and posted to the webpage. The FAQs will be updated as necessary. That will be the primary location where responses to questions can be found.
- Since the establishment of the comment page on the Northeast Ramapo webpage, the Town consultants have compiled all comments received through the webpage and have provided them to the Town Board. Any future comments submitted through the comment page will be provided to each Town Board member in advance of each Town Board Meeting.

I would encourage you all to make your comments through the Town's webpage so that all our professionals can readily review them and help in any appropriate responses.

In terms of next steps, based on information within the draft Town-wide Existing Conditions Update, the Town Board will next be considering potential areas to review in the Northeast corridor related to future growth and land uses.

Thank you all for your continued interest in the Northeast Ramapo plan and for your input.

TOWN BOARD MEMBER COMMENT LEGAL CONSIDERATIONS

Type of Comments that have no legal objection

For example, “I have given thought and have spoken with members of the public about whether amended zoning in Northeast Ramapo should allow greater residential density and more intensive commercial development in areas of Northeast Ramapo. My initial thoughts are that greater flexibility and more creative development should be considered on larger parcels of land of the Northeast and that more intense commercial development should be permitted along the Route 202 corridor and portions of the Route 45 corridor.. **Please understand, however, that I do not have an opinion at this time about the level of increased development potential, because we must await further information and analysis which will be provided in the Environmental Impact Statement. Therefore, I would like to ask our Planning Consultant to look into these areas in more detail.**

Type of Comments that have legal objection

Comments or conclusions concerning specific uses of property, specific locations, and specific development density or intensity levels. If questioned, the response can be “**It would be premature to discuss specifics, because the Environmental Impact Statement will influence my thinking on the specifics, and we need to study the EIS first**”.



Town of Ramapo

COMPREHENSIVE PLAN AMENDMENT
FOR NORTHEAST RAMAPO

Town Board Update

March 22, 2021, 7:00 pm

Via Zoom

[DISCUSSION ITEMS]

1

Project Status
Update

2

Existing
Conditions
Highlights

3

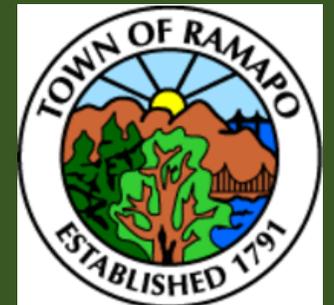
Possible Land Use
Concepts Under
Consideration

4

Code
Amendment
Concepts

5

Next Steps



PROJECT STATUS UPDATE

JACLYN HAKES, AICP, MJ ENGINEERING

PROJECT STATUS UPDATE

- Town Board Updates
 - Ongoing
- Frequently Asked Questions (FAQs)
 - Posted to project webpage
- DRAFT Comprehensive Plan Update of Town-wide Existing Conditions
 - Posted to project webpage

[PROJECT STATUS UPDATE (continued)]

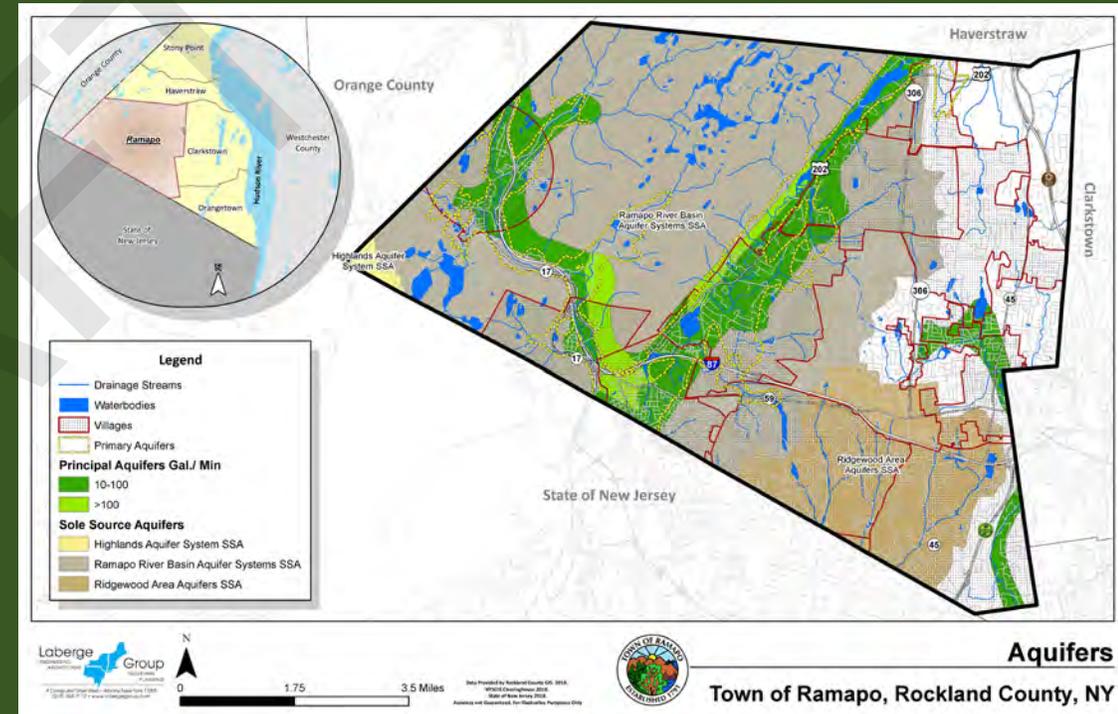
- Information Gathering and Preparation of DGEIS
 - Final Scoping Document Adopted January 20, 2021
 - Evaluation of existing conditions to understand needs, opportunities and constraints for Northeast Corridor
 - Received input and comments from the public and elected officials
 - Consideration of possible land use concepts



EXISTING CONDITIONS HIGHLIGHTS

EXISTING CONDITIONS HIGHLIGHTS

- Town-wide existing conditions
- Information for range of topics
- Series of 14 existing conditions maps
- Sets foundation for future planning



The Draft Town-wide Existing Conditions Document has been prepared by the Laberge Group.

[EXISTING CONDITIONS HIGHLIGHTS]

Topic Areas Evaluated:

- Regional Setting
- Summary of Relevant Plans
- Sub-Area Geographies
- Demographic Profile
- Natural Resources & Environment
- Land Use
- Zoning
- Housing
- Open Space
- Parks & Recreation
- Historic & Cultural Resources
- Government Services
- Public Works & Public Services
- Community Services
- Schools: Public & Private
- Transportation
- Community & Economic Development

EXISTING CONDITIONS HIGHLIGHTS

Population Trends

	Town of Ramapo		Rockland County	
	Number	% Change	Number	% Change
1960	35,064	-	136,803	-
1970	76,702	118.7%	229,903	68.1%
1980	89,060	16.1%	259,530	12.9%
1990	93,861	5.4%	265,475	2.3%
2000	108,905	16.0%	286,753	8.0%
2010	126,595	16.2%	311,687	8.7%
2018 Estimates	138,585	9.5%	328,812	5.5%
2023 Projections	145,089	4.7%	339,495	3.2%

Source: U.S. Census Bureau and ESRI Business Analyst (estimates and projections).

- Significant growth 2000 – 2018
- Continued growth projected
- Population growth greater than County

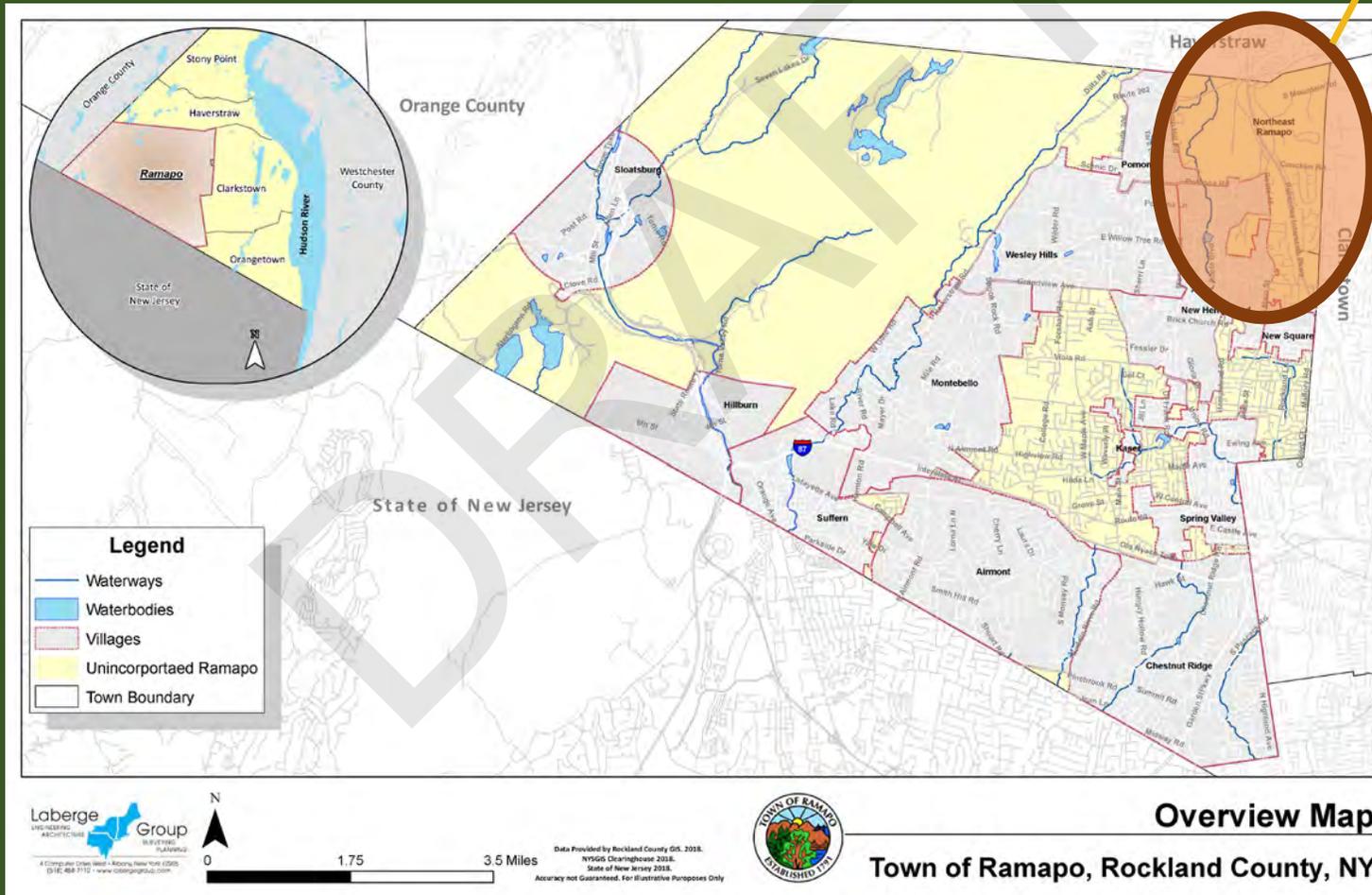
The background of the slide features a photograph of a large, light-colored building with a prominent central tower and a fountain in front. The scene is surrounded by trees and a clear blue sky with some clouds. A dark, semi-transparent rectangular overlay covers the central portion of the image, containing the main text. A large, faint watermark is visible across the center of the slide, consisting of a stylized 'D' and 'R' intertwined.

POSSIBLE LAND USE CONCEPTS FOR CONSIDERATION

LAND USE CONCEPTS

Town-wide Overview Map

Northeast
Corridor



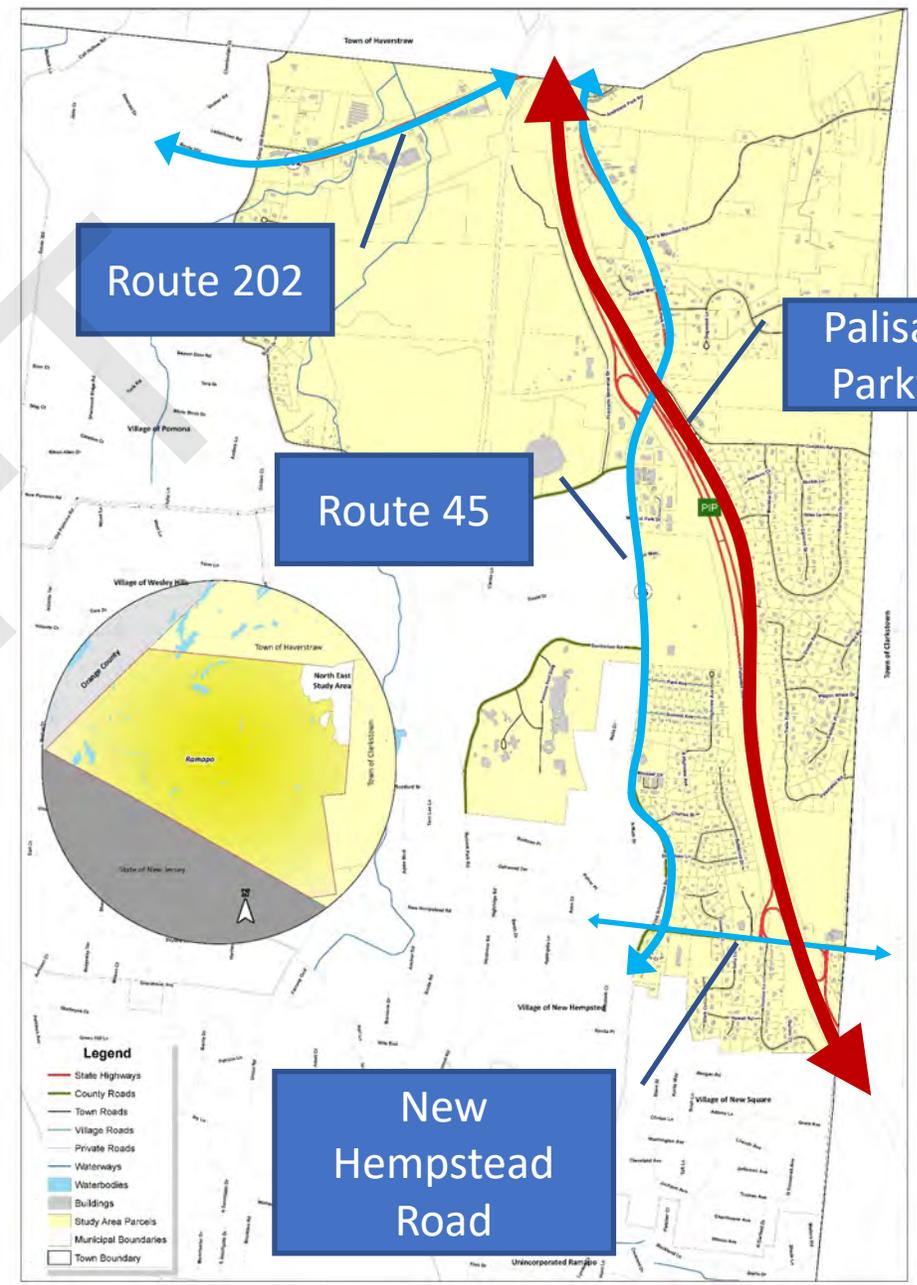
Overview Map

Town of Ramapo, Rockland County, NY

[LAND USE CONCEPTS]

Northeast Corridor Overview Map

DRAMA

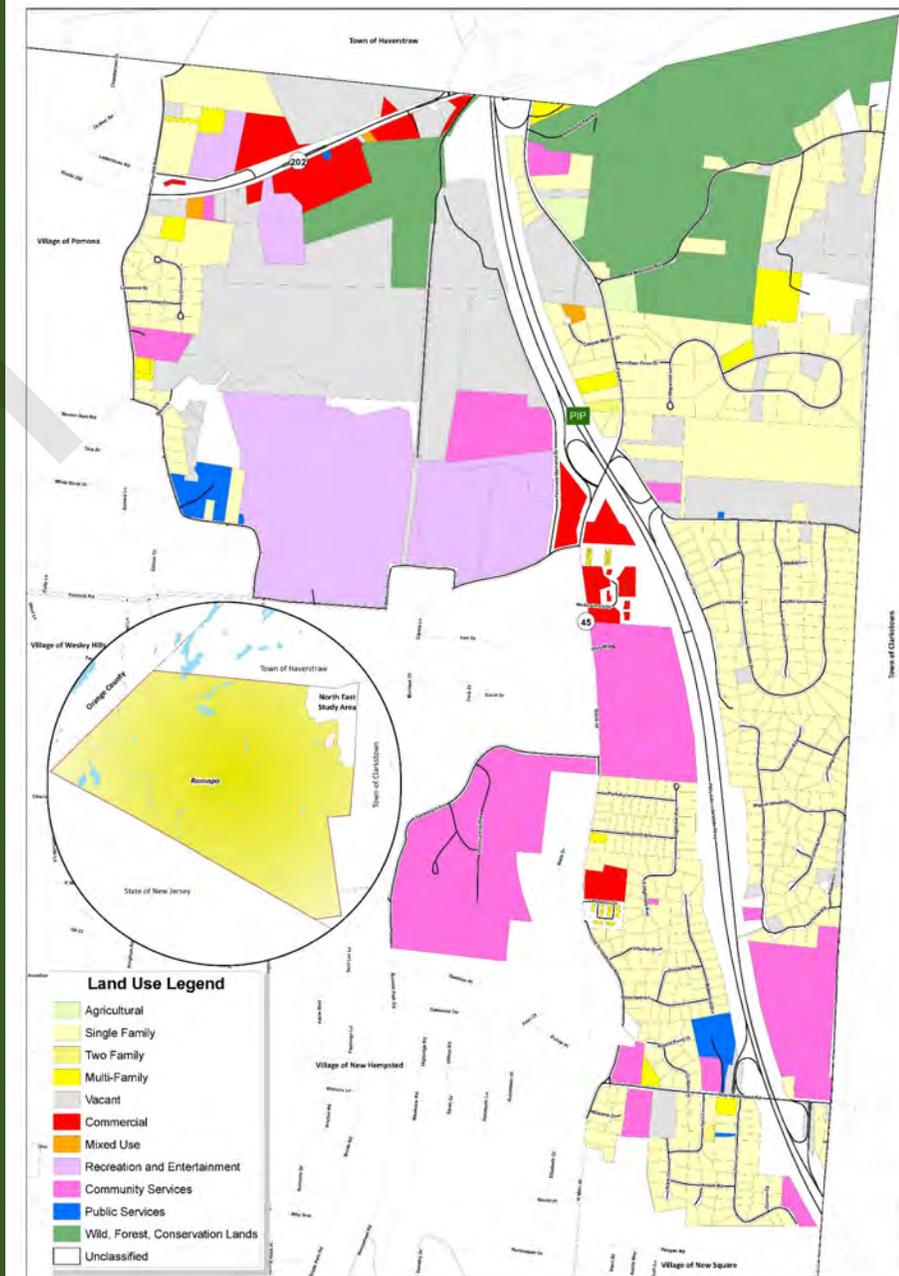


LAND USE - EXISTING

Land Use – Northeast Corridor

Table 20: Town of Ramapo Northeast Area Land Use

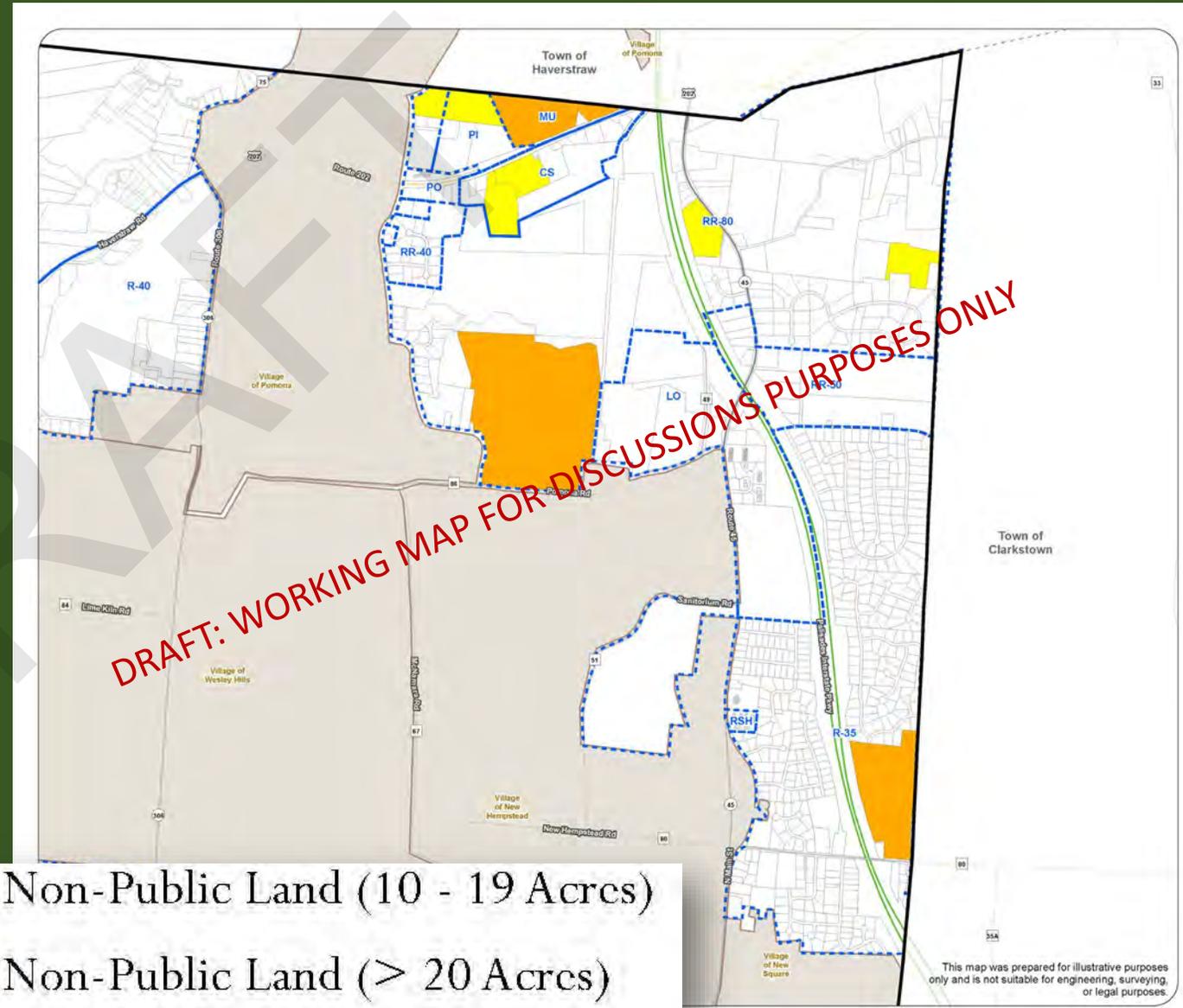
Uses	Acres	Percent of Total Acreage
Single-Family	606.06	29.12%
Two-Family	2.31	0.11%
Multifamily	28.17	1.35%
Agricultural	4.2	0.20%
Vacant	170.78	8.21%
Commercial	57.49	2.76%
Recreation & Entertainment	214.98	10.33%
Public Services	17.86	0.86%
Community Services	250.02	12.01%
Mixed Use	3.13	0.15%
Wild, Forested, Conservation Lands	486.49	23.38%
Unclassified	239.52	11.51%
Total	2,080.98	100.00%

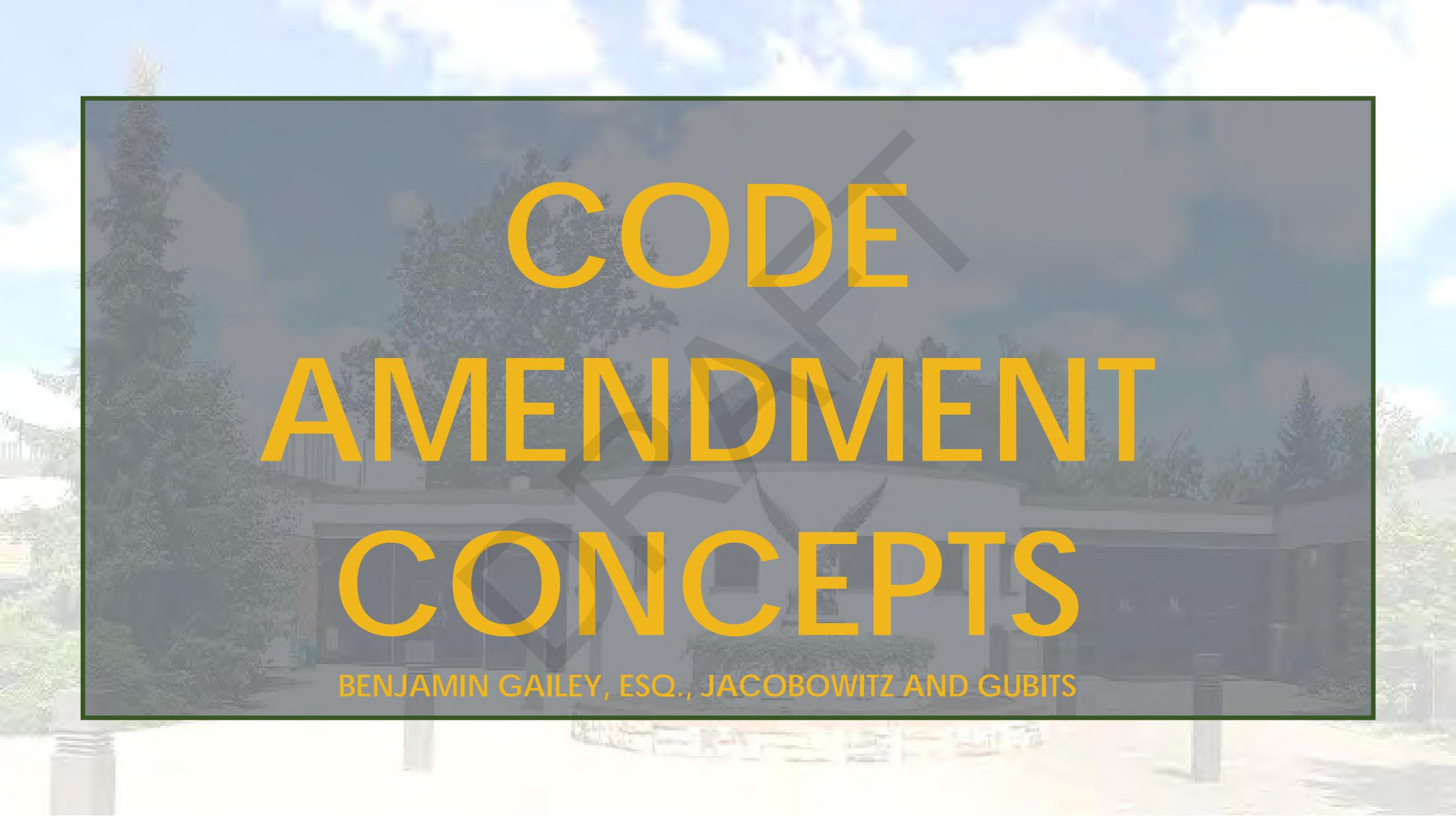


LAND USE CONCEPTS: NORTHEAST CORRIDOR

Considerations:

- Variety of housing options
- Commercial services to support residents
- Balancing natural resources and growth
- Appropriate areas for future growth





CODE AMENDMENT CONCEPTS

BENJAMIN GAILEY, ESQ., JACOBOWITZ AND GUBITS

[ZONING CODE AMENDMENT PROCESS]

- Town land use regulations must be in accordance with the comprehensive plan (*Town Law §272-a(11)(a)*)
- Amended land use regulations will be guided by the GEIS and SEQR Findings
- A public hearing is required prior to adoption of Town land use regulations

ZONING CODE TOOLS FOR CONSIDERATION

- **Planned Unit Development (PUD)**
 - Identified as tool in 2004 Comprehensive Plan
 - Provides flexibility for mix of uses, housing types, open space, scale, design elements
 - Specific criteria can be identified
- **Overlay District**
 - Special zoning district placed over an existing base district
 - Add specific criteria to protect resources or shape growth

NEXT STEPS

DRAFT

[NEXT STEPS]



- Future land use concepts and tools
- Build-out Analysis: under existing zoning and proposed future
- Fiscal Impact Analysis
- Traffic Impact Analysis
- Evaluation of impacts

PUBLIC COMMENT WELCOME

- Written public comment
 - Town Clerk
 - Project Webpage
- <http://www.ramapo.org/>
- Comments reviewed and considered by Town Board



The screenshot shows the public comment form on the Town of Ramapo website. At the top, there is a header with the town's logo and name, "TOWN OF RAMAPO New York". Below the header is a navigation menu with links for "Welcome", "Town Board Updates", "Documents", "Envision Ramapo Archive", "FAQ", and "Comment". The main content area is titled "COMMENT" and contains a form with the following fields: "Name", "Email", "Address", "Subject", and a large text area for the message with the placeholder text "Type your message here...".

TOWN BOARD MEETING OPENING REMARKS OF SUPERVISOR MICHAEL B. SPECHT

April 28, 2021 Town Board Meeting

As part of the Town Board's periodic updates on the status of our comprehensive planning process, I would like to share the progress made since the April 14, 2021 update. This progress demonstrates our Town's commitment to transparency in this process as we continue to move forward.

- The Town Planning professionals continue to compile various sections of the Draft Generic Environmental Impact Statement (DGEIS) and those sections will be reviewed by our Attorneys to be certain all legal requirements of SEQRA are met.
- The Town has also posted additional FAQs to the webpage. The FAQs will continue to be updated as necessary. That FAQ portion of the webpage will be where responses to commonly asked questions can be readily found. As the public has additional questions, please submit any question to Comment Section of our Town Website for the Northeast Corridor Study.

For myself and on behalf of the Town Board, I thank all for their interest and comments and other contributions to this comprehensive planning process. I continue to welcome all to make your comments through the Town's webpage

In terms of next steps, the Town professionals will continue to move forward with preparation of the DGEIS including, but not limited to fiscal impact, future land uses and the build-out analysis as well as continuing to evaluate potential impacts for inclusion in a draft document to be presented in the next few weeks to the Town Board to determine the completeness of the DGEIS for public comment.

Thank you all for your continued interest in our efforts and for your input.



January 26, 2021

RE: Town of Ramapo - Town Board Update
Generic Environmental Impact Statement, Comprehensive Plan Amendment for the
Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-wide
Existing Conditions and Code Amendments for Northeast Ramapo

Dear Town Board Members:

The Town Professionals are pleased to provide the following update regarding the Northeast Ramapo effort. This update reflects tasks completed since the January 20, 2021 Town Board Special Meeting as well as tasks initiated or in progress.

Tasks Completed:

- Notification of Adoption of the Final SEQR Scoping Document mailed to Interested Agencies
- Notification of Adoption of the Final SEQR Scoping Document provided to the Environmental Notice Bulletin (ENB) per SEQR requirements
- Posting of the Final SEQR Scoping Document to the Town website

Tasks Initiated or in Progress:

- Drafting of Town-wide Existing Conditions Update for Comprehensive Plan Amendment
- Preparation of components of the Draft Generic Environmental Impact Statement (DGEIS) for Northeast Ramapo
- Technical review of existing zoning within Northeast Ramapo and identification of possible recommendations for amendments
- Improved/User-friendly posting of materials on the Town website at the Northeast Ramapo link

Sincerely,

Jaclyn Hakes, AICP
Director of Planning Services

CC: Supervisor; Town Board, Town Counsel; Project File

**APPENDIX J:
PROPOSED COMMERCIAL CORRIDOR ZONING
LANGUAGE**

DRAFT

Town of Ramapo

Proposed Commercial Corridor Mixed Use District (CC)

Commercial Corridor Mixed Use District (CC)

Mixed use structure(s) consisting of the following commercial and residential uses:

Permitted As of Right:

1. Banks
2. Day-care centers
3. Hotel
4. Libraries, museums and art galleries
5. Local convenience commercial uses
6. Local office-business uses
7. Medical and dental offices and clinics
8. Office buildings for business and professional use
9. Parking lots and parking garages
10. Restaurants and taverns
11. Retail stores and service establishments
12. Specialty warehousing associated with retail sales from the same premises
13. Residential uses subject to §376-66C (see below)

Permitted with Special Permit by Planning Board:

1. Gas Stations
2. Theaters and cinemas

Permitted with Special Permit by Town Board:

1. Schools and Houses of Worship

§ 376-66 Mixed use development.

C. CC development: A development that must consist of at least 70% commercial and/or office uses and may contain up to 30% residential uses.

(1) The maximum density for residential uses shall be six residential units per acre less the area designated for commercial and/or office use.

(2) All residential uses must be located above the first floor of the mixed use building(s).

(3) All residential uses must have an entrance separate from the commercial use.

(4) The maximum number of stories shall be three.

(5) *The development must contain a centralized refuse collection area. The collection area shall be properly designed and screened.*

(6) *Sidewalks shall be required and are permitted to be located in the required front yard/front setback.*

(7) *All buildings are subject to site development plan approval and architectural review pursuant to this chapter.*

(8) *All buildings will be fully alarmed and sprinklered.*

(9) *All developments shall be suitably landscaped and designed to accommodate pedestrian access.*

(10) *The minimum distance between buildings shall be 30 feet.*

(11) *No structure shall be closer than 20 feet to the pavement edge on interior roadways. The Planning Board may modify where local conditions warrant.*

(12) *No more than eight units may be linked together into a single building or 16 units in a back-to-back configuration.*

(13) *All projects are subject parking requirements pursuant to this chapter.*

All Area and Bulk Standards to reflect existing MU-2 District.

DRAFT

APPENDIX K:
PROPOSED FLEX-OVERLAY PUD LOCAL LAW

**TOWN OF RAMAPO
STATE OF NEW YORK**

LOCAL LAW __ OF 2021

**A LOCAL LAW TO ADOPT PLANNED UNIT DEVELOPMENT
REGULATIONS WITHIN THE TOWN OF RAMAPO ZONING CODE
AS PART OF A “FLEX-OVERLAY PUD ZONE”**

BE IT ENACTED by the Town Board of the Town of Ramapo as follows:

Section 1. Title of Local Law.

This “Local Law” shall be entitled “a Local Law to Adopt Planned Unit Development Regulations within the Town of Ramapo Zoning Code” as part of a “Flex-Overlay PUD Zone”.

Section 2. Authorization.

This Local Law to adopt Planned Unit Development regulations within the Town of Ramapo Zoning Code, is enacted pursuant to the authorization established in the New York State Municipal Home Rule Law Section 10 and New York Town Law Section 261-c.

Section 3. Purpose.

Pursuant to the authority under New York Town Law Section 261-c, it shall be the purpose and intent of this Local Law to enact regulations for the implementation of a Planned Unit Development (“PUD”) floating zone to provide for new residential, commercial, and mixed uses in which economies of scale or creative architectural or planning concepts may be utilized by the developer without departing from the spirit and intent of Chapter 376 [Zoning] (Chapter). Once adopted, it will allow the Town of Ramapo Town Board to place PUD districts on property identified for PUD development in the Town’s Comprehensive Plan as amended from time to time including within the Town’s Northeast Corridor. The Town Board may place PUD districts as part of an Overlay Zoning for larger tracts of land, which may consist of one or more tax parcels in common ownership, that are a minimum of 20 acres within the Town of Ramapo, combined and contiguous (lands may be separated by a public or private road/highway), and accessible by a public street. The minimum tract size requirement of 20 acres is an inextricable element of a PUD in Northeast Ramapo, and 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.

To be considered and evaluated for PUD designation pursuant to the Environmental Impact Statement and Findings Statement prepared for the Comprehensive Plan Update for Northeast Ramapo and this local law, tracts must have been under common ownership and contain a minimum of 20 acres on March 1, 2021.

Tracts of land aggregated to contain at least 20 contiguous acres and under common ownership or control after March 1, 2021, may be considered for PUD designation, but any such consideration and evaluation by the Town Board shall be pursuant to an amendment to the Town Comprehensive Plan and supported by supplemental environmental analysis prepared by the applicant for that particular property.

The intent of enacting this Local Law and the related PUD provisions is to minimize the negative impacts associated with suburban sprawl as noted in the Town’s Comprehensive Plan (2004 as amended). Planned Unit Development 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, resulting in a development, that contains more amenities, shares common

infrastructure that can be operated and maintained effectively and efficiently, and which is more desirable to live in than one produced in accordance with typical zoning ordinance and subdivision controls. Therefore, it is with this purpose and intent that the Town of Ramapo seeks to amend the Zoning Code and enact PUD regulations.

Section 4. Amendment.

The Town Board of the Town of Ramapo hereby amends Chapter 376 [Zoning], Article I [Title, Purpose and Word Usage], Section 5 [Definitions] by adding the below:

Planned Unit Development Authorized Board or Body: Town of Ramapo Planning Board.

Planned Unit Development (“PUD”): means a site upon which residential, commercial, office, retail, or other land uses, or any combination thereof may be authorized in a flexible manner so as to achieve the goals of the Town Comprehensive Plan.

Planned Unit Development District (“PUD District”): means an independent, freestanding zoning district, wherein the zoning regulations need not be uniform for each class or type of land use, but where the use of land shall be in accordance with a preliminary planned unit development plan approved by the Town of Ramapo Town Board.

Preliminary Planned Unit Development Plan (“Preliminary PUD Plan”): means a proposal for a planned unit development showing the layout of the proposed project including, but not limited to, maps, plans, or drawings relating to proposed land uses, approximate location and dimensions of buildings, all proposed facilities including preliminary plans and profiles, at suitable scale and in such detail as is required by these PUD regulations; architectural features, lot sizes, setbacks, height limits, buffers, screening, open space areas, lighting, signage, landscaping, parking and loading, traffic circulation, protection of natural resources, public or private amenities, adjacent land uses and physical features, and such other elements as may be required by these PUD regulations.

Preliminary Planned Unit Development Plan Approval (“Preliminary PUD Plan Approval”): means the approval with conditions, if any, of the layout of a proposed planned unit development as set forth in a Preliminary PUD Plan and the simultaneous amendment of the zoning local law or ordinance by the legislative body to create and map a planned unit development district encompassing the plan; subject to the approval of the plan in final form pursuant to the provisions of this local law.

Final Planned Unit Development Plan/Site Development Plan (“Final PUD Plan/Site Development Plan”): means an approved preliminary planned unit development plan prepared at such additional detail and showing information as is required by the PUD regulations, and the modifications, if any, required by the legislative body at the time of approval of the preliminary planned unit development plan, if such preliminary plan has been so approved.

Final Planned Unit Development Plan/Site Development Plan Approval (“Final PUD Plan/Site Development Plan Approval”): means the signing of a final plan by a duly authorized officer of the authorized board or body pursuant to a resolution granting final approval to the plan or after conditions, if any, specified in said resolution granting conditional approval of the plan are completed. Such final approval qualifies the plan for filing in the office of the clerk as provided herein.

Section 5. Amendment.

The Town Board of the Town of Ramapo hereby amend Chapter 376 [Zoning], Article II [Zoning Districts and Zoning Map] by adding the below new Section:

§ 376-24 Planned Unit Development District and Development

A. Planned Unit Developments General Regulations

1. Location and Size:

- a. As defined in the Comprehensive Plan, the Town Board may place a PUD District on any tract of land which may consist of one or more tax parcels in common ownership, within the Northeast Corridor of the Town that are a combined and contiguous minimum of 20 acres within the Town of Ramapo (lands may be separated by a public or private road/highway), are accessible by a public street and have been recommended for PUD development by the Town's Comprehensive Plan, as amended. Said tract of lands shall be under common ownership or control and contain at least 20 acres at the time of application. The minimum tract size requirement of 20 acres is an inextricable element of a PUD in Northeast Ramapo, and 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.

2. Permitted Uses: See "Table of General Use Requirements."

- 3. **Density:** The Town Board shall, at the time of placing the PUD District, establish as part of the Preliminary PUD Plan the permitted land use intensity including the number and type of dwelling units, retail, or office space square footage for the PUD District. Such density shall not exceed the maximum allowable density in any zoning district established by Chapter 376 [Zoning] and the FAR shall 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. In establishing such density or intensity of use, the Town Board shall consider the availability of central water and sewer infrastructure to serve the PUD.

4. Area and Bulk Requirements: See "Table of Bulk Requirements".

- 5. **Subdivision Regulations:** The Town Board shall, at the time of placing the PUD District, and after recommendation from the Planning Board, establish as part of the Preliminary PUD Plan the road widths and specifications applicable for the PUD District. To the extent that the PUD District and the Preliminary PUD Plan Approval shall conflict with any other requirement within the Zoning Code or Subdivision regulations, the PUD District and the Preliminary PUD Plan Approval shall control. Any road widths and specifications shall be consistent with minimum requirements of applicable building and fire codes. The Planning Board shall have the power to waive the requirements of the Town's Subdivision regulations, as needed, to assure consistency with the Preliminary PUD Plan Approval by the Town Board.

- 6. **Common Property in a PUD District:** Common property in a PUD District may consist of a parcel or parcels of land, together with improvements thereon, the ownership, use and enjoyment of which are shared by the individual lot owners and/or occupants of the PUD District. When common property exists, the developer shall enter into an agreement with the Town of Ramapo which the homeowners' association shall be subject to, provided that, in the event that the homeowners' association or any successor organization shall, at any time after approval of the development, fail to maintain the common land or any improvements thereon

in reasonable order or condition in accordance with the approved plan, the Town of Ramapo may serve written notice upon such legal entity or successor organization or upon the property owners within the development, setting forth the manner in which the association has failed to maintain the common land or any improvements thereon, which said notice shall include a demand that such deficiencies be corrected within a designated time frame. If the deficiencies are not corrected within the designated time frame, the Town of Ramapo, in order to preserve the taxable values of the property within the development and to prevent the common land and improvements thereon from becoming a public nuisance, may, but shall not be obligated to, enter upon said common land and improve and maintain the same until such time as the Town Board shall determine that the homeowners' association is ready and able to maintain the common land and improvements in proper condition. Said entry and maintenance shall not vest in the public any rights to use the common land or improvements except when the same is voluntarily dedicated to the public by the homeowners' association and the offer of dedication is accepted by the Town Board. The decision of the Town of Ramapo with respect to the action described in this subsection shall constitute a final administrative decision subject to review in accordance with the provisions of Article 78 of the Civil Practice Law and Rules. The cost to the Town of Ramapo of any such maintenance shall be assessed against the properties within the subdivision, and, in the event of the failure or refusal of any such property owner to pay any such charges when due, the unpaid amount thereof shall become a lien against that person's property and together with interest from the due date thereof, shall be included in the annual tax levy of the Town of Ramapo upon such property for each such fiscal year, and the amount so levied shall be collected in the same manner as other Town taxes.

For the purpose of this subsection, "common property" shall include both the land and any private facilities and/or improvements located thereon, including but not limited to private streets, driveways, infrastructure, parking areas, open space, and recreation areas.

B. Planned Unit Development Process

1. Application: Application for establishment of a PUD District and Preliminary PUD Plan shall be made in writing to the Town Board and on the applicable forms. Application shall be made by the owner(s) of the land(s) to be included in the district or by a person, by a contract vendee or by persons holding an option to purchase the lands contingent only upon approval of the application for the change of zone. In the event an application is made by a person or persons holding an option to purchase the lands, the application shall be accompanied by a statement signed by all owners of such land indicating concurrence with the application and agreeing to be responsible for payment of reasonable fees incurred by the Town in connection with its review of the PUD rezoning request.

i. The Town Board retains absolute discretion to approve or deny a PUD application for any reason and reserves the right to refuse to entertain an application for any reason. If the Town Board determines an application does not warrant consideration, it shall promptly provide the Applicant with written notice of that determination and no further action on the application will be taken. The Applicant may submit a revised application for consideration.

ii. Upon receipt of an Application, the Town Board may refer the Application to the Town's Community Design Review Committee (CDRC) and/or the Town Planning Board to assist it in assessing the completeness of information submitted. The CDRC and/or Planning Board shall review the Application as requested by the Town Board at their respective next scheduled meeting(s) and promptly advise the Town Board of their findings, as requested.

- 2. Application Materials, PUD District and Preliminary District Plan:** The Applicant shall submit the following to the Town Board:
- i.** Application Form and Associated Fee;
 - ii.** State Environmental Quality Review Act (“SEQRA”) Full Environmental Assessment Form (“EAF”);
 - iii.** A narrative description of the project setting forth its purpose, desirability, and impact on the area in which the project is proposed, as well as its projected effect on the Town in general, paying particular attention to schools, traffic, population, utilities, aesthetics, recreation, taxes, and compatibility with neighborhood character.
 - iv.** The text of the local law required to be enacted and place the proposed PUD zoning district over a subject property. This shall include a map and metes and bounds description of the proposed PUD District.
 - v.** A survey of the property, showing existing site features, including regulated wetlands, mapped floodplains, slopes in excess of 15% grade, contours five feet or less, buildings, structures, streets, utility easements, rights-of-way and land uses within 500 feet.
 - vi.** Information on the intended construction sequence for buildings, roads, parking areas and landscaping.
 - vii.** Subdivision plat, where applicable, indicating lots to be divided and related rights-of-way, easements, and other agreements.
 - viii.** A Preliminary PUD Plan for development of the district, drawn approximately to scale, though it need not be to the precision of a finished engineering drawing, clearly showing the following:
 - a.** The approximate location and dimensions of proposed principal and accessory residential buildings on the site, their relationship to one another and to other structures in the vicinity, as well as the number of dwelling units by housing type, size, and number of bedrooms.
 - b.** The location, scale, approximate dimensions, floor area, and type of any principal and accessory commercial, office, retail, service, or other non-residential use proposed for the site and its relationship to residential uses and adjoining properties.
 - c.** The approximate location, layout, and dimensions of vehicular traffic circulation features of the site, including proposed roadways, internal driveways, parking and loading areas and proposed access to the site.
 - d.** The approximate location, type, layout, and nature of proposed pedestrian circulation systems on the site.
 - e.** The proposed location, type and layout and approximate size of playgrounds, recreational areas, parks, trails, and open space proposed for the site and the general location of such facilities in respect to the proposed buildings to be erected on the site.

- f. The approximate height, bulk and intended use of buildings on the site and an architectural concept plan prepared in sufficient detail to show the mass, form, and general architectural style of proposed buildings on the site and their compatibility with nearby land uses.
- g. Proposed concept plan for landscaping, tree preservation and/or for buffering to adjacent properties.
- h. The proposed source of water supply and preliminary proposal of how it will be brought to the site, including a preliminary plan for distribution within the development.
- i. A preliminary plan for the collection and disposal of sanitary wastes from the site and preliminary plan for distribution within the development.
- j. A preliminary stormwater management plan and for the property, showing the proposed stormwater collection and management system concept, including discharge points and provisions intended for stormwater compliance pursuant to NYSDEC regulations.
- k. A description of sustainable energy measures that have been considered and included in the Preliminary PUD Plan.
- l. A preliminary site grading plan using contour intervals of five feet or less.
- m. Approximate location of land to be dedicated to the Town.
- n. Preliminary identification of areas that will be disturbed by project implementation and areas that will remain undisturbed.
- o. Other information as may be required by the Town Board or Planning Board.
- ix. A vicinity map showing the proposed use in relation to existing zoning and land use within ¼ mile of the site.

3. PUD District and Preliminary PUD Plan Review:

- i. **Complete Application/ Referral:** After the Town Board has deemed the application complete, including having addressed SEQRA requirements, the Town Board shall refer the PUD District and Preliminary PUD Plan application to the Town of Ramapo Planning Board for review and recommendation. The Town Board shall also refer the PUD District and Preliminary PUD Plan application to Rockland County Planning Board if required pursuant to New York State General Municipal Law 239-m.
- ii. **Planning Board Referral and Recommendation:** In its referral review of the application, the Planning Board may suggest to The Town Board such changes in the PUD District and Preliminary PUD Plan it believes necessary or desirable to meet the requirements of the PUD regulations, to promote the objectives of the Comprehensive Plan, to protect the established or permitted uses in surrounding neighborhoods, and/or to promote the orderly growth and sound development of the Town. The Planning Board shall review the PUD

District and Preliminary PUD Plan with the applicant and make its written referral recommendations to the Town Board within 45 days of the referral being made by the Town Board. Upon receipt of the Planning Board recommendations by the Town Board, the Town Board will consider these recommendations.

- iii. **State Environmental Quality Review Act (“SEQRA”):** The Town Board shall seek to serve as lead agency pursuant to 6 NYCRR 617 for review of all PUD applications. The lead agency shall ensure that the application is circulated to all involved agencies pursuant to the SEQRA regulations. A public hearing on the PUD District and Preliminary Plan shall not occur until a negative declaration has been issued, or until a draft environmental impact statement has been accepted by the lead agency as satisfactory with respect to scope, content and adequacy. Where the PUD has been the subject of Generic Environmental Impact Statement (“GEIS”) associated with an amendment to the Comprehensive Plan, the lead agency shall determine whether the GEIS adequately addresses the potential for significant adverse effects attributed to the proposed PUD based on the EAF Part 2, or whether a supplemental environmental impact statement is needed to address any specific significant adverse impacts not previously considered.
- iv. **PUD District and Preliminary PUD Plan Public Hearing:** Within 45 days after the Town Board has deemed the application complete, as set forth above, and prior to acting on a zoning amendment to create a PUD District, the Town Board shall hold a public hearing on such proposed PUD District and Preliminary PUD Plan. Such public hearing shall be conducted in accordance with the requirements in Zoning Code 376-172 and if applicable, SEQRA notice requirements for a public hearing on a DEIS.
- v. **PUD District and Preliminary PUD Plan Determination:** Within 90 days after the Town Board has closed the public hearing on the PUD application, the Town Board shall act to approve, approve with modifications and/or conditions or deny the PUD District zoning amendment and the Preliminary PUD Plan, and if approved amend the local law or zoning ordinance to establish and map a PUD District.
- vi. **Criteria for PUD District and Preliminary PUD Plan Approval:** The Town Board shall consider the extent to which, consistent with the intent and objectives of the PUD regulations, the proposed PUD District and Preliminary PUD Plan shall meet the following criteria:
 - a. That the proposal is consistent with the objectives of the Town Comprehensive Plan, as amended.
 - b. That the proposal meets the intent and objectives of a planned unit development as expressed in this article.
 - c. That the proposal complies with the general requirements listed above in this article.
 - d. That the uses proposed shall be planned and designed so as to minimize land disturbance and, to the extent practicable, not be detrimental to the natural characteristics of the site or adjacent land uses.
 - e. That each phase of the development, as it is proposed to be completed, contains a sufficient amount of parking facilities, landscaping, and utilities necessary to create and sustain each phase independently; provided, however, where applicable, that due consideration be given to reciprocal easements and operating agreements that may be required.

- f. That the proposal is conceptually sound in that it meets local and regional needs and that the proposed roadways, pedestrian system, land use configuration, open space system, stormwater management system and other site infrastructure, and scale of those elements shall function singly and cumulatively and conform to accepted design principles.
 - g. That there are adequate services and utilities available or proposed to accommodate each phase of the development.
 - h. That the existing transportation network, along with any proposed mitigation, will sufficiently handle all traffic generated by the proposal.
- vii. General Design Criteria:** Projects seeking PUD District approval shall incorporate the following site and architectural design to the satisfaction of the Town Board. Key elements to consider are: existing attractive architectural character of the neighborhood/district; continuity of building scale and architectural massing; transition to adjacent developments; treatment of the street-level and upper level architecture detailing; rhythm of windows and doors; relationship of the buildings to public spaces such as streets, plazas, other open space, and public parking. Design shall consider the following:
- a. Encourage compatibility between residential and commercial uses where existing residential zones abut commercial zones
 - b. The variety of active uses should be complemented with facades that are articulated with a variety of depths and materials along the pedestrian ways.
 - c. Create a network of active spaces and avoid disconnected spaces.
 - d. Design rooftops for visual interest and screening of mechanical equipment
 - e. Achieve compatible building styles and design and avoid incompatible elements.
 - f. Create streetscapes that include appropriate, unified site furniture to encourage pedestrian activity, avoiding bleak streetscapes that discourage walking.
 - g. The design treatments for the area should include details and materials that promote interest for users and visitors.
- viii. Preliminary PUD Plan Approval:** The Town Board may, if it believes it necessary to fully protect the health, safety, and general welfare of the community, attach to its PUD District and Preliminary PUD Plan Approval additional conditions or requirements the applicant must meet to mitigate potential impacts to the surrounding neighborhood or community to the extent practicable or to provide a public benefit as a result of the project. Such requirements may include but are not limited to:
- a. Visual and/or acoustical screening;
 - b. Land use mix;
 - c. Schedule of construction and occupancy;
 - d. Pedestrian and vehicular circulation system;
 - e. Parking and snow removal;
 - f. Sites for public services;
 - g. Protection of natural and/or historical features;
 - h. Pedestrian access;
 - i. Parks, recreation and/or open space;
 - j. Lighting;
 - k. Area and bulk requirements; and
 - l. Such other requirements for development of the PUD District that the Town Board deems appropriate.

- ix. **Preliminary PUD Plan Approval Phasing:** The Town Board may approve the Preliminary PUD Plan by identifying phases of construction, and the applicant may then seek Final PUD Plan Approval from the Planning Board for each phase individually. Prior to receiving the Planning Board chairman's signature on the Final PUD Plan/Site Development Plan Review as noted below, the applicant must ensure that all infrastructure necessary to allow that phase to operate properly will be provided or bonded.
4. **Final PUD Plan Review/Site Development Plan Review:** Following approval of the PUD District and Preliminary PUD Plan Approval by the Town Board, the applicant shall submit to the Planning Board (the "authorized board or body") a Final PUD Plan/Site Development Plan for its review and approval. Unless stated to the contrary below, this section shall replace any requirement for a PUD development to obtain separate Site Development Plan approval pursuant to Article IX of this Chapter.
- i. The Final PUD Plan/Site Development Plan application requirements shall include those application documents required by Article IX of this Chapter and by the site development plan regulations adopted by the Planning Board .
 - ii. **Public Hearing:** The Final PUD Plan/Site Development Plan application shall be subject to a public hearing before the Planning Board. Where a subdivision of lots is proposed as part of a Final PUD Plan/Site Development Plan, the Planning Board shall also consider the preliminary subdivision plat in conjunction with the public hearing on the Final PUD Plan/Site Development Plan. Such public hearing shall be conducted in accordance with the requirements in New York Town Law 276(5)(e)(ii).
 - iii. The Planning Board shall refer the subdivision application to the Rockland County Planning Department if required pursuant to New York General Municipal Law 239-n.
 - iv. The Planning Board shall consider the following in reviewing the Final PUD Plan/Site Development Plan application:
 - a. The Final PUD Plan/Site Development Plan must be generally conform to the requirements of the PUD District and Preliminary PUD Plan Approval.
 - b. All conditions imposed by the Town Board in granting the PUD District and Preliminary PUD Plan Approval, shall be satisfied, and incorporated into the Final PUD Plan/ Site Development Plan.
 - c. The Planning Board shall ensure that the mitigation measures identified in the applicable environmental review pursuant to this section have been incorporated into the Final PUD Plan Final PUD Plan/Site Development Plan.
 - d. The Final PUD Plan Final PUD Plan/Site Development Plan must satisfy the objectives in Zoning Code § 376-91.
5. **Subdivision approval:** If the proposed Final PUD Plan/Site Development Plan involves a land division or the subdivision of land, subdivision approval by the Planning Board, as noted below, shall be required. The Planning Board shall conduct its review of an application for subdivision approval coincident with its review of an application for Final PUD Plan/Site

Development Plan. A subdivision proposed within the context of a PUD, shall follow the below process. To the extent that these PUD regulations conflict with the Town's subdivision regulations, the PUD regulations and this section shall control.

- i. Applicant to provide a preliminary subdivision plat application to the Planning Board, the contents of which shall confirm to the requirements of the subdivision regulations. The preliminary subdivision need only reflect that land division required for the phases seeking Final PUD Plan/Site Development Plan approval.
- ii. Simultaneously with section (B)(4)(iii) above, the Planning Board shall refer the subdivision application to the Rockland County if required pursuant to New York General Municipal Law 239-n.
- iii. Simultaneously with section (B)(4)(ii) above, the Planning Board shall hold a public hearing on the preliminary subdivision plat and the Final PUD Plan/Site Development Plan. Such public hearing shall be conducted in accordance with the requirements in New York Town Law 276(5)(e)(ii).
- iv. Planning Board to consider the following when review a preliminary subdivision approval:
 - a. The preliminary subdivision plat must be consistent with the requirements of the PUD District and Preliminary PUD Plan Approval.
 - b. All conditions imposed by the Town Board in granting the PUD District and Preliminary PUD Plan Approval, shall be satisfied, and incorporated into the preliminary subdivision plat.
 - c. The Planning Board shall ensure that the mitigation measures identified in the applicable environmental review pursuant to this section have been incorporated into the preliminary subdivision plat.

If appropriate, the Planning Board shall issue preliminary subdivision approval, with conditions if necessary. Once all preliminary subdivision approval conditions have been satisfied, the applicant shall submit a final subdivision plat for approval by the Planning Board in accordance with the final plat provisions of subdivision regulations. If the final subdivision plat submitted is substantially consistent with the approved preliminary subdivision plat, the second public hearing may be waived. Once approved, the final subdivision plat shall be filed in the Office of the Rockland County Clerk in compliance with subdivision regulations and New York Town Law.

The applicant shall submit a final subdivision plat for approval within 180 days of an approved preliminary subdivision plat approval unless an extension is granted by the Planning Board.

- v. **Performance Surety:** The Planning Board may require the applicant to furnish a surety in connection with the construction involved in the preparation of the building project site and/or in connection with construction of public roadways or improvements. The amount of such surety, and the amount of any liability insurance to be furnished, shall be determined by the Planning Board and acceptable in form to the Town Attorney. In addition, as applicable, the Planning Board may also require title insurance and offers of

dedication, presentation of map in final form conforming to all conditions of approval, payment of all review fees, posting of inspection fees, and payment of recreation fees.

- vi. Final PUD Plan Approval/Site Development Plan Approval:** The Planning Board's determination on the Final PUD Plan/Site Development Plan and subdivision (if necessary) shall be filed in the office of the clerk within five business days after such decision is rendered, and a copy thereof mailed to the applicant. Once all conditions of the Final PUD Plan Approval have been satisfied, the Planning Board Chair may sign the Final PUD Plan/Site Development Plan.
- vii. Final PUD Plan Approval and Site Development Plan Expiration:** The Final PUD/Site Development Plan Approval shall expire 2 years from the date of the approval resolution unless a building permit has been issued. The applicant may seek a one-year extension from the Planning Board. More than one extension request may be considered.
- viii. Reversion:** In the event that a building permit has not been issued for any building construction within a designated PUD within a period of five years and a day following the grant of final site plan approval or any extension of site plan approval, the PUD zoning designation shall be rendered null and void. In such event, the lands within the PUD District shall revert to the original zoning districts that existed prior to the PUD District designation, and this reversion shall be noted on the Official Zoning Map of the Town.

6. Request for PUD Changes.

- i.** Planning Board authority. If in the Final PUD Plan it becomes apparent that certain elements of the Final PUD Plan do not conform to the PUD District / Preliminary PUD Plan Approval, as it has been approved by the Town Board, or where it is shown that certain elements of the PUD District / Preliminary PUD Plan Approval are unfeasible and in need of modification, the applicant shall present the proposed changes to the Planning Board. The Planning Board shall then determine whether or not the proposed modifications to the PUD District / Preliminary PUD Plan Approval are a substantial departure from the zoning amendment that established the PUD District, or whether the modifications are still in keeping with the intent of the zoning amendment that established the PUD District.
 - a.** If the Planning Board finds that the proposed modifications are not in substantial conformance with the PUD District / Preliminary PUD Plan, the Planning Board shall inform the Applicant what modifications are necessary to achieve substantial conformance with the PUD District / Preliminary PUD Plan. The applicant may then, if it wishes, either modify the PUD Plan that has been submitted in conformance with the approved PUD District / Preliminary PUD Plan Approval or apply to the Town Board for an amendment to the district plan.
 - b.** If the Planning Board finds that the proposed modifications are in substantial conformance with the PUD District / Preliminary PUD Plan Approval, the Planning Board may approve said modifications as part of its Final PUD Plan approval, provided that the Board makes written findings identifying the approved modifications and the justification for each. In considering the proposed modifications, the Planning Board

shall consider whether additional SEQRA assessment is warranted and, if needed, undertake such review prior to acting on the requested modifications.

- ii. Town Board application. Nothing contained in the preceding subsections shall prevent an owner/applicant from making application directly to the Town Board for an amendment to the district plan. Said applications should be reserved for significant changes in concept and design of the PUD District / Preliminary PUD Plan Approval. Applications to the Town Board for amendment of an approved district plan shall be processed in the manner of the original application that established the PUD District / Preliminary PUD Plan Approval.

Section 6. Amendment.

The Town Board of the Town of Ramapo hereby Chapter 376 [Zoning], Article III [Use Regulations], Section 31 [Bulk Table] by adding the below:

[FOLLOWING NOTE TO BE ADDED TO THE USE TABLE: 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.]

Section 7. Amendment.

The Town Board of the Town of Ramapo hereby Chapter 376 [Zoning], Article IV [Bulk Regulations], Section 41 [Bulk Table] by adding the below:

[FOLLOWING NOTE TO BE ADDED TO THE BULK TABLE: Area and bulk regulations, and other inconsistent language and regulations elsewhere in the Zoning Code are not applicable within an approved PUD District.]

Section 8. Severability.

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any individual, firm or corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 9. Supersedure

Provisions of Chapter 376 of the Town of Ramapo Code to the extent they are inconsistent with this law, are hereby superseded.

Section 10. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.