

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

**FINAL GENERIC ENVIRONMENTAL IMPACT  
STATEMENT (FGEIS)**

**APPENDICES – VOLUME II OF III:  
APPENDIX C**

**Lead Agency:**

Town of Ramapo Town Board  
Town Hall, 237 Route 59  
Suffern, NY 10901  
Contact: Michael Specht, Supervisor, Town of Ramapo  
Phone: (845) 357-5100  
Spechtm@ramapo-ny.gov

**Project Sponsor:**

Town of Ramapo Town Board  
Contact: Michael Specht, Supervisor  
Contact: Pam Corry, Building Department  
Town Hall, 237 Route 59  
Suffern, NY 10901

**Prepared By**

M.J. Engineering & Land Surveying, P.C.  
1533 Crescent Road  
Clifton Park, New York 12065  
Contact: Jaclyn Hakes  
Phone: (518) 371-0799  
jhakes@mjels.com

# **Table of Appendices – Volume II of III**

C.        Written Public Comments

**APPENDIX C:**  
**WRITTEN PUBLIC COMMENTS**

**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#)  
**Subject:** FW: DGEIS  
**Date:** Monday, August 30, 2021 7:59:01 AM

---

Please add to public comment

**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



---

**From:** Deborah Munitz <deb@welcomedriver.com>  
**Sent:** Friday, August 27, 2021 4:26 PM  
**To:** Jaclyn Hakes <jhakes@mjels.com>  
**Cc:** Michael Specht <SpechtM@ramapo-ny.gov>  
**Subject:** Fwd: DGEIS

Hi Jackie,

I sent this to Mona previously and it was not responded to. I should have sent it to you and/or the supervisor so I am doing so now.

You should remove the draft watermark from the DGEIS since the board accepted the DGEIS and it should be clear to the reviewers that the version being reviewed is the version accepted.

Thank you,

Deb Munitz

Begin forwarded message:

**From:** Deborah Munitz <[deb@welcomedriver.com](mailto:deb@welcomedriver.com)>  
**Subject:** DGEIS  
**Date:** August 12, 2021 at 11:03:37 AM EDT  
**To:** Mona Montal <[montalm@ramapo-ny.gov](mailto:montalm@ramapo-ny.gov)>

I couldn't make the meeting last night but I see that a draft of the DGEIS was posted on the website.

Did it get accepted as complete or not? It's confusing because it still marked draft so I



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Thank you for arranging for the posting but I want to make sure I am looking at the accepted version.

Deb

**From:** [Jaclyn Hakes](#)  
**To:** [Deborah Munitz](#)  
**Cc:** [Michael Specht](#); [Dennis Lynch](#); [Ben Gailey](#); [Mona Montal](#); [Sarah Starke](#)  
**Subject:** RE: DGEIS  
**Date:** Monday, August 30, 2021 7:58:42 AM

---

Hello Deborah,

Your input is appreciated. However, please understand the current document is a Draft Generic Environmental Impact Statement that has been deemed complete for public review by the Town Board. That version is the only version that is available for public review and is also the only version posted to the webpage.

There are SEQRA procedural steps required prior to the preparation of a Final Generic Environmental Impact Statement. Therefore, this document will continue to be a Draft Generic Environmental Impact Statement until/when the Town Board is prepared to take those procedural steps. The watermark is present to clearly signify this is the DGEIS.

I hope that clarifies any confusion.

Thank you,  
Jackie

**Jaclyn S. Hakes, AICP**  
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**Subject:** DGEIS

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**To:** Mona Montal <[montalm@ramapo-ny.gov](mailto:montalm@ramapo-ny.gov)>

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**From:** [Deborah Munitz](#)  
**To:** [Michael Specht \(SpechtM@ramapo-ny.gov\)](mailto:SpechtM@ramapo-ny.gov)  
**Cc:** [Jaclyn Hakes](#); [Dennis Lynch](#); [Ben Gailey](#); [Mona Montal](#); [Sarah Starke](#)  
**Subject:** Re: DGEIS  
**Date:** Monday, August 30, 2021 9:53:36 AM

---

A DEIS is the title of the document. Yes it is a draft of the EIS but the document once accepted is not a draft DEIS. It is simply a DEIS. It is inappropriate and unhelpful to have a watermark in the document that affects its readability and a readers ability to simply use the highlighting tool on a sentence or to copy and paste a sentence here or there to be able to work on a comment document.

I can send you to many posted examples of DEIS or DGEIS documents to illustrate that a document can have the draft as part of the title without the watermark.

The most recent one in Ramapo before this one is the watchtower DEIS.

See <http://www.ramapo.org/page/news-7/news/information-related-to-the-watchtower-matter-455.html>

So the clarification misses the point of my request which is to simply have the watermark removed. Not to have the title changed.

While I am writing I also want to ask about appendix A. The document is still dated December 7 2020 which the public was informed was a draft that would be significantly updated. Did you forget to include the updated version? Is this the same version as posted to the town website last December?

Thank you

Deborah

Sent from my iPhone

On Aug 30, 2021, at 9:12 AM, Michael Specht (SpechtM@ramapo-ny.gov) <SpechtM@ramapo-ny.gov> wrote:

Hi Jackie ,

Thank you for the clarification.

Michael

Sent from my iPhone

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**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**

<image001.jpg>

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**From:** [Jaclyn Hakes](#)  
**To:** [Deborah Munitz](#); [Michael Specht \(SpechtM@ramapo-ny.gov\)](#)  
**Cc:** [Dennis Lynch](#); [Ben Gailey](#); [Mona Montal](#); [Sarah Starke](#)  
**Subject:** RE: DGEIS  
**Date:** Monday, August 30, 2021 10:05:34 AM

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Thank you for your email. Appropriate responses to questions will be set forth in the FAQs page moving forward.

**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



---

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**To:** Michael Specht (SpechtM@ramapo-ny.gov) <SpechtM@ramapo-ny.gov>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>; Dennis Lynch <LynchD@ramapo-ny.gov>; Ben Gailey <jbg@jacobowitz.com>; Mona Montal <montalm@ramapo-ny.gov>; Sarah Starke <sstarke@mjels.com>  
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**Associate / Director of Planning Services**  
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<image001.jpg>

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Deb

**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#)  
**Subject:** FW: For Town Board Meeting tomorrow at 8:00am  
**Date:** Tuesday, August 31, 2021 12:56:59 PM

---

**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



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**From:** Michael Specht <SpechtM@ramapo-ny.gov>  
**Sent:** Thursday, August 26, 2021 5:14 PM  
**To:** Ben Gailey <jbg@jacobowitz.com>; Jaclyn Hakes <jhakes@mjels.com>; Dennis Lynch <LynchD@ramapo-ny.gov>  
**Subject:** Fwd: For Town Board Meeting tomorrow at 8:00am

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Deborah Munitz <[deb@welcomedriver.com](mailto:deb@welcomedriver.com)>  
**Date:** August 26, 2021 at 4:36:30 PM EDT  
**To:** Michael Specht <[SpechtM@ramapo-ny.gov](mailto:SpechtM@ramapo-ny.gov)>  
**Cc:** Mona Montal <[montalm@ramapo-ny.gov](mailto:montalm@ramapo-ny.gov)>, Sara Osherovitz <[OsherovitzS@ramapo-ny.gov](mailto:OsherovitzS@ramapo-ny.gov)>  
**Subject:** For Town Board Meeting tomorrow at 8:00am

At last night's Town Board meeting I asked that the Town Board consider scheduling second public hearings for the group of public hearings related to the DGEIS and the associated local laws because:

1. The materials accepted as complete on August 11, 2021 and made available on August 12, 2021 adds up to 2,192 pages of material to review. The Town has spent 3 years and vast sums of money on professionals to create these materials and it is irrational and disrespectful to expect the public to review that volume of material in only one month AND be ready to comment intelligently and respectfully on the materials.

2. September 13, 2021, through no fault of your own, conflicts with a public hearing related to comprehensive new zoning code in the Village of New Hempstead which is immediately adjacent to the area of focus for the DGEIS and the people in the area cannot not attend two public hearings at the exact same time.
3. The review period conflicts with summer vacations and the jewish holidays. For that reason alone more time should have been allocated for review.
4. The Town of Clarkstown board voted in April to have a public hearing on their DGEIS in June. The Town of Ramapo should have provided this much time plus an extra couple of weeks to account for vacations and holidays.

As supervisor you committed to answering questions regarding these plans along the way but in many instances did not. And you assured the public that there would be time to review when the draft was done. I believe you meant to do right by the residents of Ramapo but the current situation is not right. Additionally the time period for written comments should not fall over the reminder of the holidays in September.

Please consider scheduling a second public hearing at your first regularly scheduled Town Board meeting in October and provide a 50 day written comment period: 10 days for each topic covered in the public hearings on September 13th and October XX. 10 days for the Town Wide Existing Plan, 10 days for the amendments related to the Northeast plan, 10 days for code amendment and 10 days for each new local law being passed based on the new DGEIS.

Also in the updated public notice please clarify whether the new local laws are considered part of the DGEIS and will not be passed until the FEIS has been completed.

At your meeting tomorrow you could ask for a waiver of the 24 hour rule to allow the board to pass a simple resolution to add a second public hearing.

Please respond with the requested clarification as well.

Best wishes,

Deborah Munitz  
5 Rose Hill Road

**From:** [Deborah Munitz](#)  
**To:** [Andris Blumbergs](#)  
**Subject:** [Northeast Ramapo] Comment - new submission  
**Date:** Thursday, September 2, 2021 2:10:38 PM

---

**Deborah Munitz** just submitted your form: Comment  
on [Northeast Ramapo](#)

**Message Details:**

Name: Deborah Munitz

Email: [Deb@welcomedriver.com](mailto:Deb@welcomedriver.com)

Address: 5 Rose Hill Road Suffern

Subject: Problem with Local Law in Appendix K and on file in Town  
Clerk Office Missing Portions

Message: The DGEIS includes some draft of proposed local laws but for the PUD law the appendix draft is missing the use table and bulk table. How can anyone comment on the potential impacts of the local law without the proposed details that are typically in the use table (like parking requirements) and in the bulk table (setbacks, max coverage etc.). When the Town Board recently added public hearings on the local laws and posted notices on the 24th those notices did not include the local laws themselves which has always been standard practice in the past. I was forced to submit a FOIL request on August 26th which should have been immediately responded to given the lack of time to comment but it wasn't. After more requests and finally a phone call today the local laws were released and they still do not include the tables. Next week is labor day and then the jewish holidays when we are all getting together with families etc. I respectfully asked multiple times for an additional public hearing to be set after all the holidays for this extensive material (the DGEIS along is nearly 2,200 pages) . There

will be a conflict with a public hearing in New Hempstead for massive changes in the same area of Town adjacent to NE Ramapo. When I tried to foil my local village for the new local laws I was told that as of yesterday they had not received the new local laws or notices yet. The big annual challah bake generally attended by 500 local women is for the same night. There is no way to expect residents to read 100+ pages of materials and have those materials be substantially incomplete. Please speak with the supervisor about setting a new public hearing date or a second public hearing date to give time to get the local laws corrected. If the missing tables are buried elsewhere in the materials please advise by immediate return email. Thank you Deborah Munitz 845-368-1165

Reply directly or go to your site's Inbox:

Respond Now

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If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.



**From:** [Suzanne Locicero](#)  
**To:** [Andris Blumbergs](#)  
**Subject:** [Northeast Ramapo] Comment - new submission  
**Date:** Tuesday, September 7, 2021 6:54:02 PM

---

**Suzanne Locicero** just submitted your form: Comment  
on [Northeast Ramapo](#)

**Message Details:**

Name: Suzanne Locicero

Email: [suzlo@optonline.net](mailto:suzlo@optonline.net)

Address: 16 Dogwood Lane Pomona

Subject: Planning

Message: This is all so wrong. You are planning for one community and one community only. You will destroy the character of Pomona and surrounding areas. Look around to other towns and see the overbuilding with no thought for the current home owners. Who do you think pays for all of this but all of the hardworking taxpayers of Ramapo who will have no say in how their neighborhoods change and not for the better. Yes things will change over time and we understand that but to go ahead and create chaos and woodland destruction is unconscionable. Mr. and Mrs. LOCicero

Reply directly or go to your site's Inbox:

[Respond Now](#)

---

If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.

**From:** [E. Kratzer](#)  
**To:** [TOR Clerk](#); [TOR Supervisor's Office](#); [Planning](#)  
**Subject:** Comments Ramapo Land Use Map Emily Kratzer email dated Sept. 9, 2021  
**Date:** Thursday, September 9, 2021 10:29:00 AM  
**Attachments:** [2021 Ramapo land use map.pdf](#)

---

Supervisor Specht, Clerk Osherovitz, Mr. Smith,

Regarding the Land Use Map (attached) and parcels owned by the Unitarian Universalist Congregation of Rockland, I'd like to point out that in addition to the UUCR parcel labeled "Community Services" in magenta, the parcel to its immediate south should also be labeled Community Services.

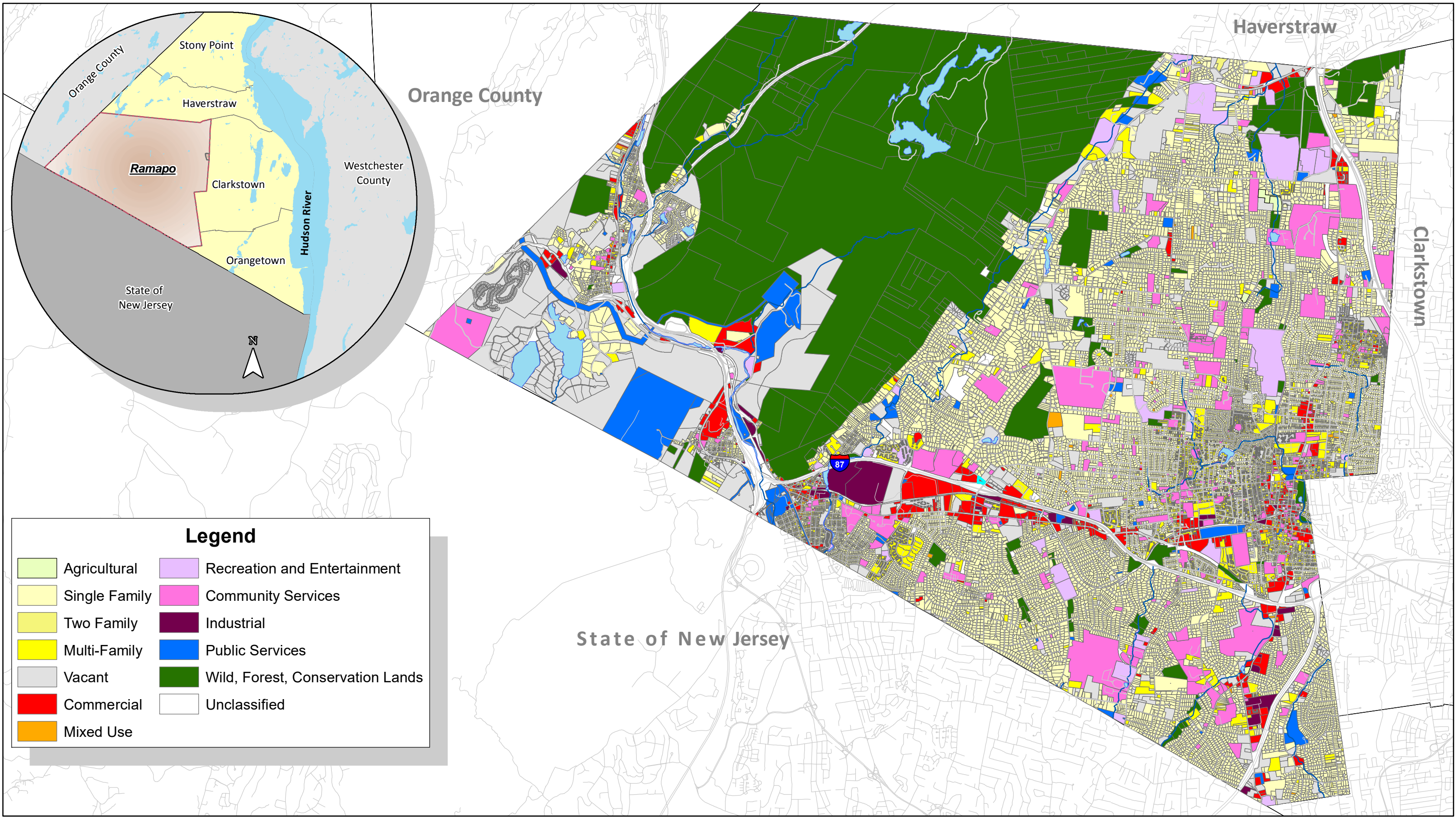
That parcel contains the UUCR's Memorial Garden, in which and around which are the ashes of members and friends of the congregation. Thus, I believe that parcel should be designated as Community Services.

The parcels I refer to are located immediately east of Exit 12 of the PIP, along Concklin Road in Pomona.

Respectfully,

Emily Kratzer, member  
Unitarian Universalist Congregation of Rockland







**From:** [Peter Gessner](#)  
**To:** [TOR Clerk](#)  
**Cc:** [Chris Bowers](#)  
**Subject:** Chief Hillcrest Fire Co. Comments PH Northeast Ramapo DGEIS and Local Laws Urgent Request to reschedule hearings  
**Date:** Saturday, September 11, 2021 2:32:21 PM  
**Attachments:** [Northeast Ramapo FGEIS.doc](#)

---

Dear Supervisor Specht and Town Board Members,

Please find attached a letter from the Chief of the Hillcrest Fire Company regarding meeting scheduled for Monday. We look forward to your response.

Thank You

# HILLCREST FIRE COMPANY NO. 1

*Staffed by Professional Volunteers Since 1915*

## LINE OFFICERS

CHIEF  
**ROBERT MURDOCK JR.**

1<sup>st</sup> ASSISTANT CHIEF  
**PETER GESSNER**

2<sup>nd</sup> ASSISTANT CHIEF  
**CHRIS BOWERS**



## ADMINISTRATIVE OFFICERS

PRESIDENT  
**KEVIN KEATING**

VICE PRESIDENT  
**GARY WREN**

TREASURER  
**JEFF POTISHCMAN**

SECRETARY  
**CHRISTOPHER KEAR**

September 10, 2021

Town of Ramapo  
Supervisor and Town Board  
237 Route 59  
Suffern, NY 10901

Dear Supervisor Specht and Town Board members,

The Hillcrest Fire Company has just been made aware that of the public hearing on Monday September 13, 2021, from members of the public – not from the Town Board itself. We understand the subject of the hearing are updates to the Town Comprehensive Plan to rezone major substantial portions of property in Northeast Ramapo, which is in the coverage area of the Hillcrest Fire Company, and the passing of local laws to enable massive changes in density for Northeast Ramapo that could be applied in other areas of Ramapo following this set of actions.

The Hillcrest Fire Company has not been sent any communications regarding the DGEIS nor the local law being considered to enable the massive rezoning. We are extremely upset about this lack of notice and our exclusion from participating in the planning process and now in the review process. There is no time to prepare for the Monday September 13<sup>th</sup> hearing and we oppose the Town of Ramapo holding such a hearing based on lack of notice.

We had a meeting with Michael Klatsky at the Hillcrest fire house back in 2019 and haven't been contacted about these efforts since. At the time we voiced our extreme concern over the continuing massive increases in density in our coverage area and lack of support by the Town to provide us reasonable opportunity for review of new projects and planning efforts like this. We also made it clear that our ability to maintain volunteer support for the fire company is at currently at risk due to constant demoralization caused by the Town's actions and inactions during the planning process that cut us out of the important review processes in addition to code enforcement problems.

It is unconscionable for the Town to have scheduled a meeting in the dead of August for the Monday after the 20<sup>th</sup> anniversary of 9/11. How did this DGEIS even incorporate our concerns?

**374 NORTH MAIN STREET • SPRING VALLEY • NEW YORK 10977**

**845-356-0347 Phone • 845-356-6081 Fax**

**[www.hillcrestfd.org](http://www.hillcrestfd.org)**

when we were not called in to participate in providing any input? Then after it is written you did not call, fax or email us to invite our participation. We were promised changes in this behavior by Mr. Klatsky, and we have been let down yet again.

Today, we the **volunteers** of the Hillcrest Fire Company who have made commitment to protect and serve the community are asking for respect from the Town Board regarding our participation in this process. We are asking you today to:

1. Reschedule the public hearing to ensure that we have an opportunity to participate and ask questions before we make any written comments.
2. Send us one printed copy and one digital copy on a DVD or thumb drive of all materials subject to the public hearings scheduled for Monday, September 13, 2021.
3. Provide us with an opportunity to ask questions after we have had time to review the materials and get responses prior to our submitting written comments.
4. Arrange for the Town Planner to write up a summary of our questions and concerns and open issues following that meeting for inclusion in the DGEIS comments to be address in this process.
5. If the local laws being passed or the Town Wide Existing Conditions document are meant to reflect town wide emergency service capabilities or changes to zoning code that could be used later for vacant land under the coverage of other firefighting departments, we ask you to respect the other companies of Ramapo as well and to do the same as we requested in 1-4 above.
6. Since the Fire Training Center is near the golf course area being rezoned, please also make that the Fire Training Center has been notified as well.

Any update to the Comprehensive Plan and Town codes should be done in conjunction to corrections and improvements in the subdivision, site plan and building permit review process to make sure that the processes in place support the promises made in this type of review process.

All future correspondence to the Hillcrest Fire Company for the purpose of notices should be sent to:

Hillcrest Fire Company No. 1  
Moleston Fire District  
URGENT: Time Sensitive Legal Notice for Planning Purposes  
374 N Main St.  
Spring Valley, NY 10977

Thank you,

The office of the Chief  
Hillcrest Fire Co. No.1

**From:** [Sara Osherovitz](#)  
**To:** [Maureen Pehush](#)  
**Subject:** PAul Stanbridge Comments PH 9.13.21NE Ramapo Comprehensive Plan Revisions  
**Date:** Sunday, September 12, 2021 2:33:00 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Michael Specht <SpechtM@ramapo-ny.gov>  
**Date:** September 12, 2021 at 11:29:04 AM EDT  
**To:** Ben Gailey <jbg@jacobowitz.com>, Jaclyn Hakes <jhakes@mjels.com>, Mona Montal <montalm@ramapo-ny.gov>, Sara Osherovitz <OsherovitzS@ramapo-ny.gov>  
**Subject:** Fwd: North East Ramapo Comprehensive Plan Revisions

Sent from my iPhone

Begin forwarded message:

**From:** Paul Stanbridge <pastanbridge@gmail.com>  
**Date:** September 12, 2021 at 11:17:41 AM EDT  
**To:** Michael Specht <SpechtM@ramapo-ny.gov>, ldimarsico-smith@suffernny.gov  
**Subject:** North East Ramapo Comprehensive Plan Revisions

Dear Mr. Specht,

I am a resident of Suffern. I have lived here for 13 years and my kids proudly attend Suffern Central schools. I am writing to you to express concerns over the planned updates to the town's 2004 Comprehensive Plan. I've read the DGEIS for increased development in North-East Ramapo and I don't feel it is in line with the stated goals of our current Comprehensive Plan. The proposed development will require public investment according to the DGEIS and appears to be largely for the benefit of developers and special interest groups. The new influx of residents promises to change the political and environmental character of Ramapo. Before making such a dramatic change to the planning infrastructure of the community I urge you do consider the following actions:

1. Provide a full update of the Comprehensive Plan rather than making partial uncoordinated revision. We have brand new census data which makes this the ideal time to update the plan. We know more about the town's residents now than we will for the next 10

years, so let's use that data and make informed comprehensive planning decisions for the entire town.

2. Take the comments of the county planning office seriously. I've read responses from the town in the past that clearly disregard sound feedback from the county. I'm specifically thinking of the proposed Pascack Ridge development.

3. Require a full EIS for developments of this scale.

4. Remove proposed Floating Zones from developments of this scale. They would make spot zoning easier, and I feel will curtail the public's involvement in the planning process.

I had hoped to attend the Seqra meeting tomorrow night, but I've been called away on business. If I can rearrange my schedule, I'll see you tomorrow night. Please consider my proposed actions. Thank you for taking the time to review my concerns.

Sincerely,

Paul Stanbridge

**From:** [Avi Maor](#)  
**To:** [Yehuda Weissmandl](#); [David Wanounou](#); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Supervisor](#); [Clerk](#); [Brendel Logan](#); [Michael Specht](#); [Sara Osherovitz](#)  
**Subject:** Avinoam Maor- COMMENTS PH 9-13-21 DGEIS for NE Ramapo  
**Date:** Monday, September 13, 2021 3:19:08 PM

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This plan is faulty and misleading. It seems to be designed and worded to advance the needs and desires of segments of the Town population with disregard to the the wishes of the rest of the population, and even contradicting the Town's own goals.

The very Title of this draft is misleading. It calls for a "Comprehensive Plan Update of Town-wide Existing Conditions" and a "Code Amendment for Northeast Ramapo (NR)."

There cannot be a **comprehensive** update or amendment if only a quarter of the Town is studied and slated for zoning changes. Zoning amendments must be for the entire town. Such amendments will enable the Town to arrive at some measures of addressing the needs of the "rapidly growing population" in the Town, as stated in this draft. Such measures could increase the F.A.R., the housing density and the height limitations, and allow for increasing the utilization of already existing schools.

A case in point: Of the 20 schools in Monsey, only 2 are public schools. The other 18 private schools are mostly 1or 2 story structures on large tracts of land. Change of zoning in Monsey, which represents about half of the Town (excluding State Parkland) can allow larger school facilities that will not only be able to better accommodate the increase of the student population anticipated by this draft, but will also cut down on traffic in general and on busing to new and distant community facilities.. Any new community created in NR will have to include, among other facilities, schools that will serve only such new community.

A plan calling for "Town-wide Plan for update", yet offers amendments in only a small portion of the Town **is not comprehensive**, and is more like a cynical slap on our faces. However, this draft is also not practical: In Tables 1 and 2 of the Executive Summary, this draft studies the impact of the (zoning changes) on population (growth). Its proposed zoning changes for NR and the corresponding buildout scenarios are based on the draft statement that "The current Town-wide population is anticipated to increase as a result of migration into the Town and future development." This premise ignores completely the largest component of the Town-wide population growth: Monsey's internal population growth due to the ever increasing young population growth ( 56% under 18 and 60% under 20) is the largest portion of the population increase Town-wide. This internal population increase within the Town, which is already densely populated at 10,162 persons/ square mile, will be the major origin for such migration.

This number will be compounded by added migration from other large density communities, such as Spring Valley (more than 16,000/persons per square mile), not to mention Brooklyn. The growth rate of Monsey has been around 8% annually, so the expected intra-Town migration from the high density areas to the low density NR (currently less than 1,300 persons/square mile) will be at least 2,000 persons annually. Out of Town migration (from incorporated neighboring villages and from other counties) could easily triple that number. With such influx requiring housing and services, this draft is not realistic. Even if the proposals of this draft are fully carried out, it does not project accommodating more than 4,500 new residents. With migration of approximately 6,000 persons annually, this plan will not be able to satisfy the demand of even one year! Using the more appropriate number of 5.6 persons per household in Monsey, the yield from this plan will not be larger than (1100 new units times 5.6 =) 6,160 new residents.

All this planning, all this destruction of what is existing now, and all the new construction - to satisfy one year of said needs? What will you do for the following years? There will hardly any land left in the Town for this type of development, and therefore, perhaps like Kiriath Yoel, you should start looking to acquire more land elsewhere.

If you want your stated goals and objectives to be taken at face value, you cannot have this draft so near-sighted, nor can you have only NR targeted for amendments.

Said goals, as outlined in the 2004 Comprehensive Plan, call for "preservation of open space" and "maintaining the quality of life in the Town". This draft states repeatedly that its intention is to preserve and enhance these goals. The destruction of pristine Open Land called for in this draft, mostly in Opportunity Areas C, E, and Striker, is the complete opposite to said goals. No mitigation can make up for the irreparable loss of such space, and no ill-conceived and poorly designed plan can justify it.

**Avinoam Maor**  
Comprehensive Designs  
20 Dogwood Lane  
Pomona, NY 10970  
(845)-598-7748

**From:** [robert steele](#)  
**To:** [TOR Clerk](#)  
**Subject:** Robert Steele - Comments on NE Public Hearing 9.13.21  
**Date:** Monday, September 13, 2021 10:16:00 AM

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I am on the Board of the condominium Homeowners Association for The Views which is located on Route 45 near the intersection of Pomona Road. We will be potentially impacted by the proposed changes in local laws that affect the commercial shopping area that we rely on, by the introduction of an additional shopping district on Rt 45 just north of us, and by other alternatives outlined in the DGEIS.

We are also directly affected by new zoning ordinances being proposed by the Village of New Hempstead that relate to property directly across the street from The Views.

Tonight there is a conflict between your public hearing and the Village of New Hempstead public hearing. Our residents should not be denied the ability to participate in both meetings. The Village meeting is at a normal date for the Village meetings but the Town of Ramapo meeting is not, and the Village is closer to making a final vote on their proposed action than the Town so our residents want to be able to attend the Village meeting tonight and have another opportunity to attend an informational session and public hearing with the Town of Ramapo at a second hearing date.

I am asking this request to please hold an additional public hearing in October and to make sure that it does not conflict with Village of New Hempstead meetings.

Thank you

--

Robert Steele  
(845)709-4693



**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#)  
**Subject:** FW: Ramapo NRDP/DGEIS  
**Date:** Tuesday, October 12, 2021 12:01:30 PM

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Jaclyn S. Hakes, AICP  
Associate / Director of Planning Services  
MJ Engineering and Land Surveying, P.C.

-----Original Message-----

From: ROBERT TROSTLE <rtros82071@aol.com>  
Sent: Monday, September 13, 2021 3:30 PM  
To: Jaclyn Hakes <jhakes@mjels.com>  
Subject: Re: Ramapo NRDP/DGEIS

Hi Jackie,  
Thanks for getting back to me. I had brought up the issue that the critical intersections on New Hempstead Rd with the entry and off ramps to the Palisades Parkway had been neglected in the draft DGEIS. I believe you said that you would look into this and if they were in fact not included that would be rectified. I see no mention of these in the DGEIS traffic studies. Please explain.  
Many thanks,  
Bob Trostle

> On Sep 13, 2021, at 2:56 PM, Jaclyn Hakes <jhakes@mjels.com> wrote:  
>  
> Hello Mr. Trostle,  
> Thank you for your voicemail from last week and your interest in the process. Please feel free to email any questions you may have at your convenience.  
>  
> Thanks,  
> Jackie  
>  
> Sent from my iPhone

# Village of Montebello

One Montebello Road  
Montebello, New York 10901

(845) 368-2211  
Fax (845) 368-2044

Mayor  
LANCE N. MILLMAN

Deputy Mayor  
STACY CARIDI

Trustees  
MELANIE GOLDEN  
STEVEN H. BELDOCK  
EVAN T. KUPERMAN

Clerk-Treasurer  
JOAN WILL

Village Attorney  
WARREN E. BERBIT

Assistant Village Attorney  
ALYSE TERHUNE

September 13, 2001

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

RE: Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update;  
Local Law on Flex-Overlay Planned Unit Development; and  
Local Law on Commercial Corridor Zoning District and Map Change to Neighborhood Shopping District

Dear Supervisor Specht and Members of the Town Board:

The Village of Montebello and its planning professionals have reviewed the above-referenced Comprehensive Plan Amendments and Local Laws, and we offer the following comments:

1. Scope, Format and Nature of the Comprehensive Plan Amendments

In the hearing notices, the project is described as an "Amendment to the Comprehensive Plan." However, it appears to be a stand-alone addendum, and the 2004 Comprehensive Plan will not be amended, repealed, or replaced, and will remain in effect. The Northeast Ramapo Development Plan (NRDP) is not a separate document, but rather it is embedded in a DGEIS document which analyzes the potential impacts of NRDP, which is very confusing. We also note that not only is the NRDP not a freestanding document, but also it does not appear to have any of its own stated goals and objectives, and apparently is relying on the existing 2004 Comprehensive Plan goals and objectives. The NRDP is limited in scope to an examination of the northeastern part of the Town, but the Town-wide Existing Conditions report in Appendix A is comprehensive, covering the whole Town. This awkward organization makes it difficult for surrounding communities to evaluate the extensive contents.

2. Potential Traffic Impacts on the Village of Montebello

A traffic study is included in the DGEIS in appendix F. We note that the Northeast Corridor of the Town of Ramapo's nearest access to Interstate 87/287 is at the North Airmont Road exit in the

Village of Montebello. The traffic study did not consider the impacts on roadway capacity and intersections in Montebello, even though traffic leading from the New York State Thruway to the Northeast Corridor of Ramapo will begin in our Village. Not all traffic to the Northeast Corridor can use the Palisades Interstate Parkway, and in fact, truck traffic on the PIP is prohibited.

3. Geographic Scope of the Potential "Landing" of the Proposed PUD Floating Zone Local Law

The Village of Montebello is not located near the Northeast Corridor portion of the Town of Ramapo. We are concerned however that the PUD zone may be applied in other areas of the Town adjacent to Montebello, and these areas have not been adequately studied for impacts by the DGEIS. Although it is stated in Section 3 of the Local Law (Purpose), that the floating zone can only be applied in lands of the "Northeast Corridor of the Town," the term "Northeast Corridor" is not defined in section 4 of the Local Law, and we find this as a defect of its drafting. We do not believe that the purpose statement which refers to the "Comprehensive Plan as amended from time to time" can be relied upon to control the placement of the floating zone only in the Northeast Corridor.

Furthermore, we find another defect, namely that the prohibition of assembling properties not currently in common ownership for the creation of the PUD zone is also only found in the "Purpose section." The requirement that lands be in common ownership as of March 1, 2021, must be placed in section §376-24.A.1.a in order to become effective.

We note another defect in that the "Area and Bulk Requirements" in section §374-24 are missing from the local law. Without such requirements included, the local law cannot be properly evaluated.

4. Unclear standards for the Commercial Corridor District Local Law

We note problems with some of the standards for "CC Development" in §376-66.C. The section states that it allows: "A development that must consist of at least 70% commercial and/or office uses and may contain up to 30% residential uses." The local law does not define the basis for which the mix of non-residential and residential uses will be determined. Will it be based on gross floor area of all levels? Land area? Building footprints? Will all proposed buildings be mixed use, or just some within each project?

If all residential uses must be located above the first floor of a mixed-use building, how could a maximum of 30% of the building for residential uses be achieved? Three story buildings are envisioned by the Local Law. If two stories of residential are located above first floor commercial, this would be 66% residential. These standards should be clarified.

Thank you for providing us with an opportunity to give our input into your review process.

Sincerely,



Lance N. Millman, Mayor  
Village of Montebello

**Village of Montebello**

One Montebello Road  
Montebello, New York 10901

TOWN OF RAMAPO  
TOWN CLERK'S OFFICE  
2021 SEP 13 P 1:35

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

**From:** [Matthew Shook](#)  
**To:** [TOR Clerk](#); [Sara Osherovitz](#)  
**Cc:** [Joshua Laird](#); "[Karl.Roecker@parks.ny.gov](mailto:Karl.Roecker@parks.ny.gov)"; [TOR Supervisor's Office](#); [Michael Specht](#)  
**Subject:** NEComments Palisades Interstate Park Commission(Matthew Shook) emailed 9/31/2021  
**Date:** Thursday, September 30, 2021 3:46:47 PM  
**Attachments:** [Ramapo Comp Plan Amendment Comments SIGNED.pdf](#)

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Dear Ms. Osherovitz and Supervisor Specht,  
Please find attached a letter outlining comments on behalf of the Palisades Interstate Park Commission regarding the DGEIS for Northeast Ramapo Comprehensive Plan Amendments.

We thank you for taking these comments under consideration and look forward to working with you going forward.

Sincerely,

Matthew Shook  
Director of Development & Special Projects  
Palisades Interstate Park Commission  
Bear Mountain State Park  
P.O. Box 427  
3006 Seven Lakes Dr.  
Bear Mountain, NY 10911  
(845) 786-2701, ext. 252

**Palisades Interstate Park Commission**  
**Administrative Building**  
3006 Seven Lakes Drive  
P.O. Box 427  
Bear Mountain, NY 10911-0427  
Tel. : (845) 786-7911  
Fax : (845) 786-2776

James E Hanson II, President  
D. Bryce O'Brien, Vice President  
David H. Mortimer, Secretary  
Hon. Paul H. Tomasko, Treasurer  
Jeanette Redden  
Sophie Heymann  
Rose Marie Manger  
Kevin B. Tremble  
Lisa Garcia  
Mariko Silver  
**Joshua R. Laird, Executive Director**



Sara Osherovitz  
Ramapo Town Clerk  
Town Hall  
237 State Route 59  
Suffern, NY 10901

September 30, 2021

Dear Ms. Osherovitz,

The Palisades Interstate Park Commission (PIPC) has reviewed the Draft Generic Environmental Impact Statement related to the Comprehensive Plan Amendment for the Northeastern Ramapo Development Plan and submits the following comments for inclusion.

Our review of the DGEIS raises multiple concerns, both in terms of the process by which this document was developed and related to its content.

As a neighbor, a major landowner within the Town of Ramapo, and the owner and operator of the busiest roadway within the study area (the Palisades Interstate Parkway), we feel that the entire process has suffered from a lack of sufficient outreach and communication. We appreciate that the Town did meet with us on one occasion, at our request, but we believe additional coordination is warranted given the complexities of such a substantive amendment to the Comprehensive Plan. In fact, we were surprised to learn that only two stakeholder sessions were conducted throughout the process. Given the potential for changes to community character, which could include impacts to the Palisades Interstate Parkway, additional outreach seems essential.

The Palisades Interstate Parkway is a major arterial roadway running through the study area. It is adjacent to Opportunity Areas C and E and close to A and B. Opportunity Area D is likely not visible from the Parkway, depending on the scale, height, and scope of development that takes place there. In our meeting with the Town of Ramapo, we expressed concerns that denser development in the Opportunity Areas has the potential to negatively impact the PIP visually

and by increasing traffic and volume of runoff impacting the roadway's storm water management systems. The DGEIS does little to address our concerns and adds little specificity as to how proposed zoning amendments will ensure the protection of the PIP's viewshed – listed on the National Register of Historic Places and designated a National Scenic Byway.

More specifically, Table 3 states that “there will be no anticipated significant adverse impacts to historic or archaeological resources” but that there may be “potential visual impacts in proximity to the Scenic Road District and Palisades Interstate Parkway.” These two items are at odds since the Parkway is a historic resource. While PIPC understands that the Town's DGEIS has been undertaken in the absence of specific development plans, the document should acknowledge the importance of protecting the PIP as a historic resource (the most significant historic resource in the study area) and set forth principles that will help avoid future potential impacts.

The town should also note that the Palisades Interstate Parkway is owned by PIPC, not the Office of Parks, Recreation, and Historic Preservation. As such, communication related to the PIP should be directed to PIPC. The State Historic Preservation Office has jurisdiction over historic review and the NY State Department of Transportation has jurisdiction over maintenance of the roadway. Proposed actions affecting the Parkway require consultation with PIPC, along with OPRHP and DOT as appropriate.

Throughout the report, there are numerous locations where potential visual impacts to PIP are apparent. This is particularly the case in Opportunity Areas A, B, C, and E where development has the potential to have significant adverse effects on the PIP's character. Some questions and comments include:

- Will the Town conduct new visual assessments near the Minisceongo Park development? The studies shown were conducted in 2005, 2006, and 2009. The vegetative buffer along the PIP may have substantially changed since that time. Ramapo should ensure that the analysis presented in this DGEIS is accurate. At present, the analysis is too old to be accurate and does not consider conditions during leaf out.
- How will the Town ensure that the PIP's visual character is maintained within Opportunity Area C, which lies within the 1000' buffer of the roadway?
- On page 173, the Town mentions potential plans to modify the PIP to include a new ramp for Route 202. PIPC has not been consulted about this concept and is therefore unable to comment on whether it would support the proposal. Has NYSDOT been

consulted? Since the parkway is a National Register site, any proposed physical impacts would receive a high degree of scrutiny.

- We are very concerned that the PIP was not included in the list of “key study area roadways” provided by the Town. The PIP is the major arterial roadway through the study area and the interchanges are noted in multiple places in the analysis. In addition, the study shows that more than one of the PIP’s interchanges and roadway would experience increased trips. In some locations, these interchanges already receive failing grades for service. The PIP will experience increased wear and tear because of the new traffic conditions, our visitors will have a diminished experience due to traffic on the roadway, and the PIP will likely require increased emergency services. Finally, we are concerned that some of the development that would be allowed under the plan would increase the area of impervious surfaces within the study area and therefore has the potential to swamp already taxed drainage systems on the PIP. The Town should conduct a proper study of the traffic impacts its proposed zoning changes may have on the PIP.
- On page 229, the DGEIS refers to the “PIP highway environment”. The PIP is not a highway. It is a Parkway with rural character that is protected as a National Historic Landmark and a National Scenic Byway. It was named a National Byway based on its scenic character, making negative visual impacts particularly harmful to the PIP. The Town should plan with this understanding in mind and not analyze the PIP as a highway.
- In the discussion of the FOPUD areas, there is discussion of clustering and the potential to reduce building footprints by allowing taller development. Taller development may be beneficial in some cases. However, taller development near the PIP will increase the likelihood of negative visual impacts. Ramapo should ensure that any consideration of allowing FOPUD status to parcels within the Opportunity Areas comes with a requirement that no building is visible from the PIP, particularly if that visibility is above the tree line. Considerations should be given to visibility during leaf out conditions as well.

In addition to our concerns related to the PIP, we also note environmental concerns related to impacts to steep slopes, water resources, and ecological resources as well as the lack of planning for open space within Opportunity Areas. Specific comments include:

- On Page v, there is a discussion of adverse impacts that cannot be mitigated. The Town notes that projects will necessarily increase impermeable surface, require clearing of



existing vegetation, and the conversion of vacant land to developed land. The DGEIS should therefore include a discussion of potential mitigation measures such as requirements for new developments to include some combination of green roofs, permeable asphalt, and other storm water mitigation measures such as vegetated swales.

In addition, the Town does not include an appropriately detailed discussion of its plans to protect sensitive land within the Opportunity Areas. These areas are largely undeveloped and provide ecosystem services to wildlife, flood mitigation through wetland and infiltration services, as well as carbon mitigation services. The development of these parcels may negatively impact these services. This plan should more clearly state requirements for land preservation within Opportunity Areas.

- Much of the land within the Opportunity Areas has a shallow depth to groundwater or is in aquifer recharge zones. Development within these areas has the potential to negatively impact water quality and quantity. Additionally, much of the area considered for modified zoning is within proximity to the South Branch of the Minisceongo Creek. While the Creek may not be considered a “high quality” stream, it is a significant waterway that flows in to the wider Minisceongo Creek and then into the Hudson River. Nonpoint source pollution from development has the potential contaminate wells in the area and flow into the Hudson River. These effects should be mitigated and considered with more detail in the DGEIS.
- There are significant steep slopes within the study area. While the Town does have regulations for development along steep slopes, PIPC is concerned that changes to zoning could modify these protections. PIPC recommends that new zoning require protection of slopes of 15% and up.
- PIPC is concerned that development may nearly completely encircle the Mount Ivy Swamp, rendering it an island without any connectivity to other open spaces in the area. Consideration should be given to developing open links to other open spaces from the Swamp.
- The DGEIS notes that there were no ecological studies conducted within the Opportunity Areas, but that available studies were consulted to determine potential impacts to ecological resources. Analysis should be conducted to determine which zones within the Opportunity Areas are likely to host sensitive or rare species. This analysis will then inform future zoning changes and make decision making by the Town Board easier

as projects are developed. Additionally, the Timber Rattlesnake should be added as a species of concern as should Palustrine Emergent Wetlands, a NYS significant natural community.

- Storm water flow direction and amount should be given careful consideration within this study to ensure that Ramapo is not exacerbating flood potential and erosion impacts to the PIP and the broader community.

PIPC is also concerned that there is insufficient discussion of how the Town will mitigate the increased CO<sub>2</sub> produced by the zoning modifications. While a discussion of per capita CO<sub>2</sub> is useful, it does not mitigate the total volume of CO<sub>2</sub> being produced, which is a requirement of multiple plans set forth by NY State. The Town should take this opportunity to require carbon offsetting technology, use of renewable energy, green roofs, and other available methods to reduce the total volume of CO<sub>2</sub> generated by new development. It has the authority to do so and should require some percentage of all new energy use to be produced by renewables, rather than using the terms “to the extent practicable” and simply “encouraging” the use of renewable energy. The former terms allow developers to determine how green developments will be and will likely lead to the adoption of far less green technology than is necessary to meet state and national goals.

Finally, PIPC is concerned that zoning changes presented in the DGEIS are not fully discussed, leaving open the possibility of major departures from current zoning, unanticipated consequences outside the study area, and a greater burden of review placed onto the Town Board.

- The PIPC is concerned that there is very little detail related to when and how the FOPUD will be approved and under what circumstances applications for this new zoning type would be rejected. We have already noted our concern related to clustering. A more detailed discussion of how the FOPUD will work practically should be included. PIPC recommends that the Town also include metrics within the requirements for adoption of a FOPUD to ensure the use of renewable energy and the retention of some percentage of all FOPUD area as open space.
- While there is discussion of how zoning changes affect the community character of neighboring villages, there is no discussion of how they may be translated into the rest of the Town of Ramapo. There is also no discussion of the potential unintended consequences of this zoning and how it may increase development elsewhere in town. These should be included.

- Many of the mitigation measures recommended in the DGEIS rely upon the oversight and review of the Town Board. While this may be a possible way to ensure that mitigation takes place, it places a heavy burden on the Board. The Town should include better metrics related to mitigation within the DGEIS to ensure that negative impacts are diminished to the greatest extent possible rather than rely upon future review by the Town Board.

While the PIPC appreciates the need for comprehensive planning and recognizes that the Town of Ramapo's goal of planned development that keeps community character and the protection of natural resources in mind is admirable, we feel that this DGEIS has major gaps that must be addressed before proceeding further. PIPC is available to discuss our comments or to collaborate on planning efforts. We look forward to further communication with you as you move forward in this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joshua R. Laird", with a stylized flourish at the end.

Joshua R. Laird  
Executive Director

**From:** [Shmuel Blumberg](#)  
**To:** [Andris Blumbergs](#)  
**Subject:** [Northeast Ramapo] Comment - new submission  
**Date:** Thursday, October 7, 2021 11:59:31 PM

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**Shmuel Blumberg** just submitted your form: Comment  
on [Northeast Ramapo](#)

**Message Details:**

Name: Shmuel Blumberg

Email: [szblum@gmail.com](mailto:szblum@gmail.com)

Address: 43 Sutin Pl

Subject: Timeline

Message: Hi- I am watching with anticipation the upcoming plans for Northeast Ramapo. The process seems to be taking quite long. I am aware of plenty of people in the community that are in need of housing. I implore all parties involved to please work quickly & judiciously to get this done. If there is a rough time frame when this will be complete can you share that with me. Thank you

Reply directly or go to your site's Inbox:

[Respond Now](#)

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If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.

**From:** [Carol Bowman](#)  
**To:** [TOR Clerk](#); [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [Michael Specht](#); [Sara Osherovitz](#); [Brendel Logan](#); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Yehuda Weissmandl](#); [David Wanounou](#)  
**Subject:** Carol Struggle-Northeast Ramapo DGEIS Comments email dated 10/09/21  
**Date:** Saturday, October 9, 2021 10:37:02 PM

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October 9, 2021

To the members of the Ramapo Town Board,

I'm a resident of Northeast Ramapo, living at 31 Dogwood Lane, Pomona, NY. I am writing to voice my strong objection to the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents, not those of residents in other towns, counties or cities. I am appalled at the suggestion that the areas around my community should be requisitioned by the developers and the county politicians who are clearly in their pocket.

First the **character of our community must be maintained**. The plan must consider the character of the community, including the need for open space and a diverse community. Those of us living here should have more to say about the use of this land than those not living here. Let us be clear that politicians do not own this land. The land they hope to develop is not theirs. In contrast, the land adjacent to the land under consideration for their absurd plan to put a strip mall in the middle of a pristine forest on a country road, is actually owned by myself and my neighbors. The land in consideration is land owned by the people of Ramapo, and we, the people, are making it very clear we do not want this development. Why then, do these plans continue in the face of the objection of the residents of that area?

Second, we must preserve **specifically dedicated open space**. The current plan does not specifically dedicate open space and simply identifies areas of development. Park land must be specifically dedicated, in particular the Striker, Mowbray-Clark, Leica and Henry Varnum Poor properties. The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

Third, one of the most egregious aspects of the current plan is to zone privately owned land, for which no request was ever made, as commercial. We say, **No commercial zoning for the so called "Opportunity C"**. We believe this is the use of the bully pulpit to directly threaten communities who are speaking out against this rampant development plan for NE Ramapo. The reasoning for the use of this land for a strip mall is that it abuts the community of Skyview Acres, from where much of the resistance to this plan, though certainly not all, has been voiced. There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – **RR-80**. If it were to be altered at all, the zoning should be changed to agricultural zoning, as the area is currently in an agricultural zone.

Fourth, **development on the Minisceogo Golf Course must be limited and more diverse**. The plans to develop over **500 units** on the golf course is not sustainable for the community. This is a dream come true for corrupt developers and their supporters. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

Lastly, we ask the board, our representatives, to listen to our needs and consider the demands about the use of the land by your constituents. We ask you to **reduce the impact of this plan on the community**. The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community in many ways:

<!--[if !supportLists]-->• <!--[endif]-->Traffic will be increased

<!--[if !supportLists]-->• <!--[endif]-->The demands on our water supply and the environment are not sustainable.

<!--[if !supportLists]-->• <!--[endif]-->Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

For all of these reasons we feel this plan is a disaster, it is a document of aggression towards the current residents now living in these areas - which developers and their confederates are hoping to turn into profit for themselves rather than benefit for the current community. Our elected officials are the ones who are supposed to be the control against rampant self-interest with the public's money and resources. However, this document indicates that our Ramapo Town Board has relinquished that responsibility and the voices of the people are being completely and absolutely ignored.

In Struggle,

Carol Bowman

[cbbowman51@gmail.com](mailto:cbbowman51@gmail.com)

## Emily Loughlin

---

**From:** jpmatthew@optonline.net  
**Sent:** Saturday, October 9, 2021 1:56 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Subject:** Northeast Ramapo DGEIS

Ramapo Town Board,

Your Plan in Northeast Ramapo must dedicate open space in Northeast Ramapo, including Stryker and 58A and 48A on South Mountain Rd. You must reject commercial and neighborhood shopping zoning for Opportunity C and you must reduce the plan for over 500 homes on Minesceogo Golf Course. This high-density plan will change the characteristics of our community-it will increase traffic, drain our municipal resources and hurt our water supply and environment.

John P Mathew  
Pomona

**From:** [Brian Kates](#)  
**To:** [TOR Clerk](#)  
**Subject:** Brian Kates-NORTHEAST ROCKLAND DGEIS Comments dated 10/10/21  
**Date:** Sunday, October 10, 2021 5:21:37 PM

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To the Town Board of Ramapo:

As a resident of the Skyview Acres cooperative community in Northeast Ramapo, I am concerned about omissions and inequities in the Northeast Ramapo DGEIS and urge you to revise it to ensure the proposal is consistent with the community character and meets the needs of its residents.

Carrying through with the Town's ill-advised plans for commercial over-development and increased population density would impact negatively on my community's quality of life. They make unsustainable demands on our water supply, impinge on sensitive environmental areas, threaten to overwhelm municipal services--most importantly our already overburdened and understaffed volunteer fire departments--and promise untenable increases in vehicular traffic.

To rectify some of these problems, I call on you to consider these points:

**FAILURE TO SPECIFICALLY DEDICATE OPEN SPACE:** The current plan identifies areas of development but fails to specifically dedicate open space, most significantly for the Striker property and the area adjacent to South Mountain Road (Areas 48A and 58A).

This takes in the historically significant Mowbray-Clark property with its abandoned burial ground, which includes headstones dating from the early 19<sup>th</sup> century to mid-20<sup>th</sup> century and the graves of figures prominent in the early history of the region. Provisions must be made for respectful protection of those graves.

If the Town's claims that there are no plans to develop town-owned properties in Northeast Ramapo, it must dedicate these areas officially as open space.

**ZONING OF OPPORTUNITY C:** Proposed commercial zoning makes little sense here when so many commercial outlets in the area are already failing for want of demand.

This area should remain residential, zoned as RR-80 (80,000 square feet per lot) or, alternatively, be rezoned for agricultural use, which would allow for small-scale, entrepreneurial farming more consistent with the nature of the existing community.

**MINISCEGO GOLF COURSE:** The community cannot sustain 500 units here. There is currently insufficient infrastructure to support such development and little appetite for the taxation or bonded debt necessary to develop it. Executing this plan would place dangerous demands on our water supply, overwhelm Town police, fire and sanitation resources and overburden neighborhood streets and roads with traffic.

Development should be limited to 200 units or fewer, with provisions for a significant percentage of affordable housing—sold on the open market after development, not developed as presold lots—to attract a diverse racially and economically integrated population.



I hope you will give these points your serious and prompt attention.

Sincerely,  
Brian Kates  
27 Dogwood Lane

**From:** [Michael Mauel](#)  
**To:** [TOR Clerk](#)  
**Cc:** [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com)  
**Subject:** Michael Mauel-Northeast Ramapo DGEIS Comments dated 10/10/21  
**Date:** Sunday, October 10, 2021 12:52:59 PM

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Dear Members of the Town Board,

I'm a resident of Demarest, Bergen County, NJ, and I write because I have recently learned about the Northeast Ramapo DGEIS Plan (which I read at <https://www.planramapo.com/documents>). I frequently visit and shop in Ramapo because of its farm-like beauty, open spaces, and low traffic volume. Ramapo has a rich history and located at the foothills of Harriman State Park. In short, I visit and shop in Ramapo because of its non-commercial beauty. I disagree with any plan that would change zoning rules and reduce the appeal of Ramapo.

Please please update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents and of those neighbors, like me, who visit and shop. This means no commercial zoning (for Opportunity C) and reduced commercial impact on a beautiful farm and family community.

Sincerely,

Michael Mauel  
19 Palisade Blvd  
Demarest, NJ  
email: [mauel@me.com](mailto:mauel@me.com)

**From:** [Patrick Parietti](#)  
**To:** [TOR Clerk](#); [sustainablemapo@gmail.com](mailto:sustainablemapo@gmail.com); [TOR Assessor](#)  
**Subject:** Patrick Parietti-Overdevelopment Comments dated 10/10/21  
**Date:** Sunday, October 10, 2021 2:07:51 PM

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Dear Supervisor Spect and other,

Stop the Patrick farm debacle and the Minisciengo Golf Course debacle to placate the special interests, stop the commercial zoning of the property across from the Orchards of Conklin, and start creating more open space. The Town is getting destroyed to please the special interest groups and this must stop.

Patrick Parietti, Ed.D

Spook Rock Rd.

Suffern, NY 10901

**From:** [Patrick Parietti](#)  
**To:** [Andris Blumbergs](#)  
**Subject:** [Northeast Ramapo] Comment - new submission  
**Date:** Sunday, October 10, 2021 1:52:20 PM

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**Patrick Parietti** just submitted your form: Comment  
on [Northeast Ramapo](#)

**Message Details:**

Name: Patrick Parietti

Email: [patrickparietti@gmail.com](mailto:patrickparietti@gmail.com)

Address: 6 Spook Rock Rd.

Subject: Suffern NY 10901

Message: Stop the development of high density housing on the Minisciengo Golf Course and Rte 202, Commercial Zoning of the forest on rte 45 across from the Orchards, and there are no Plans to dedicate Open Space. Stop allowing the Town of Ramapo to be destroyed for the benefit of special Interest Groups!!! We must use zoning laws to protect the beauty..... the whole world can't move and live here!!!

Reply directly or go to your site's Inbox:

[Respond Now](#)

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If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.

**From:** [Ben Fedigan](#)  
**To:** [TOR Clerk](#); [sustainableramapo@gmail.com](mailto:sustainableramapo@gmail.com)  
**Subject:** Ben Fedigan- Northeast Ramapo DGEIS Comments dated 10/11/21  
**Date:** Monday, October 11, 2021 3:32:18 PM

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Good afternoon, I hope you are having a good day! I am a member of the Lake Lucille lake community, I am writing this email in reference to the commercial zoning of the forest on Route 45. It is my understanding that the plan is to create new retail spaces. My concern is that there are other empty retail spaces in the area that could accommodate new business without having to cut down the forest to build new stores. I am also concerned about the high density housing on Pomona Road (on the Miniasceongo golf course) that is being considered. I am concerned that both projects will cause traffic congestion, impact our water supply and put unnecessary strains on our municipal resources. I have spoken with other members of the Lake Lucille community, and they share the same concerns. I hope you will reconsider these projects. Thank you for your time and consideration.

Ben Fedigan

**From:** [Wally Glickman](#)  
**To:** [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [Yehuda Weissmandl](#); [TOR Clerk](#)  
**Subject:** Northeast Ramapo DGEIS  
**Date:** Monday, October 11, 2021 1:25:18 PM

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Dear people,

There is no need for development at the expense of valuable open space in "opportunity" area C. There are more than sufficient shopping centers right nearby on Route 202.

The Stryker Property, already designated as open space, provides pristine woodlands which furnish oxygen and flood prevention. The town should be more concerned with keeping rainwater in the soil than having it overflow onto our roads and into our basements.

Stryker and Mowbray Clark should be designated as open space! And 500 homes on Minescego Golf Course would be an outrage to the environment.

Sincerely,  
Wally Glickman  
12 Dogwood Lane,  
Pomona ny 10970

**From:** [pizzabelly@verizon.net](mailto:pizzabelly@verizon.net)  
**To:** TOR Clerk; [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [Michael Specht](#); [Sara Osherovitz](#); [Brendel Logan](#); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Yehuda Weissmandl](#); [David Wanounou](#)  
**Subject:** Lois Perlman-Northeast Ramapo DGEIS Comments dated 10/11/21  
**Date:** Monday, October 11, 2021 9:11:43 PM

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Much of the towns plan for the overdevelopment of the Northeast corridor of Ramapo will be a disaster to its surrounding, already established, communities.

1. The proposed development of the Minisceongo Golf Course, Opportunity D, as the current plan stands, will have somewhere around 500+ houses, most of which with 3,4 and 5 bedrooms. If this community is being developed to encourage people to move to the area, it is obvious that singles, couples without children or elderly couples would not be inclusive in it's design because of the size of the houses. As evidenced by most of the newer surrounding neighborhood builds, ie, on Route 306 between Rt. 59 and Grandview Avenue and Route 59 between Rt. 306 and College Road, the overdevelopment in these areas not only has caused major traffic problems, but it seems that the residents there have already outgrown the size of these communities. Just who is the town looking to attract to take over the Northeast corridor? A smaller more reasonable size plan should be developed to be accessible to all, not just a select population. The proposed housing surely has to be a violation of the Fair Housing Law. In truth, there is no amount of housing that will ever satisfy the needs of the communities you seem to be catering to. This is unfair and discriminatory. Also, what census numbers are you looking at to determine the number of people to each household, I hear 2010....get with the times, this is 2021. I can go down many roads from Rt. 45, Rt. 306, Rt. 59 and see 5 or 6 children in front of each house...we alone have families with 6 children in our community....get real....be honest!

The huge size of the development proposed for Minisceongo will also have a profound impact on the traffic and pollution in the already established communities in the surrounding areas. Pomona Road is one lane in each direction, Route 45 is one lane in each direction, Route 202 is one lane in each direction. 500+ homes, with 3-5 bedrooms could bring a conservative estimate of 1,000 additional cars into the area. I've based that number on households with only young children, not driver age children possibly living in those households. It's very obvious to me that no one has been to this area to see the increased number of cars on these narrow, small roads not only during rush hour, but at any hour.

The amount of construction an oversized development such as this proposal can surely disrupt and contaminate the water which supplies clean drinking water to many of the surrounding properties which have wells. Certainly, a development of this magnitude, and it's only one of quite a few proposed for our area, will create a shortage of water.....there's only so much to go around. With climate change lurking around us, there's no guarantee water will be available to us should these projects be completed. Has a water study been done in this area? I reside in Skyview acres...to date no water study has been done to my knowledge. Should we wait until your overdevelopment is complete and we go to turn on our faucets and only a trickle comes out....I guess that's the plan.

2. The development of Rt. 45 to Rt. 202....Opportunity C. This plan was never discussed in any previous correspondence, town hall meetings, at the Charet held in the Stadium or anywhere else until it was on the agenda at your last Town meeting. Even the Town Supervisor was unaware of this study. It is obvious that the current communities on this route were never made aware that the Town was looking to blacktop over and make it's beautiful forest into a concrete jungle to satisfy who, certainly not the multitude of families on that road. There are shopping centers on Rt. 202 that are almost completely empty. Who will benefit from this project? The town....the developer.....the construction companies... the construction workers.....but not the surrounding community. Was the impact of additional traffic to Cooper Morris Drive and Twin Pines Drive even considered? I think not. If anything should be done to Opportunity C, it should be rezoned to agricultural zoning.

The traffic and pollution this project will bring to this area is deadly. Again, Rt. 45 is one lane in each direction ....not capable of handling so many additional cars, it barely handles them now.

3. The fact that the overdevelopment of Ramapo is being done a piece at a time, is also disastrous. Other towns, such as the Village of New Hempstead is planning on developing community shopping on Pomona Road across from the Stadium. Why would more shopping be needed in Opportunity C when Minisceongo will have shopping across the street. Is your intent to make our roads into another Rt. 17? Shouldn't ALL development, not overdevelopment of this area be made to be in harmony to accommodate and enhance each other, not to add to the already overcrowded areas we have. How can you make a plan a comprehensive plan when the whole picture isn't looked at. This is a set up for failure for the people in this beautiful area.

4. Open Space.....what will happen to our beautiful Northeast corridor if all of it's open space has been turned into housing and commercial space? Your plan has not specifically dedicated open space, eg. Striker and the properties on South Mountain Road (48A and 58A -including Mowbray-Clark. The Town Board claims tht there are no plans to develop the town owned properties in Northeast Ramapo, so a specific dedication to maintain these spaces as open spaces must be made. Open space brings fresh air to our communities, they bring joy to those who enjoy the outdoors, they bring happiness when you can see trees budding, flowers growing, children playing in the fields while others hike and just enjoy the day. Have you forgotten what it was like to be in the open? When you go on vacation, where do you go....to a shopping center....to a crowded neighborhood where you'll sit in your car in traffic...or do you look for a place to sit on the grass, breathe in the fresh air and enjoy the serenity of the quiet around you. Go down Rt. 306 towards Rt. 59.....you'll run right back to the Northeast corridor for that fresh air and beautiful forests you're so eager to destroy.

You are taking away the very reasons that most of us have moved to this part of Rockland. Shame on you.....this is not progress.....it's greed and it's destruction of the beauty of the land. Congratulations to all, this will go down in history as the administration that killed beautiful Rockland County....nice legacy.

Respectfully submitted,

Lois Perlman  
26 Dogwood Lane  
Pomona, New York 10970

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**From:** [Jon Salz](#)  
**To:** [TOR Clerk](#)  
**Subject:** Jon Satz- Northeast Ramapo DGEIS Comments dated 10/11/21  
**Date:** Monday, October 11, 2021 8:00:06 PM

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----- Forwarded Message -----

**From:** Jon Salz <jpsalz@yahoo.com>  
**To:** TownofRamapoClerk@ramapo-ny.gov  
**Cc:** Sustainable.ramapo@gmail.com <sustainable.ramapo@gmail.com>  
**Sent:** Monday, October 11, 2021, 01:04:44 PM EDT  
**Subject:** Northeast Ramapo DGEIS

Dear Sirs, regarding your proposed plan:

1) Area C-There is already Rush hour traffic on Route 45 mornings and evenings; more commercial development would mean all day rush hour (bumper to bumper) traffic. There is plenty of unused commercial space on Route 202, and room for more.

2) These plans will increase traffic on Route 45, and further degrade -the semi-rural feel of our neighborhood.

3) Too many proposed units for Golf course; should have mixed income units in plan.  
More detailed study on affect on areas water, trafffic, and municipal services.

4)Planning taking place in time of pandemic; need more time and commuunity involvment.

Thank you for your consideration and work.  
year homestead)

Jonathan Salz (30 year resident in 220+

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**From:** [Robin Shapiro](#)  
**To:** [TOR Clerk](#); [Brendel Logan](#); [osherovitzs@ramapo-ny.gov](mailto:osherovitzs@ramapo-ny.gov); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Michael Specht](#); [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [David Wanounou](#); [Yehuda Weissmandl](#)  
**Subject:** Robin Shapiro- Northeast Ramapo DGEIS Comments dated 10/11/21  
**Date:** Monday, October 11, 2021 7:32:43 PM

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To: Members of the Town Board of the Town of Ramapo

My name is Robin Shapiro.

My wife and I own a home at 23 Dogwood Lane South, Pomona, NY. Our home is located within the Skyview Acres community and the property is subject to a recorded easement for open space preservation in favor of the Skyview Acres Land Trust.

Our comments are directed to those sections of the DGEIS which contemplate the construction of a 500+ unit residential development on parcels which the DGEIS refers to as opportunity area "D" and the possible commercial development of what the DGEIS refers to as opportunity area "C." These comments are also directed to a Proposed Local Law Introduced August 25, 2021 entitled "Establishment of Commercial Corridor Zoning District and Zoning Map Change To Neighborhood Shopping Zoning District."

We support our Skyview neighbors in OPPOSING the proposed development of areas C and D and opposing enactment of the proposed local law introduced 8/25/21 which would upzone area C.

My wife and I have a direct, proximate, and specific interest in these proposed local land use actions. Our home sits on a heavily wooded lot, surrounded by other wooded lots, a short walk from the heavily wooded sections of what the DGEIS refers to as opportunity area C and just down-gradient from the town-owned, heavily wooded town-owned "Striker" properties.

A hillside stream that meanders across the Striker properties, flows just behind our home, feeds a nearby community pond and continues into the woods alongside South Mountain Road.

Commercial development of the area C properties and the drilling of wells to serve any new commercial or nearby residential developments\_ would deplete the aquifer which feeds our well. Moreover, new commercial development of the wooded properties up-gradient from our home would bring an increased risk of contamination of the groundwater which replenishes that well.

Like our neighbors, we are also concerned that paving over (currently wooded) Area C for commercial development would increase the frequency and severity of floods from stormwater runoff that already threatens to overwhelm the area's natural drainage.

Finally, we are concerned that siting a new commercial corridor on the stretch of route 45 between two newly-proposed residential developments will inevitably\_draw car and truck traffic away from existing commercial areas to the north and south and funnel that traffic into a narrow corridor which faces the entrance to South Mountain Road, a state-designated and protected scenic highway. None of these impacts are discussed in or addressed by the DGEIS.

The DGEIS asserts that local residents' input regarding the proposed plan amendments was sought, obtained and considered. That may be true with regard to the changes proposed for area "D;" but NO local resident input was sought or obtained with regard to the environmental impacts of up-zoning area "C." Indeed, the first that I or (as far as I know) my neighbors learned that Area C might be re-zoned was when the proposed zoning law change was first introduced on August 25, 2021.

If there is to be significant new residential development permitted on Area D (just south of us on Route 45), the town should require any developer to acquire and set aside nearby open-spaces as an offset to buffer the impacts, just as the town itself should now formally dedicate nearby town-owned properties (such as the Striker property) for open-space preservation.

As it is, there's already plenty of vacant retail space in nearby shopping centers. The Town of Ramapo should not be enabling the clear-cutting of woodlands and/or paving over wetlands just to make way for yet another struggling strip mall —especially when the current owners of the properties in question have not asked for up-zoning and the nearby community actively opposes it.

Thanks for this opportunity to be heard.

Robin Shapiro  
23 Dogwood Lane South, Pomona, NY

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Sent from Gmail Mobile

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**From:** [Sirota, Robert](#)  
**To:** [TOR Clerk](#)  
**Subject:** Rob Sirota-Northeast Ramapo DGEIS Comments dated 10/11/21  
**Date:** Monday, October 11, 2021 12:14:11 PM

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I am writing to oppose of the recent proposal of the development plan for Northeast Ramapo. Some of the main reasons we moved into this area, 7 years ago, were the open spaces, good schools and beauty of this region. The plan to further develop the Northeast Ramapo area will diminish those reasons and continue to put strains on resources, add further congestion, and add commercial development in an area that does not need another failing strip mall.

Please do not move forward with the development plan and:

- Dedicate Open Space in Northeast Ramapo, including Stryker (on Conklin Road) and 58A and 48A on South Mountain Road (including the Mowbray-Clark property). This plan creates the possibility for potential development of land that had been purchased for open space
- Reject commercial and neighborhood shopping zoning for Opportunity C (the undeveloped land across from the Orchards). This plan contemplates developing cutting down pristine open space to create stores and shops when there is no need - the town already has multiple struggling commercial shopping centers right down the street.
- Reduce the plan for over 500 homes on Minesceogo Golf Course (on Pomona Road). This high-density plan will change the characteristics of our community – it will increase traffic, drain our municipal resources, and hurt our water supply and the environment.

Thank you,

**ROB SIROTA**

**From:** [Erica Sobel](#)  
**To:** [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [TOR Clerk](#)  
**Subject:** Erica Sobel- Northeast Ramapo DGEIS Comments dated 10/11/21  
**Date:** Monday, October 11, 2021 4:05:18 PM

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Good afternoon, I hope you are having a good day! I am a member of the Lake Lucille lake community, I am writing this email in reference to the commercial zoning of the forest on Route 45. It is my understanding that the plan is to create new retail spaces. My concern is that there are other empty retail spaces in the area that could accommodate new business without having to cut down the forest to build new stores. I am also concerned about the high density housing on Pomona Road (on the Miniasceongo golf course) that is being considered. I am concerned that both projects will cause traffic congestion, impact our water supply and put unnecessary strains on our municipal resources. I have spoken with other members of the Lake Lucille community, and they share the same concerns. I hope you will reconsider these projects. Thank you for your time and consideration.

Erica Sobel

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**From:** [Avi Maor](#)  
**To:** [TOR Clerk](#); [Michael Specht](#); [Sara Osherovitz](#); [Brendel Logan](#); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Yehuda Weissmandl](#); [David Wanounou](#); [CountyExec@co.rockland.ny.us](mailto:CountyExec@co.rockland.ny.us); [g.hoehmann@clarkstown.org](mailto:g.hoehmann@clarkstown.org); [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [Nana Koch](#); [Anna E. Friedberg](#); [Susan Shapiro](#); [Leo Dunn-Fox](#); [ROBERT TROSTLE](#)  
**Subject:** Avi Maor- Northeast Ramapo DGEIS Comments dated 10/12/21  
**Date:** Tuesday, October 12, 2021 12:40:11 PM

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**This DGEIS does not meet or comply with what the Town of Ramapo needs. I ask that the Town Board not adopt this DGEIS. Instead, this town should first come up with true updated comprehensive Town-wide objectives and guidelines that will preserve its stated goals and spell its future aspirations. Only then can the town look for solutions, before engaging in any EIS. The following supports why I ask the Board to NOT ADOPT this DGEIS:**

**Paragraph 617.11 of SEQR 6 NYCRR requires that in an EIS (quote):**

**(d) findings must:**

1. Consider the relevant environmental impacts, facts and conclusions disclosed in the final EIS;
2. Weigh and balance relevant environmental impacts with social, economic and other considerations;
3. Provide a rationale for the agency's decision;
4. Certify that the requirements of this Part have been met; and
5. certify that consistent with social economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable.

**This DGEIS fails to meet and comply with any and all of such findings requirements:**

**A.** As the driving motivation for this DGEIS, Socio-demographic facts and analysis should have been considered the most relevant to govern this study. The results of *consideration and weighing* such Town-wide study should have been at the core of the *rationale* for this DGEIS proposals for solutions. However, in section 6.4.1 of this DGEIS it offers partial, outdated, insufficient and incomplete data, and then employs it to create a model that is skewed and incorrect. The deficiencies in the data are too numerous to be enumerated here. However, the way this DGEIS is manipulating the data back and forth between Rockland County as a whole, the unincorporated vs. the incorporated Town, and the NR, suggests an intention to be misleading, in the service of unstated foreign objectives.

**B.** The proposed solutions are inadequate and clearly not meant to provide true ways

to deal with the needs.:

1. They are **not comprehensive**.
2. They do not address the needs of **the entire Town**.
3. They are offering partial and inadequate solutions that do not even get close to addressing long term needs.
4. The ratio of proposed housing to the proposed new commercial development is not consistent with the socio-demographic facts and projections.

**C.** By limiting the study and its solutions to NR only, and with only 2 lame "build-out"

scenarios, This DGEIS is neither offering a wider, more diverse Town-wide options, nor is it able to demonstrate that its solutions are *rationale* and the best answer to meet the town needs and its stated goals.

**The need is undeniable. However, it is much larger than the DGEIS is identifying, and the solutions proposed are severely inadequate.**

A proper analysis should identify population growth patterns, including origins, distribution and trends; It should quantify these parameters for specific locations; The size of the current needs/demands and the projections for the future progression should be determining the varied solutions to be weighed;

Such proposed solutions have to be:

1. Town-wide.
2. Preserving community character and Town goals.
3. Considering Zoning changes as well as Land availability.
4. Scaled to meet the quantified needs/demands.

**TOWN-WIDE:**

Needs in one part of the town cannot be solved by addressing them only in another part of the town.

**PRESERVATION;**

Preservation of the character of existing communities in the town and preservation of the stated goals.

**ZONING AND LAND:**

Zoning changes to increase housing and services should be for existing communities as well as for newly designated land for development.

Land availability has to be studied and identified in the entire town.

**SCALE:**

Identified available Land, coupled with the zoning changes, will have to be gauged to be proportionate to the quantified needs and the future progression.



**A COMPREHENSIVE PLAN cannot ignore any of the above.**

**This DGEIS avoids all of the above:**

1. The demographic portion of this DGEIS is erroneous.
2. The plan violates any hope of preservation.
3. mitigation is:
  - A. Not a replacement;
  - B. Is only a partial remedy, not a cure to irreversible damage.
  - C. As suggested by the plan, will be taken mostly during construction only.
4. Its Zoning changes are vague and misleading. The study does not clearly define the changes proposed and does not provide a clear analysis of their effect and impact, which could be overwhelming .
5. The zoning changes and the targeted identified land are only for NR, the area of which is about 5% of the Town area.
6. This draft lacks any link between its stated but unquantified needs and the proposed ill-defined solution(s). This missing link renders this whole DGEIS invalid - it misses it's own stated objective:  
A cursory analysis of the town demographics suggests that the proposals of this DGEIS will barely meet the Town-wide needs for one year only, and it provides no suggestions as to how to address future immediate needs, let alone solutions for longer term needs.

This DGEIS does not comply with SEQR requirements.

This DGEIS is not comprehensive.

This DGEIS is using faulty assumptions and inaccurate and insufficient data.

This DGEIS does not perform proper analysis of data vs. assumptions

This DGEIS arrives at erroneous conclusions

This DGEIS proposals are partly vague and completely contrary to the stated town goals.

This DGEIS proposals are inadequate for the Town needs.

The construction and language of this report is, at best, misleading, and seems to be deceitful. A case in point: in the 9/13 public hearing, the Town Supervisor stated, after consulting with the DGEIS engineers, that the "Striker" property is **not a part** of this study/report; They all knew that the Striker property is identified in section 7.2 as part of land **slated for preservation as open land**. They also knew that in section 7.5 the **striker property is specifically targeted for development as a Community Facility Site!**

**This DGEIS should not be adopted. This report should be re-studied and re-written, using the following principles and guidelines:**

1. It should be comprehensive and be done Town-wide.
2. It should address the full needs and resources Town-wide.
3. It should propose full and long-term solutions.
4. In the spirit of preservation, it should **target only areas that are already partially**

**or fully developed, leaving open and undeveloped land intact and out of its plans in perpetuity.**

**The failure of this DGEIS to identify the true scope and magnitude of the town needs, coupled with its structure that is certainly not comprehensive, and, with proposals that do not address and cannot satisfy the true Town-wide needs, renders it useless.**

This DGEIS does not pass logical and professional tests, and will not pass legal scrutiny.

**Avinoam Maor**

Comprehensive Designs  
20 Dogwood Lane  
Pomona, NY 10970  
(845)-598-7748

**From:** [IRWIN M ROSENBAUM](#)  
**To:** [TOR Clerk](#); [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [Michael Specht](#); [Sara Osherovitz](#); [Brendel Logan](#); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Yehuda Weissmandl](#); [David Wanounou](#)  
**Subject:** Irwin Rosenbaum-Northeast Ramapo DGEIS Comments Dated 10/12/2021  
**Date:** Tuesday, October 12, 2021 7:52:58 PM

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I'm a resident in Northeast Ramapo and I'm writing today to comment on the Northeast Ramapo DGEIS plan. I wholeheartedly urge the Town Board to carefully consider my comments and reconsider this Plan to ensure that the proposal is consistent with the community character and meets the needs of ALL of it's diverse residents.

Your current plan does not specifically dedicate open space, it just identifies areas of development. Open space must be specifically dedicated, in particular the Striker property and the properties on South Mountain Road (48A and 58A - including Mowbray-Clark). So you say that the Town Board has no plans to develop the town owned properties in Northeast Ramapo, so to solidify that statement, dedication to making these open spaces must be made.

Opportunity C. I am absolutely opposed to any additional commercial zoning in this area. There are commercial areas in Northeast Ramapo that are practically empty. The zoning for Opportunity C should remain as is, residential. If there should be a change then the zoning should be changed to agricultural zoning.

The development on the Minisceogo Golf Course must be reduced and made to attract a more diverse community. The development of 500 units on this property is just not sustainable for the community. Also the housing options must be varied and ensure that it attracts all members of the community to take advantage of affordable housing and allow a diversified community to exist and thrive.

This plan as well as other plans for Northeast Ramapo must be reconsidered. The Town's plan will negatively impact the quality of life of our community. The traffic and pollution will increase and the demand on our water supply and the environment is just not sustainable. The police and fire departments will not be able to manage the proposed increase in density.

Sincerely,

Irwin Rosenbaum  
26 Dogwood Lane  
Pomona, New York. 10970

Sent from my iPad

## Emily Loughlin

---

**From:** Jeff Leonard <jeffnoko@earthlink.net>  
**Sent:** Tuesday, October 12, 2021 4:28 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Northeast Ramapo DGEIS

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

**\*Character of community must be maintained:**

The plan must consider the character of the community, including the need for open space and a diverse community.

**\*\*Open space must be specifically dedicated:**

the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

**\*\*\*No commercial zoning for Opportunity C:**

There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

**\*\*\*\*Development on the Miniscego Golf Course must be limited and more diverse:**

A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

**\*\*\*\*\*Reduce the Impact on the Community:**

The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Jeff Leonard

**From:** [Noriko Leonard](#)  
**To:** [TOR Clerk](#); [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [Michael Specht](#); [Sara Osherovitz](#); [Brendel Logan](#); [rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [Yehuda Weissmandl](#); [David Wanounou](#)  
**Subject:** Noriko Leonard- Northeast Ramapo DGEIS Comments dated 10/12/21  
**Date:** Tuesday, October 12, 2021 2:22:20 PM

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To the Town Board,

I am a resident of Northeast Ramapo and have enormous concerns about the new plans for our town.

This expansive high-density proposal will directly affect the quality of our life in terms of draining our municipal recourses, compromise our water supply and our environment as well as impacting everyday life with the addition of traffic to this area. I am against and reject the commercial and neighboring shopping zoning for Opportunity C and the addition of over 500 homes on Pomona Road.

Please consider the residents of this area and commit to dedicating open space in Northeast Ramapo including Stryker and 58A and reject this plan to prevent the destruction of the home and area we love deeply.

Sincerely,  
Noriko Leonard

## Emily Loughlin

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**From:** Rita Arno <R\_F\_ARNO@msn.com>  
**Sent:** Wednesday, October 13, 2021 11:04 AM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Northeast Ramapo DGEIS

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained**: the plan must consider the character of the community, including the need for open space and a diverse community.
2. **Open space must be specifically dedicated**: the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.
3. **No commercial zoning for Opportunity C**: There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.
4. **Development on the Minisceogo Golf Course must be limited and more diverse**: A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.
5. **Reduce the Impact on the Community**: The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,  
Frank & Rita Arno

## Emily Loughlin

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**From:** Carmen Di Biase <carmendibiase@aol.com>  
**Sent:** Wednesday, October 13, 2021 3:50 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** zebrowskik@nyassembly.gov; countyexec@co.rockland.ny.us; g.hoehmann@clarkstown.org; lawlerm@nyassembly.gov  
**Subject:** Carmen DiBlase Northeast Ramapo DGEIS Comments dated 10/13/2021

To the Town of Ramapo Officials,

I moved to Pomona from Brooklyn in 1994. I chose Pomona because of the semi-rural feel of the area. Since then, I have experienced a steady decline in the quality of my life beginning with the systematic destruction of the once heralded East Ramapo Central School District to the building of the unwanted Ballpark and now to the proposed overdevelopment of the Northeast Ramapo Corridor. Your Neighborhood Service District, aka Opportunity Area C, is both unwanted and unnecessary for the area. How did you determine that a NSD was needed? I wasn't asked. It wasn't mentioned in the Charette. Whose needs are being served? Are you catering to the needs of the residents of the area or hoping to attract persons from outside Rockland County and foist their needs upon the current residents? This smacks of GOVERNMENTAL COLONIALISM.

- •Why is it necessary to create a new CC zoning district in Opportunity Areas A&B?
- •Why does the Minisceongo Opportunity Area D have to be so large?
- •Why so much development on Federal/State wetlands?
- •Why did the town use taxpayer dollars to purchase the Striker and Burgess Meredith properties as open space yet never designated them as park land? If developed privately will the taxpayers be reimbursed?
- •Why do you not mention the development of the former Matterhorn Nursery as part of the overall increase in population density? While it is in the Village of New Hempstead the traffic will spill onto the surrounding roads and PIP.
- •Why are there no **specific details** as to how you plan to address infrastructure capacity, traffic, noise, storm water run off, sewer capacity, wildlife displacement and incompatible community character? All of which will impact my quality of life.
- •Why are you rushing the process and not allowing an extension of the comment period?

And lastly, why do you go through so many consultants? Are they telling you things you don't want to hear?

I understand that development is a necessary evil but it must be well thought out and take into account the lives of the current residents. Please take the time and effort to do so.

Respectfully,  
Carmen Di Biase  
2 Twin Pines Dr, Pomona

## Emily Loughlin

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**From:** James Flax <drjflax@icloud.com>  
**Sent:** Wednesday, October 13, 2021 11:13 AM  
**To:** Michael Specht; Supervisor; Sara Osherovitz; Clerk; Brendel Logan; rossmanr@ramapo-ny.gov; David Wanounou; Yehuda Weissmandl  
**Subject:** Jim Flax & CeCe Ritter - NE Ramapo DGEIS Comment dated 10/13/2021

We are tax-paying, voting residents of Ramapo. We value natural beauty, agriculture, and wildlife. We are concerned about the impact of open space development on drinking water, wildlife, forests, traffic and the quiet enjoyment of our home. We are commenting on the Draft Generic Environmental Impact Study (DGEIS) for Northeast Ramapo.

Commercial development of land on Rt. 45, directly across the street from the Concklin Orchards (designated as Opportunity C in the town's DGEIS, to include multi-story residential/commercial units with gas stations, movie theatres and the like, would destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area is a destination for thousands of cyclists and apple pickers, each year, particularly because of the rural and scenic nature of South Mountain Road and it's surrounds. The increase in traffic, due to Opportunity C development, would drive cyclists and fruit pickers away because of the hazards associated with more cars on the road. We note that Opportunity C was never part of the charette meetings, was proposed with short notice and proposes commercial development that is not needed as there is underutilization of commercial space less than one mile away on Route 202.

Our lives are richer for proximity to the designated Scenic Road District, which the Town of Ramapo established to preserve its "natural, open character" as "a critical feature of the unique heritage of the Town of Ramapo whose preservation enriches and benefits both residents and visitors" (Town of Ramapo Code Chapter 215). The Ramapo Scenic Road District adjoins the Historic Roads of Clarkstown and the New York State Scenic lands of the Palisades Parkway. Ramapo's proposed zoning changes on Rt. 45 do not give adequate process to the impact in Ramapo and adjoining areas in these scenic areas. Ramapo has not addressed the needs of its own residents or those of Clarkstown who purchased homes and established lives with an explicit understanding of the town's commitment to the Scenic Roadway area's character. My drinking water depends on local aquifers, whose safety is affected by road traffic conditions and storm runoff. Our well may be affected by development threatening my quality of life. We deserve better!

We are cyclists. We speak from experience, cycling South Mountain Road hundreds of times every year. South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.

We note that the DGEIS does not address the dedication of open space in perpetuity. Rather it addresses increased development of lands that could be preserved in perpetuity for the benefit of all residents of Ramapo and visitors. In particular, 48A and 58A on South Mountain Road should be dedicated in perpetuity to be never developed. The Striker property should also be dedicated in perpetuity as open space to never be developed, as was the intention of the original bond used to purchase this property.



The DGEIS does not comprehensively address contiguous areas of Ramapo or the impact of the proposed large-scale development on all of Rockland County. The proposed development of about 1000 units would likely double the population of Pomona, or more. How does this development impact water, traffic, energy use, climate, etc for all of Ramapo and Rockland? We did not notice the inclusion of studio & 1 or 2 bedroom units in the proposed developments. Where do those with needs for smaller dwelling units go? Can areas that are already densely developed in Ramapo be allowed to increase the number and density of multi-family/commercial development to address the needs for increased housing, rather than allow and encourage development of open space?

Therefore, we ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land in NE Ramapo that would facilitate the destruction of and change the character of our community.

Jim Flax & CeCe Ritter  
40 South Mountain Road  
New City, NY 10956

**From:** [James Flax & CeCe Ritter](#)  
**To:** [Andris Blumbergs](#)  
**Subject:** [Northeast Ramapo] Comment - new submission  
**Date:** Wednesday, October 13, 2021 11:12:25 AM

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**James Flax & CeCe Ritter** just submitted your form: Comment  
on [Northeast Ramapo](#)

**Message Details:**

Name: James Flax & CeCe Ritter

Email: [drflax@aol.com](mailto:drflax@aol.com)

Address: 40 South Mountain Road, New City, NY 10956

Subject: DGEIS for NE Ramapo

Message: We are tax-paying, voting residents of Ramapo. We value natural beauty, agriculture, and wildlife. We are concerned about the impact of open space development on drinking water, wildlife, forests, traffic and the quiet enjoyment of our home. We are commenting on the Draft Generic Environmental Impact Study (DGEIS) for Northeast Ramapo. Commercial development of land on Rt. 45, directly across the street from the Concklin Orchards (designated as Opportunity C in the town's DGEIS, to include multi-story residential/commercial units with gas stations, movie theatres and the like, would destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area is a destination for thousands of cyclists and apple pickers, each year, particularly because of the rural and scenic nature of South Mountain Road and it's surrounds. The increase in traffic, due to Opportunity C development, would drive cyclists and fruit pickers away because of the hazards associated with more cars on the road. We note that Opportunity C was never part of the charette meetings, was proposed with short notice and proposes commercial

development that is not needed as there is underutilization of commercial space less than one mile away on Route 202. Our lives are richer for proximity to the designated Scenic Road District, which the Town of Ramapo established to preserve its "natural, open character" as "a critical feature of the unique heritage of the Town of Ramapo whose preservation enriches and benefits both residents and visitors" (Town of Ramapo Code Chapter 215). The Ramapo Scenic Road District adjoins the Historic Roads of Clarkstown and the New York State Scenic lands of the Palisades Parkway. Ramapo's proposed zoning changes on Rt. 45 do not give adequate process to the impact in Ramapo and adjoining areas in these scenic areas. Ramapo has not addressed the needs of its own residents or those of Clarkstown who purchased homes and established lives with an explicit understanding of the town's commitment to the Scenic Roadway area's character. My drinking water depends on local aquifers, whose safety is affected by road traffic conditions and storm runoff. Our well may be affected by development threatening my quality of life. We deserve better! We are cyclists. We speak from experience, cycling South Mountain Road hundreds of times every year. South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area. We note that the DGEIS does not address the dedication of open space in perpetuity. Rather it addresses increased development of lands that could be preserved in

perpetuity for the benefit of all residents of Ramapo and visitors. In particular, 48A and 58A on South Mountain Road should be dedicated in perpetuity to be never developed. The Striker property should also be dedicated in perpetuity as open space to never be developed, as was the intention of the original bond used to purchase this property. The DGEIS does not comprehensively address contiguous areas of Ramapo or the impact of the proposed large-scale development on all of Rockland County. The proposed development of about 1000 units would likely double the population of Pomona, or more. How does this development impact water, traffic, energy use, climate, etc for all of Ramapo and Rockland? We did not notice the inclusion of studio & 1 or 2 bedroom units in the proposed developments. Where do those with needs for smaller dwelling units go? Can areas that are already densely developed in Ramapo be allowed to increase the number and density of multi-family/commercial development to address the needs for increased housing, rather than allow and encourage development of open space? Therefore, we ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land in NE Ramapo that would facilitate the destruction of and change the character of our community.

Reply directly or go to your site's Inbox:

[Respond Now](#)

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If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.

## Emily Loughlin

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**From:** david hayes <davidrchayes@me.com>  
**Sent:** Wednesday, October 13, 2021 7:39 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** David Hayes Northeast Ramapo DGEIS Comments dated 10/13/2021

To the Town board,

Hello, my name is David Hayes. My family and I live on Cooper Morris Drive near Rt. 45, just below the proposed Opportunity C.

I oppose the planning proposals for Northeast Ramapo.  
I urge the Board to carefully consider the effects this plan will have on the existing community.

My family lives on Cooper Morris Drive near Rt. 45, just below the proposed "Opportunity C".

We moved here 12 years ago specifically for the rural, open land .and to be part of the Skyview Community. Our property belongs to SALT which is a land trust that was formed to help combat aggressive land developments such as you are proposing.

Skyview was formed after the 2nd world war, and is an amazing, historic, culturally diverse community. It is one of the first suburban communities formed in the United States to welcome members of racial minorities, and it has continued to grow and prosper for 75 years in a spirit of open-mindedness ,cooperation and volunteerism.

**Who** will benefit from these proposals apart from the developers?

The residents were not invited into this conversation.

It seems obvious to me that there is a larger plan in the making, and if the developers are left to do as they please , the existing community and eco-system that we are part of ...will be gone forever.

No one we have discussed this with... can see any benefit for the existing residents.

I believe EVERY House in this area gets water from a well. Development and potential over-development would sap all of our water resources. Loss of trees and wildlife will degenerate and urban-ise the area.

Plans are being made to re-zone, but the community has not been asked. We have not been spoken to. The report lists "opportunities with zoning,".... "from laundromats to grocery, to office space to residential." ...No one in our community will benefit from any of this.

The number of units proposed for the Minesceogo golf course is much too high. This would produce traffic chaos, stretch municipal services.

Would these units be available to all members of the community ?

Please reconsider these planning proposals. I fear this will destroy our way of life.

David Hayes



[www.davidhayesstudio.com](http://www.davidhayesstudio.com)

1 Cooper Morris Drive  
Pomona, NY 10970

Tel; 845-608-4654

[Instagram](#): davidhayesstudio

## Emily Loughlin

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**From:** Nana Koch <nana.koch@gmail.com>  
**Sent:** Wednesday, October 13, 2021 9:33 PM  
**To:** TOR Clerk  
**Cc:** Michael Specht; Sara Osherovitz; Brendel Logan; Yehuda Weissmandl; David Wanounou; g.hoehmann@clarkstown.org; ZebrowskiK@nyassembly.gov; lawlerm@nyassembly.gov; Michael Rossman; CountyExec@co.rockland.ny.us  
**Subject:** Nan Koch-Northeast Ramapo DGEIS Petition Comments dated 10/13/2021

To: Town of Ramapo Board Members

Date: October 13, 2021

Re: Comments about the DGEIS from:

Nana Koch

45 and 47 South Mountain Road

New City, New York 10956

[Nana59@aol.com](mailto:Nana59@aol.com)

845-664-4125 ©

845-664-4125

Attached is the second of two petitions signed by over 500 Rockland Residents and out of towners who frequent the South Mountain Road Scenic District area and the Orchards of Concklin. The attached petition was signed by Rockland residents dedicated to preserving the Rt. 45 and South Mountain Road Scenic Area that the DGEIS has indicated as Opportunity C.

The first petition sent to you a few minutes ago, was signed by non-residents who are equally dedicated to preserving the Rt. 45 and South Mountain Scenic Area that the DGEIS has indicated as Opportunity C.

BOTH PETITIONS WILL ALSO BE DELIVERED IN PERSON BY OCTOBER 15, 2021

Note:

Bicyclists, apple pickers and all others who come to the farm because of its beauty and rural nature oppose zoning changes to this area, which would facilitate the destruction of the character of this scenic landscape and watershed. All 500+ people who signed the petition come to the area that you call Opportunity C, to visit this part Rockland County because it affords them greenery in the spring and summer and colors in the fall as they pick their apples and ride their bikes along scenic South Mountain. They DON'T and WON'T come to this area to visit another un-needed gas station or strip mall that will clearly tarnish the property across the road from Concklin's and the scenic road. The 500+ people who signed the petition want to know whose opportunity this rezoning proposal favors. Clearly not those who come here to experience all that South Mountain

and its surrounds offer. Finally, increased traffic from any building on Opportunity C will make the already difficult to drive South Mountain Road all the more hazardous for the thousands of bikers who frequent the road every week throughout the year. I doubt your consultants have considered the bikers and the east/west road they travel with its undulating grade and blind curves. In all, The 500+ people who signed the petitions and the residents of this area have spoken and all agree that preservation of this area is crucial to its character. Therefore, the zoning for the DGEIS Opportunity C should remain as is: It should be an opportunity to do the right thing and keep the zoning residential – RR-80. If it were to be altered at all, the zoning should include agricultural zoning.

Sincerely,  
Nana Koch

Attachments area

 [DGEIS Response Petition-Rockland Residents .pdf](#)





Keep South Mountain Green  
(Ramapo and Rockland Residents)

10/9/21  
10/10/21  
10/11/21  
10/12/21

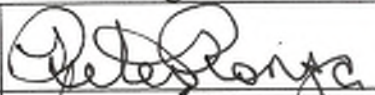
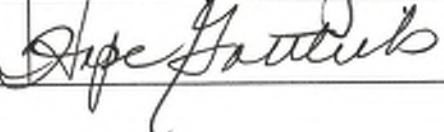
We are tax-paying, voting residents of this Town, who value natural beauty, agriculture, and wildlife." For residents, the "green" concerns include the impact of open space development on drinking water, wildlife, forests, traffic and the quiet enjoyment of our own homes.

Commercial development of land on Rt. 45, directly across the street from the Concklin Orchards (designated as Opportunity C in the town's Draft Generic Environmental Impact Study (DGEIS), to include multi-story residential/commercial units with gas stations, movie theatres and the like, would destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area is a destination for thousands of cyclists and apple pickers, each year, particularly because of the rural and scenic nature of South Mountain Road and its surrounds. The increase in traffic, due to Opportunity C development, would drive cyclists and fruit pickers away because of the hazards associated with more cars on the road.



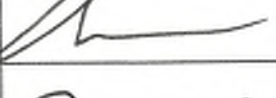

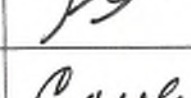
Our lives are richer for proximity to the designated Scenic Road District, which the Town of Ramapo established to preserve its "natural, open character" as "a critical feature of the unique heritage of the Town of Ramapo whose preservation enriches and benefits both residents and visitors" (Town of Ramapo Code Chapter 215). The Ramapo Scenic Road District adjoins the Historic Roads of Clarkstown and the New York State Scenic lands of the Palisades Parkway. Ramapo's proposed zoning changes on Rt. 45 do not give adequate process to the impact in Ramapo and adjoining areas in these scenic areas. Ramapo has not addressed the needs of its own residents or those of Clarkstown who purchased homes and established lives with an explicit understanding of the town's commitment to the Scenic Roadway area's character. Residents, whose drinking water depends on local aquifers, whose safety is affected by road traffic conditions and storm runoff stand to be affected by development threatening local quality of life. We deserve better!

NOTE: In particular, South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.

Therefore, we the undersigned ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land that would facilitate this destruction and change the character of the community.

Print Name	Signature	Address	Email address
1 PETER RONGA		38 WESTSIDE AVE NY <sup>HAWAIIAN</sup>	psan@aol.com
2 HOPE GOTTLIEB		118 Crystal Hill Dr, <sup>PERMONA</sup>	hopegottlieb312@gmail.com



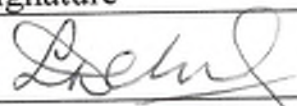
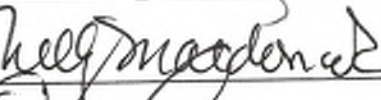
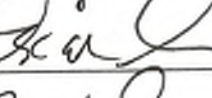
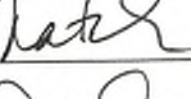
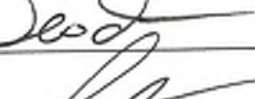

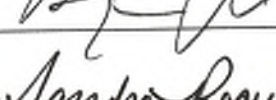
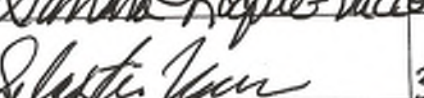
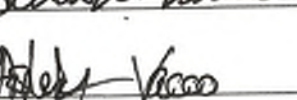
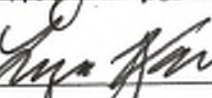

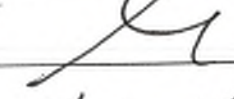
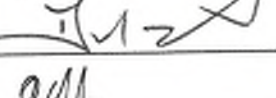


Print Name	Signature	Address	Email address
3 Mark Sanchez		8 Sordusky P.D. NY 10557	MarkSanchez2005@yahoo.com
4 Lisa Palamaco		108 Roman Rd Thiells 10984	LC0702@aol.com
5 Rick DeMan		8 Hillside Cir New City NY 10556	
6 JOAN SZANTO	Joan Szanto	25 Catherine St Macomb MI	Jms7486@aol.com
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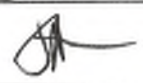



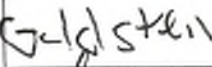
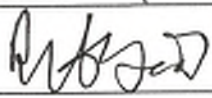

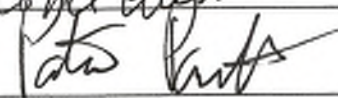
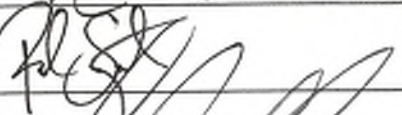
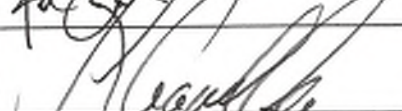
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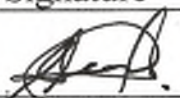
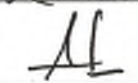
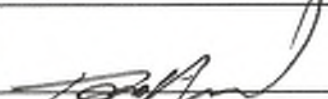


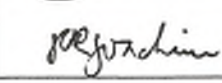



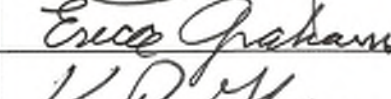
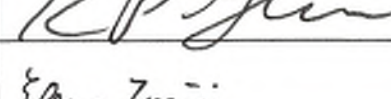
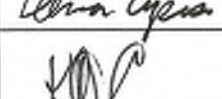
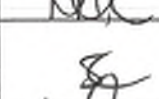
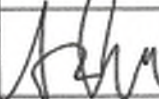
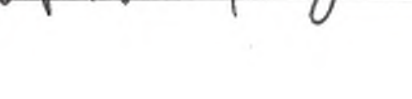


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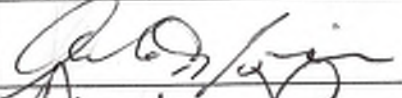
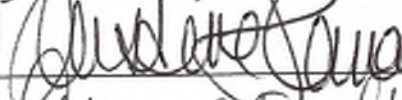
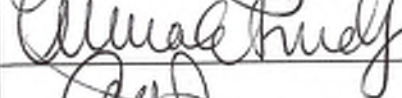



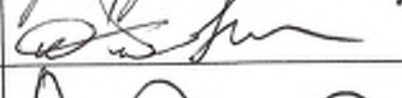
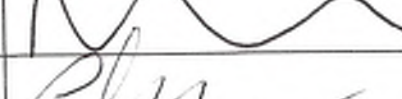
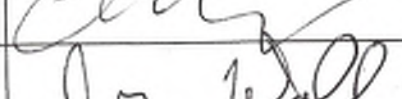

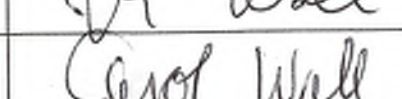
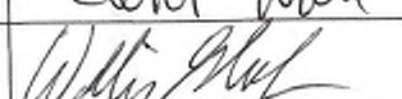

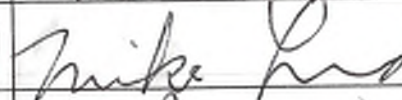
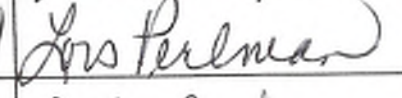
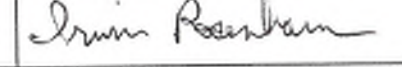



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76 S. Cardillo		"	
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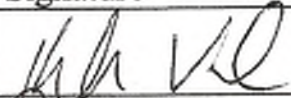
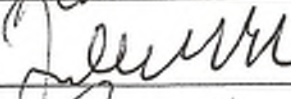
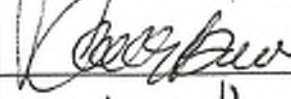

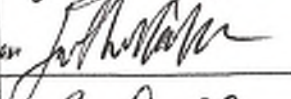
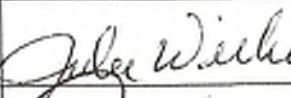

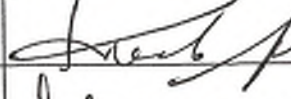
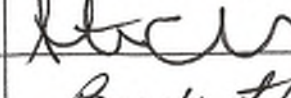
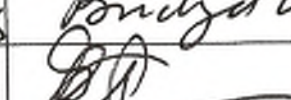
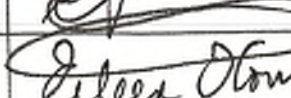
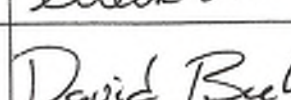



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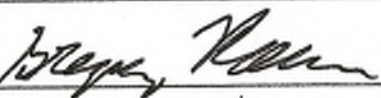




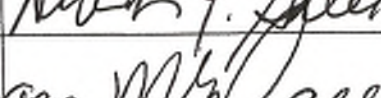
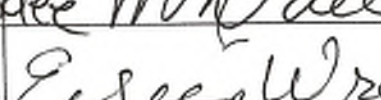
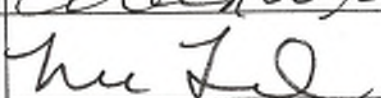
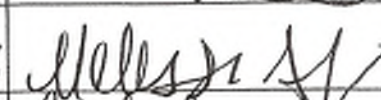
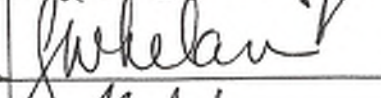
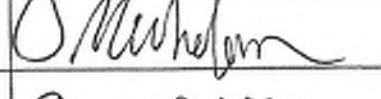
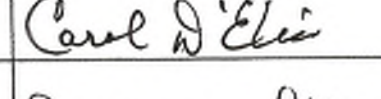
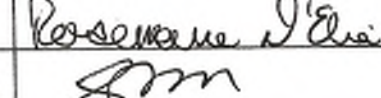

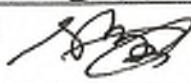
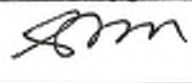


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137 Kristen Luzon	Kristen Luzon	2 B Miller Dr. Stony Point	Kristenluzon@northrockland.org

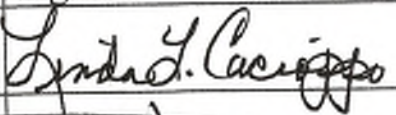

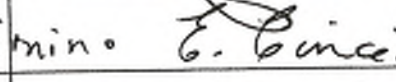

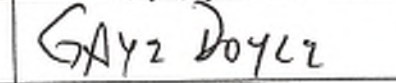
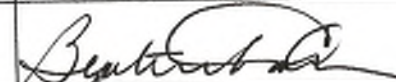
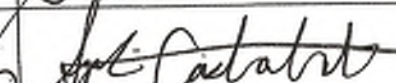
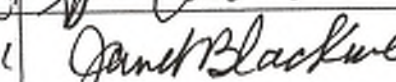
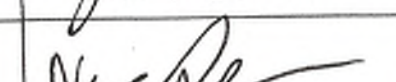
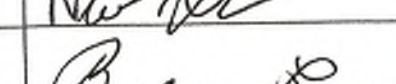
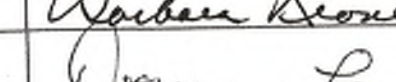





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138 Gregory Roman		5 Camp Hill Road Pomona, NY 10976	
139 Beverly Patterson		31 Twin Lakes Drive <sup>Airmont NY</sup>	Pattersonbe@gmail.com
140 Amy Watson		31 Twin Lakes Drive <sup>Airmont NY</sup>	
141 Amanda Uhrig		31 W maple ave Suffern NY 10901	
142 Ann M. Uhrig		31 W maple ave Suffern NY 10901	
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145 Eileen Wren		180 Bulsantown Rd Stony Point NY	
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148 Jackie Whelan		16 Pine Drive Stony Point NY 10980	
149 Megan Whelan		16 Pine Drive Stony Point NY 10980	
150 Carol D'Elia		7 Malone Ave. Barnerville	
151 R. D'Elia		58 Watson Cir. W. # 10993	
152  Sutapa Baks		34 Heritage Dr. New City, NY 10956	

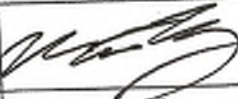
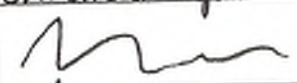


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153 Lauren Sagula	Lauren Sagula	56 New York Ave Congers	LaurenSagula@gmail.com
154 Ana Montalvo	Ana Montalvo	99 Ohio Rd 99	anasaguisilia@gmail.com
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163 James McAB	James McAB	3216 151st Rd	
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165 Nicholas Olano	Nicholas Olano	86 Pomona Rd Suffern NY 10991	nicko9005@gmail.com
166 Margaret French	Margaret French	86 Pomona Rd Suffern NY 10991	olanocornere@hotmail.com
167 Amanda Harris	Amanda Harris	82 Buckingham Ct 10970	Twinsmom0327@gmail.com



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172 GAYZ BOYCE		6 Neptune Ct	ibecheky@gmail.com
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175 Janet Blackwell		5 FORDY DRIVE Smy Point NY	
176 Nikki Leone		5 FORDY DR. Stony Brook, NY	
177 Barbara Leone		5 FORDY DR. Stony Brook, N.Y.	
178 Donna Leone		17 FAIRVIEW DR. TOMKINS COVE NY 10986	
179 Kelly Pokosovsky		17 FAIRVIEW DR. TOMKINS COVE, NY 10986	
180 Stephen Pokosovsky		136 Duffuss Lane Blauvelt NY 10913	teebasha@gmail.com
181 Teresa Bellabey			



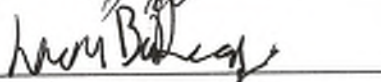

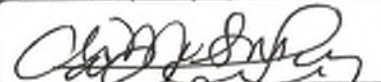

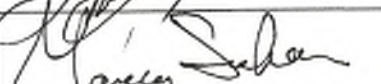
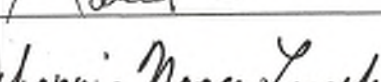
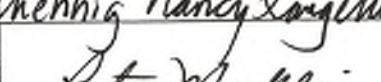
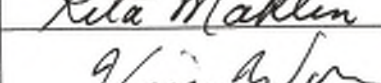






Print Name	Signature	Address	Email address
182 Eric C Bellaby	R.O. Box 177	New City, NY 10956	
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198 Julia Beckovich	<i>Julia Beckovich</i>	172 N FRANKLIN STREET	
199 M. Beckovich	<i>M Beckovich</i>	845 Piermont Ave Brent	
200 Lois Joseph	<i>Lois Joseph</i>	5 Clark Place W.C	
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203 Dana Brand	<i>Dana Brand</i>	180 Center St. PR NY 10965	
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210 Roxanne Sdangi	<i>Roxanne Sdangi</i>	2 Hidden Valley Dr Suffern NY 10901	



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229 EMILY HARVEY	Emily Harvey	27 CUMBER RD S. POINT	
230 Masha Gerson	M Gerson	28 N Ridge Rd Pomona	
231 George McGuire	George McGuire	24 SHORE Rd New City	845-629-2800 wlc
232 Kathleen Chertney Hall	Kathleen Chertney Hall	24 Cooper Rd Pomona	364-5335
233 Doris Uman	Doris Uman	24 Midway Rd, Chestnut Ridge	
234 Joe Duke	Joe Duke	552 Kensiott Supply	
235 MARY JO SMITH	Mary Jo Smith	302 Laurel Rd PR NY	
236 Margherite Weigl	Margherite Weigl	29 Woodfield Rd Pomona N.Y.	
237 PAUL WEIGL	Paul Weigl	29 WOODFIELD RD POMONA	
238 Daniel Petrov	D Petrov	288 S. 4th St. Bl. 101095C	

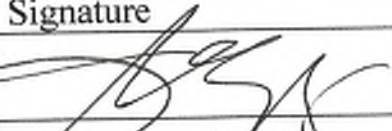
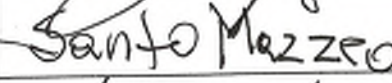


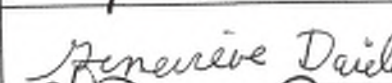
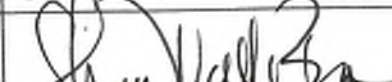
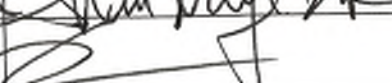
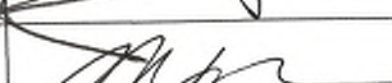
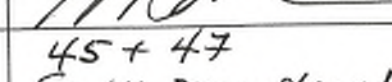
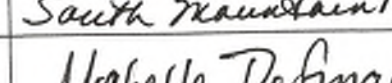
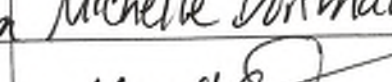
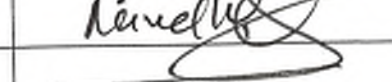
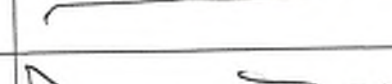


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239 Sue Greenstein	<i>Sue Greenstein</i>	1 Shewood Ridge Rd	tiptopsoe@aol.com
240 HANKS VOGEL	<i>Henry Vogel</i>	16 Hemlock Trail	
241 Deborah deFuria	<i>Deborah deFuria</i>	29 Old Rt. 9W Tomkins Cove, NY	
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251 KATHY SHEA	<i>Kathy Shea</i>	2 Helen Trace Gary Point	
252	<i>[Signature]</i>	11 Freda Dr	



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266 Stella Lubitz	STELLA LUBITZ	21 Popover Lane S. Pomona, NY 10970	see daughter's email.



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268 Santo Mazzeo			
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277 Marcel Wong		270 N. Main St Apt 1A Spring Valley	
278			
279 Don L...		108 Benson St W. Haverstraw	
280 Tina Matrusiak		47 Clegmore Oval New City NY	



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284 Allie Bruckel	Allie Bruckel	39 Mountain view mthg Stardust NY 10980	a.bruckel@gmail.com
285 [Signature]	Michael Goetz	5 River Lane West Nyack, NY	
286 Sarah Goetz	Sarah Goetz	5 Arner Lane West Nyack, NY 10994	
287 Vann Goldstein	Vann Goldstein	5 Dogwood Lane Pomona, NY 10970	
288 Patrick Conroy	Patrick Conroy	9 Dogwood Lane Pomona	
289 Lauren Conroy	Lauren Conroy	9 Dogwood Lane Pomona <sup>NY</sup>	
290 Richard L. Cicero	Richard L. Cicero	16 Bolwood Pomona	
291 Richard Miles	Richard Miles	10 Dogwood Lane Pomona	
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293 CECE Ritter	CECE A. Ritter	40 South Mountain Rd. New City, NY	
294 Kate Jewett	Kate Jewett	46 S. Mountain Rd New City, NY 10956	Kathleenjewett@gmail.com

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295 MATTHEW GROVER	M. Grover	94 NORTH FRANKLIN	SKIPGOLDSTEIN @GMAIL.COM
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## Emily Loughlin

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**From:** Nana Koch <nana.koch@gmail.com>  
**Sent:** Wednesday, October 13, 2021 9:12 PM  
**To:** TOR Clerk  
**Cc:** Michael Specht; Sara Osherovitz; Brendel Logan; Yehuda Weissmandl; David Wanounou; CountyExec@co.rockland.ny.us; g.hoehmann@clarkstown.org; ZebrowskiK@nyassembly.gov; lawlerm@nyassembly.gov  
**Subject:** Nan Koch- Northeast Ramapo DGEIS Petition #2 dated 10/13/2021  
**Attachments:** DGEIS Response Petition-Non-residents.pdf

To: Town of Ramapo Board Members

Date: October 13, 2021

Re: Comments about the DGEIS from:

Nana Koch

45 and 47 South Mountain Road

New City, New York 10956

[Nana59@aol.com](mailto:Nana59@aol.com)

845-664-4125 ©

845-664-4125

I have two petitions signed by over 500 Rockland Residents and out of towners who frequent the South Mountain Road Scenic District area and the Orchards of Concklin. THE FIRST OF TWO IS ATTACHED, WITH THE SECOND ONE TO FOLLOW IN THE NEXT EMAIL. Bicyclists, apple pickers and all others who come to the farm because of its beauty and rural nature oppose zoning changes to this area, which would facilitate the destruction of the character of this scenic landscape and watershed. All 500+ people who signed the petition come to the area that you call Opportunity C, to visit this part Rockland County because it affords them greenery in the spring and summer and colors in the fall as they pick their apples and ride their bikes along scenic South Mountain. They DON'T and WON'T come to this area to visit another un-needed gas station or strip mall that will clearly tarnish the property across the road from Concklin's and the scenic road. The 500+ people who signed the petition want to know whose opportunity this rezoning proposal favors. Clearly not those who come here to experience all that South Mountain and its surrounds offer. Finally, increased traffic from any building on Opportunity C will make the already difficult to drive South Mountain Road all the more hazardous for the thousands of bikers who frequent the road every week throughout the year. I doubt your consultants have considered the bikers and the east/west road they travel with its undulating grade and blind curves. In all, The 500+ people who signed the petitions and the residents of this area have spoken and all agree that preservation of this area is crucial to its character. Therefore, the zoning for the DGEIS Opportunity C should remain as is: It should be an opportunity to do the right thing and

keep the zoning residential – RR-80. If it were to be altered at all, the zoning should include agricultural zoning.



**Keep South Mountain Green**  
(Out of Town Signatures)

10/9/21  
10/10/21  
10/11/21 10/12/21

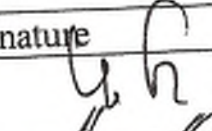
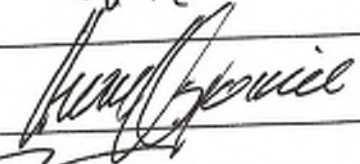
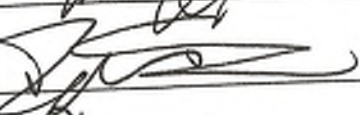
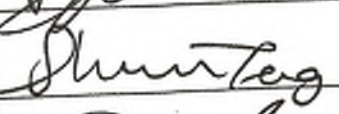
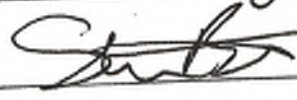

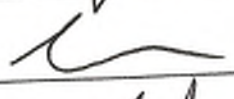

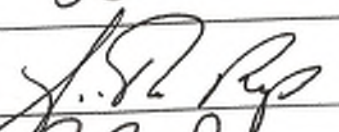


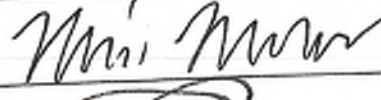

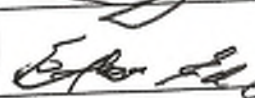
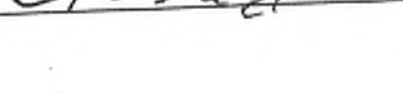
We are cyclists, hikers, apple pickers and others who are drawn to the unique natural beauty of the South Mountain Road area. Commercial development of land directly across the street from the Concklin Orchards (designated as Opportunity C in the town's Draft Generic Environmental Impact Study (DGEIS), to include multi-story residential/commercial units with gas stations, movie theatres and the like, would likely destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area in question is a destination for thousands of people each year, particularly because of the rural and scenic nature of South Mountain Road and its surrounds.

NOTE: In particular, South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.


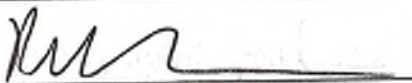

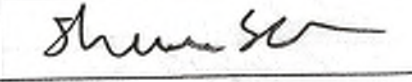
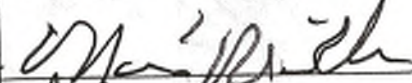

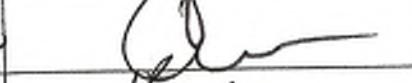
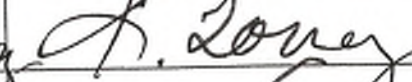
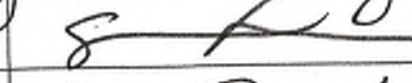
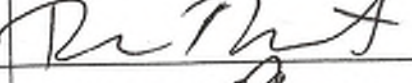
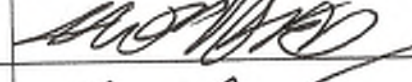
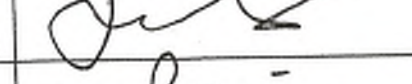

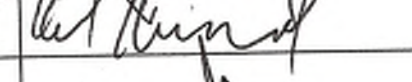

Therefore, we the undersigned ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land that would facilitate this destruction and change the character of the community.

Print Name	Signature	Address/State of Residence	Email address
1 TINA ERFER	<i>Tina Erfer</i>	69 Lakewood Drive Denville, N.J. 07834	TEDANCE@ Live.com
2 Aaron Breehe	<i>Aaron Breehe</i>	12 DUCKPOND PLACE, WILSON	aaron.breehe@ gmail.com
3 Josiah Longstaff	<i>Josiah Longstaff</i>	509 W 110th St. NY, NY	Josiah.Longstaff@gmail.com
4 Kathy Bachinsky	<i>K. Bachinsky</i>	4352 N. San Andrés West Palm Beach, FL 33411	Plounder50d@ yahoo.com
5 Eric Bachinsky	<i>E. Bachinsky</i>	4352 N. San Andrés WPB. FL. 33411	N/A
6 Cynthia O'Keefe	<i>Cynthia O'Keefe</i>	1003 Garden Street #3 Hoboken, NJ 07030	CynthiaO@ yahoo.com
7 MORIN RAMMER	<i>MORIN RAMMER</i>	144 Susan Place New Milford NJ 07646	m.rammer35@ optimum.net



Print Name	Signature	Address/State of Residence	Email address
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9 John Ospina		175 Rochelle Ave Rochelle Park, NJ 07662	Johnospina@gmail.com
10 David Smith		60 Haven Ave, apt 8B New York, NY 10032	dsmith@gmail.com
11 Shavonne Teng		60 Haven Ave New York, NY 10032	stst2741@columbia.edu
12 Steven Brown		New York, NY 10028	
13 MANUELA JUAN		BROOKLYN, NY 11248	manuela@gmail.com
14 CHRISTIAN GARCIA		BROOKLYN, NY 11248	"
15 Dan Weisz		150 W 95 10025	synglet@gmail.com
16 Andy Schuman		10 White St #2 NY NY 10013	
17 Samantha Rys		P.O. Box 793 Pine Bush NY 12564	samantharys@frontier.net
18 John McColl		43 W 16th Apt 8D New York, NY 10011	mccolljohn10@gmail.com
19 Sammy Gabe		235 E 46th St New York, NY 10017	Susanna@gmail.com
20 Kevin Mulder		Queens NY 11101	Kevin631@aol.com
21 MARK MAZEL		90 Eldridge St #4	mark.mazel@columbia.edu
22 Ethan Bull		121 La Salle St #2, New York, NY 10027	cib2123etc.columbia.edu



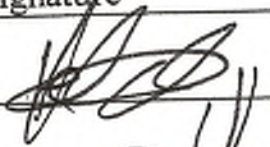

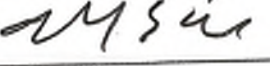
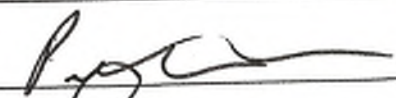




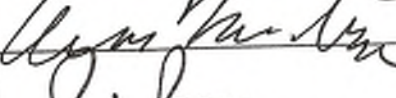
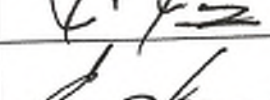

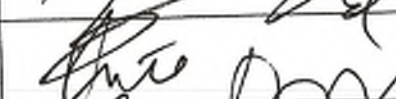
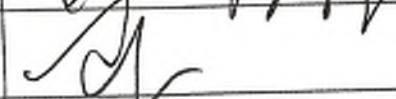
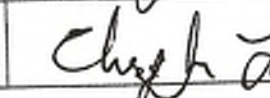

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24 Ricky Russomano		565 E 92nd St NY, NY 10028	Ricky.Russomano@gmail.com
25 Edith Zhang		507 W 113 St NYC	edith.zhang77@gmail.com
26 Sharon See		725 Jefferson St Hoboken NJ 07030	Sharon.See@psychod.com
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30 Kate Torrey		72 W. Hudson Ave, #A5 Englewood, NJ 07631	
31 Nicholas Santos		1563 ST. Marks Ave Brooklyn, NY 11239	Nicksantos23@gmail.com
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33 David Hathaway		567 North 5th St Rye, N.Y. 10580	d.hathaway@gmail.com
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35 Eulene Quiapo		1047 BURGENTON AVE. PARLIN, NJ	
36 KAREL KUMAR		675 SECOND AVE ST LAUREL COTTAGE NY 10028	KPKumar@gmail.com
37 Joshua Cruz		Spotswood, NJ	



Print Name	Signature	Address/State of Residence	Email address
38 Rosanne Schwartz	Rosanne Schwartz	2 Salisbury Point S Hack NY 10760	
39 C Turner	Cyrine Turner	200 Radcliff	
40 M. Molini	M. Molini	18 Hudson Ave. Haverstraw	
41 Robin Rodriguez	Robin Rodriguez	70 Susan Dr New City	
42 John Roman	John Roman	3403 Nostrand av. Brooklyn	
43 Mikhail Levin	Mikhail Levin	2302 Edin St, Brooklyn	
44 Sander Nemick	Sander Nemick	3901 Norwanna Ave Haverstraw	
45 Julio De Leon	Julio De Leon	GARNERVILLE 12. SUFFERN LAKE T.	
46 MANNY COLETTA	MANNY COLETTA	54 ELLINGTON RD ENISON NJ	
47 Roy Fischman	Roy Fischman	81 Oakdale St Staten Island NY	
48 Michael HAYS	Michael HAYS	117 LEXON. NYACK NY	
49 Robert Helmer	Robert Helmer	210 H. Hap Lee Hack	
50 Mark Walters	Mark Walters	861 E 24th St BX NY 10010	
51 Ricardo Bortez	Ricardo Bortez	612 Edge Park Rd White Plains	
52 DOMENICO GRILLI	DOMENICO GRILLI	908 PARK AVE HOBOKEN NJ	

DCIRILLI@ICLOUD.COM

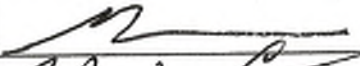
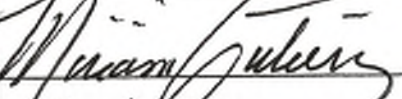

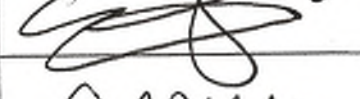
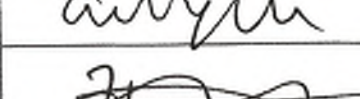
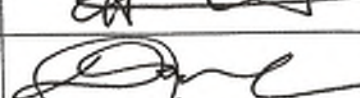


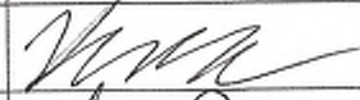
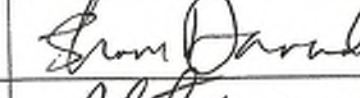
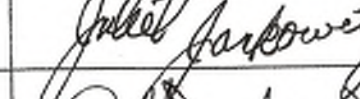
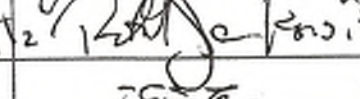

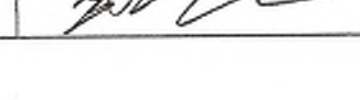



Print Name	Signature	Address/State of Residence	Email address
53 HELDER		425 Washington Blvd Jersey City	
54 V. BORISZTEIN		4 CLENWOOD DR. MANHATTAN, NY	
55 MIKE MANUEL		19 PALISADE DR. MANHATTAN NY	MANUEL@MAC.COM (Sonsville)
56 Peter Romeo		519 Copper Cherry wood	pjohnromeo@gmail.com
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58 Robert Rios		728 Jacqueline Dr. Valley Cottage, NY	
59 C. Workinger		43 Top of the World, MMNK 10543	
60 J. Georg.		11	
61 E. Kinson Ave		4 Orient Ct. Newark	
62 J. Jones		2700 Bridge Bronx, NY	
63 Emily Lorent		18 Riverside Dr. NY, NY	
64 Jane Vogel		32 W 126th NY, NY	
65 Kate S Angelo		1 SARACAT CT MANHATTAN, NY	
66 Theodor Kargman		500 E 5th St, New York New York	
67 Chris Freeman		190 F.R. Ave Midland Park NJ.	



Print Name	Signature	Address/State of Residence	Email address
68 Peggy Frizzell	Peggy Frizzell	07401 84 Myrtle Ave. Alendale NJ	pfrizzell215@gmail.com
69 Laura Schulte	Laura Schulte	225 W. 106th St. NY NY	LESCHLT@gmail.com
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72 H. Dornan	H. Dornan	530 Prospect Ave <sup>Manorville</sup> NY 10583	PNDDornan@yahoo.com
73 Andrea McNamara	Andrea McNamara	26 Hudson Rd Washingtonville	Andrea.McNamara@avon.com
74 David G. Molloy	David G. Molloy	LINDEN, NJ 07036 1119 GEORGIAN DR.	David.G.Molloy@gmail.com
75 Ellen Rader Smith	Ellen Rader Smith	Centerville CT Montville NJ 07045	
76 Pat Alier	Pat Alier	43 Süsser Rd Tenney	
77 William Smith	William Smith	601 W 57th St NY	
78 Bruce Burr	Bruce Burr	57 Walnut Drive Upper Saddle River NJ	
79 Jeffrey Burr	Jeffrey Burr	57 WALNUT DRIVE Upper Saddle River NJ 07458	
80 Dennis Schaefer	Dennis Schaefer	580 E 63rd St NYC	
81 Anna Popag	Anna Popag	67-30 Clyde St Forest Hills NY	
82 Courtney Mallay	Courtney Mallay	230 E 79th St, SC New York, NY 10075	



Print Name	Signature	Address/State of Residence	Email address
83 R. Brown		714 Orange Ave NJ	
84 Miriam Gutierrez		NYC, NY	
85 MARIA DIAZ		N.B. NY	
86 Emily Chang		<del>NY</del> The Van Dorn NYC, NY 10019	
87 Ashley Lee		NYC, NY	
88 Priscilla Huh		Pattisades Park NJ	
89 Daniel Eem		21 E 59th ST NY, NY 10022	
90 CHUNG H LEE		TEANECK, NJ	
91 Reid Orvedahl		222 W 15th St NYC NY 10011	
92 Krishn Trapani		1128 Lydig Ave Bronx, NY 10461	
93 Shannon Darvall		381 Broadway #3H Dobbs Ferry, NY 10522	
94 Juliet Jenkovitz		1247 Poplar Ave Mountainside NJ 07092	
95 Robert Jenkovitz		1247 Poplar Ave Mountainside 07092	
96 Wang Ziyuan		NYC, N.Y.	
97 Daniel Ha		152 Harvard Pl NJ	

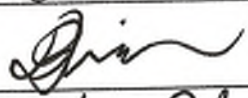
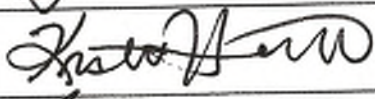
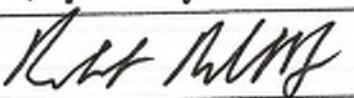
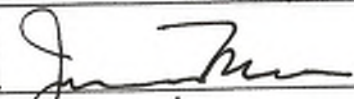
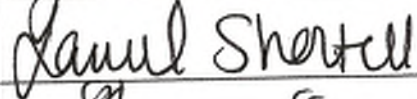
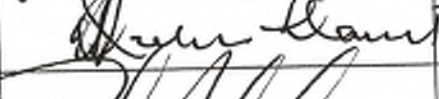
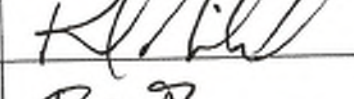
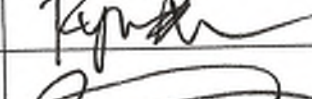

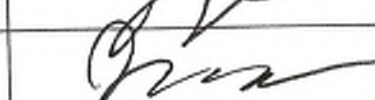

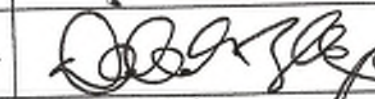
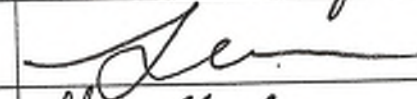




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99 Bonnie de Guzman		1964 Wilbur Ave New York	bonnie.fileray@gmail.com
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101 Dexter Ortiz		4610 Center Blvd. Apt 518 New York	pmakbata@yahoo.com
102 Erin Oleksak		38 Wyckoff St, Brooklyn NY 11261	esak315@yahoo.com
103 Ryan Holgren		"	ryanholgren@gmail.com
104 Amita Dasg		3520 77th St. Jacksnts NY	amitanyc@yahoo.com
105 Gouri Nagaraja	Gouri Nagaraja	TWP of Washington N.J.	N.J.
106 Mysore Nagaraja	Mysore Nagaraja	" " "	N.J.
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108 Carmen Henry		11 Avenue at Port Imperial WNY. NY. 07093 Apt 129	N.J.
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112 PAMELA LANGLAIS		654 BEECH ST. 07676	
113 Rachel Feinstein		1 Locust Drive 10506	rfeinstein@gmail.com
114 Melissa Melnick		677 Seneca Ave 11385	Melissa.Melnick@gmail.com
115 Kate Elder		" "	
116 Albert Luch		100 Wiloughby St. Brooklyn NY	lx100n@gmail.com

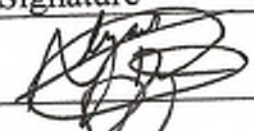
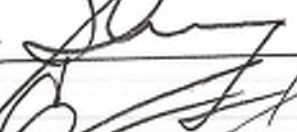
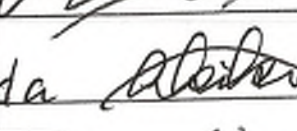

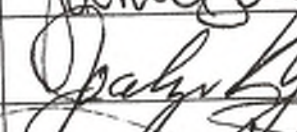

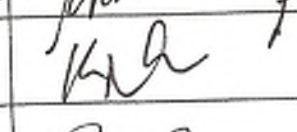
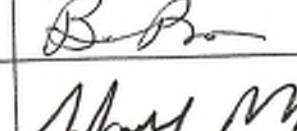







Name	Signature	Address	Phone	Email
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79/18 Frankie Zinnanti	FZ	1921 Linden Street Ridgewood NY 11385	718 223-0100	FZinnanti1@gmail.com
80/19 Sabrina Zinnanti	Sabrina Zinnanti	1921 Linden Street Ridgewood NY 11385	718 223-0100	Szinnanti2@gmail.com
81/20 Emma Ramos	emma	634 ST NICHOLAS AVE apt 4H NY, NY 10057	212 223-0100	Emma@EVR-USA.com
82/21 Davina Kerebo	Davina	306 W. 116th St NY NY 10026	212 223-0100	davina.kerebo@gmail.com
83/22 Alexis Spencer	Alexis Spencer	2694 Valentine Ave NY Bronx, NY 10468	212 223-0100	Alexis.spencer@icloud.com
84/23 Jesus Remino	Jesus Remino	2042 INDEPENDENCE DR, NEW WITKON NY, NY 10023	212 223-0100	reminoj99@yahoo.com
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87/26 Carmel Ottas	Carmel Ottas	84 Ridge Road Chester NJ 10918	212 223-0100	Cottasi@yahoo.com
88/27 W.A. O'Keefe	W.A. O'Keefe			Winnieao@aol.com
89/28 Larry Gelfe	Larry Gelfe	20 Cobblestone Cross Norwood N.J.		
90/29 Taylor Danielle	T. Danielle	321 Washington Ave Burrton CT 0628		
91/30 Art Bickford	Art Bickford	15 CONSUELO PLACE OAKDALE N.Y. 11769		
92/31 Danielle Rava	Danielle Rava	74-03 260th St Aven Oaks, NY 11004		DSitnick@gmail.com
93/32				

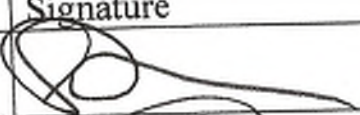
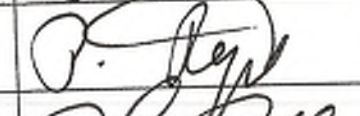
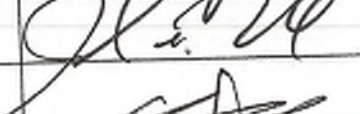

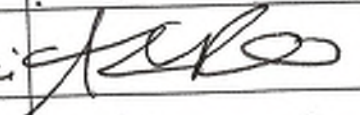

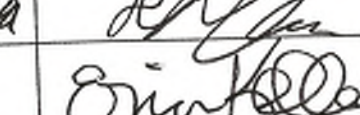
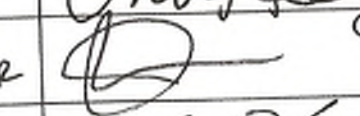
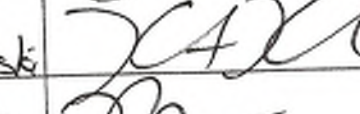
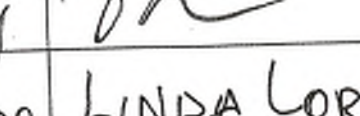
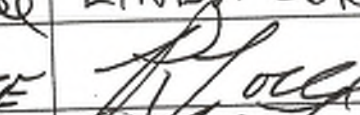
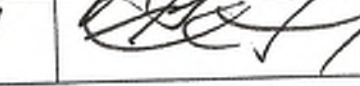




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133 DAVID GOLDMAN		213 02 73 <sup>rd</sup> AVE #2B BAYSIDE, NY	idazel80@gmail.com
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135 ROBERT MILLER		4 MARY ANN CT STONY POINT, NY 10980	REEMILL3889@YAHOO.COM
136 Julie Moska		75 Wilder 10901	smoska75@gmail.com
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139 Bobby Nickars			
140 Ryan Brewer		340 Haven Ave, Apt 4P NY, NY 10033	ryanbrewer@gmail.com
141 Nina Rangel		465 Washington Blvd Apt 4906S Jersey City NJ	ninalawrenrangel@gmail.com
142 Lisa Rangel		"	lisa@lisarangel.com
143 Duke Rangel		"	dukedanrangel@gmail.com
144 Jane Rangel		"	davescravat@comcast.net
145 DEBORAH ENOCH		3101 BOARDWALK ATLANTIC CITY, NJ 08401	
146 Sylvie Aljion		PO Box 1202 Ojai, CA 91324	schkorena@earthlink.net
147 Grana Mylan		108 36th Avenue Queens, NY	Tnnnd09@gmail.com

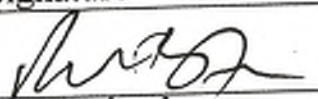
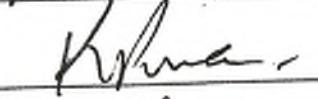
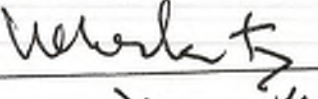
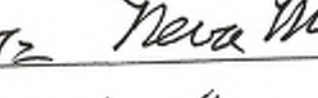
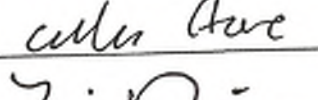


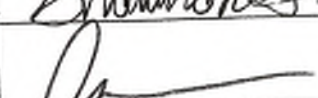
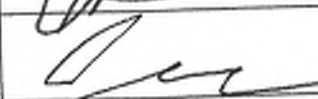
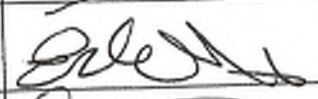

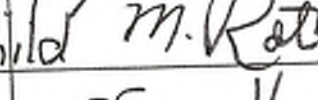
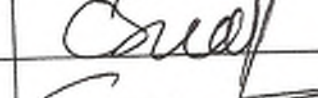




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152		10 West End Ave NY NY	
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154 Jocelyn Grassh		10 Megon Lane Pawtucket RI 02864	JKGRASH@aol.com
155 Dennis White		604 Linden Ave Teaneck NJ 07666	DennisW500@gmail.com
156 Rhonda White		604 Linden Ave Teaneck NJ 07666	
157 Rabia Naseem		27 Durham Dr. Dix Hills, NY 11746	khurramrabia1986@gmail.com
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159 Wendy Matton		1135 East 101 Street Brooklyn N.Y. 11234	awendy06@gmail.com
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161 Paulina Tokar		32-63 37th St #3B Astoria, NY 11003	ptobasamir2@gmail.com
162 Corissa Turkel		1160 Cassel Ave Bklyn Stue, NY 11216	wildfire784@aol.com

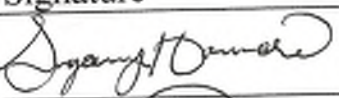
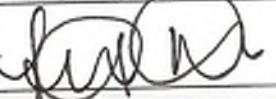
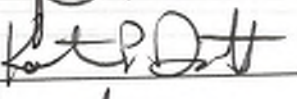
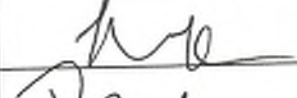

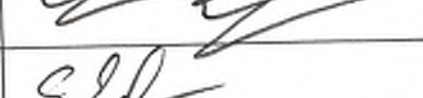

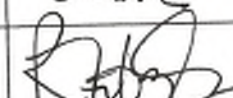
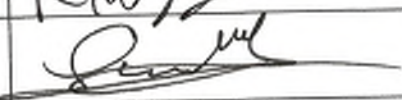
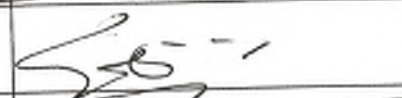

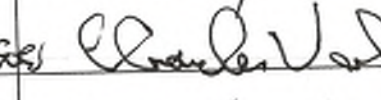
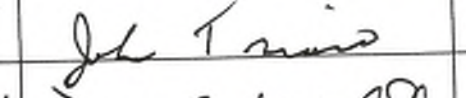
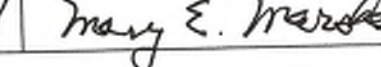



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164 PATRICK REPA		309 Rt 22 Brewster, NY	
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181 NEVA MOSKOWITZ		Tiburon, CA	
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190 Melicent Rothchild		575 3rd St #4A Brooklyn, N.Y.	melicentr@hotmail.com
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192 Connor Mearns		445 Wacker Ave Brooklyn NY 11224	



Print Name	Signature	Address/State of Residence	Email address
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195 Katherine Devitt		933 E. Saddle River Rd Hoboken, NJ 07423	
196 KUNA Meini		132W 58th St NY NY 10019	
197 JOSH DEAN		95 VILLARD AVE HASTINGS-ON-HUDSON 10706	
198 Maria Martelli		956 Main St Freshkill, NY 12524	
199 Sam Bachman		546 19th St, Brooklyn, NY 11218	
200 Amanda MacDougald		546 19th St Brooklyn NY 11218	
201 Rebecca Fitzgerald		200 Atlantic Ave Lynchburg, VA 24503	
202 Jose L Lopez			
203 ERIC LIBBY		27 UPPER TOLYN AVE FRAMINGHAM, MA 01701	
204 ANNE BYRANT		2601 Jefferson Circle Seaside, FL 32139	
205 <del>CHARLES VANDER</del>		17 SOUTHWICK RD Ft. WASHINGTON, PA	
206 JONAS TRIANO		697 Blue Hill Rd River Vale, NJ.	
207 Mary Marshall		96 Ayers Ct. #28, Teaneck, NJ 07666	

Print Name	Signature	Address/State of Residence	Email address
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209 Anita Marshall	<i>[Signature]</i>	2 Grey Lock Terrace Irvington, NY	skyviewponera@gmail.com
210 David W. Harold	<i>[Signature]</i>	352 S Mountain Rd # ST JOHN	McDank@aol.com
211 ROBERT DEBONIS	<i>[Signature]</i>	111 BRICK CHURCH RD.	drbobdebons@gmail
212 Franklin Gilbert	<i>[Signature]</i>	380 Lendx Ave #9A NYC 10027	chirofly@aol.com
213			
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## Emily Loughlin

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**From:** Aileen Walsh <aileen1212@hotmail.com>  
**Sent:** Wednesday, October 13, 2021 2:49 PM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** Aileen McDonald NORTHEAST RAMAPO DGEIS Comments dated 10/13/2021

I am emailing to ask please:

Dedicate open space in northeast Ramapo, including Stryker on Conklin Road and 58A and 48A on south mountain road including Mowbray-Clark property.

Reject commercial and neighborhood shopping zone for Opportunity C, the undeveloped land across from the orchards.

Reduce the plan for over 500 homes on Minesceogo Golf Course on Pomona Road.

Thank you,  
Aileen McDonald



**Emily Loughlin**

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**From:** Paul Nagin <chimbotech@yahoo.com>  
**Sent:** Wednesday, October 13, 2021 2:28 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Paul Nagin Northeast Ramapo DGEIS Comments dated 10/13/2021

10/12/2021

My name is Paul Nagin and I am the president of the Skyview Acres Land Trust, which goes by the acronym SALT. We currently oversee conservation easements on 25 properties in Rockland County.

SALT's primary concern is with the disposition of the 75-acre Striker property. This is a completely undeveloped, heavily wooded property with an abundance of wildlife, streams and wetlands, that was purchased by the town with open space bond money.

The Striker property shares a long common boundary with the Skyview Acres community. Skyview is an historic, 75-year-old homeowners association, whose members have had a profound, outsized impact in Rockland County. Skyview has held together and thrived in part for its love of the natural beauty of this portion of Rockland. Most of the properties along the common border between Skyview and Striker are part of the SALT land trust and would be heavily impacted by any development on Striker. Any such impact would trigger/necessitate legal action on our part to protect those properties.

Our position is to preserve/designate the Striker property in its entirety as open space. To that end the SALT land trust would be amenable to taking a conservation easement on the Striker property so that we may protect its natural beauty in perpetuity.

Thank you

Paul Nagin

(845) 558-1565

Paul.nagin@gmail.com

## Emily Loughlin

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**From:** Shanna Winer <shannawiner@gmail.com>  
**Sent:** Wednesday, October 13, 2021 3:19 PM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** Shanna Winer -NORTHEAST RAMAPO DGEIS Comment dated 10/13/2021

I am emailing to ask please:

Dedicate open space in northeast Ramapo, including Stryker on Conklin Road and 58A and 48A on south mountain road including Mowbray-Clark property.

Reject commercial and neighborhood shopping zone for Opportunity C, the undeveloped land across from the orchards.

Reduce the plan for over 500 homes on Minesceogo Golf Course on Pomona Road.

Thank you,  
Shanna Winer

## Emily Loughlin

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**From:** kinsde@aol.com  
**Sent:** Thursday, October 14, 2021 10:47 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Denet Alexandre- Northeast Ramapo DGEIS Comments Dated 10/14/2021

To the Town Board,

I'm a resident of Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained**: the plan must consider the character of the community, including the need for open space and a diverse community.
2. **Open space must be specifically dedicated**: the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.
3. **No commercial zoning for Opportunity C**: There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.
4. **Development on the Minisceogo Golf Course must be limited and more diverse**: A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.
5. **Reduce the Impact on the Community**: The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment are not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Denet Alexandre

## Emily Loughlin

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**From:** Ana <letgraceraindown@gmail.com>  
**Sent:** Thursday, October 14, 2021 10:36 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Subject:** ANa, Ramapo Resident -Northeast Ramapo DGEIS Comments Dated 10/14/2021

- Dedicate sufficient and desirable open space
- Reject commercial + industrial zoning
- Reduce plans for 500 homes

Thank you,  
Ana, Ramapo Resident



## Emily Loughlin

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**From:** bdeury@aol.com  
**Sent:** Thursday, October 14, 2021 8:52 PM  
**To:** TownofRamapoClerk@ramapo-ny.gov <TownofRamapoClerk@ramapo-ny.gov>; sustainable.ramapo@gmail.com <sustainable.ramapo@gmail.com>; spechtm@ramapo-ny.gov <spechtm@ramapo-ny.gov>; osheroovitzs@ramapo-ny.gov <osherovitzs@ramapo-ny.gov>; loganb@ramapo-ny.gov <loganb@ramapo-ny.gov>; rossmanr@ramapo-ny.gov <rossmanr@ramapo-ny.gov>; weissmandly@ramapo-ny.gov <weissmandly@ramapo-ny.gov>; wanounoud@ramapo-ny.gov <wanounoud@ramapo-ny.gov>  
**Subject:** Beth Dunn-Fox -NE Ramapo DGEIS Comments Dated 10/14/2021

To the Town of Ramapo Board,

I am a resident of Northeast Ramapo for 39 years, and I am writing to share my feedback on the Northeast Ramapo DGEIS Plan.

I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

When the planning process was introduced to Northeast Ramapo at the Charrette we were asked what could the town do to improve the lives of Northeast Ramapo residents.

We made it clear that our priorities were environmental and that we wanted the character of our community to be maintained

- 1- We wanted dedicated open space to include the Striker property and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark
- 2- We asked to not have any additional commercial corridors in Northeast Ramapo as there is already a blight of unoccupied retail stores
- 3- We asked for our zoning to remain the same to discourage additional traffic and any increased demand for water or threat to the wells we depend on as well as putting additional demands on our essential services such as police, fire, schools, etc
- 4- We expressed our displeasure with the stadium we overwhelmingly voted against and the increased noise and light pollution it produces (including frequent fireworks)

It is clear our concerns fell on deaf ears

The proposed development of the **Minisceogo Golf Course** is inappropriate and has the potential of doubling the population of our community. The development of over 500 units (with perhaps four or five bedrooms each) on the golf course is not sustainable for the community. The project should be limited to 200 units with both single and multiple bedrooms. The planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

We have heard young families bemoan the shortage of affordable housing in Rockland County as a justification of zoning changes to our community. They want greater density and land earmarked for open space used to build schools. Firstly your plan does little to solve that issue as the proposed increase in housing will have little impact on the dramatic increase in demand to live here.

Secondly to mandate an increase in density in our community to provide affordable housing to a rapidly growing population in other parts of the county is akin to demanding construction of homes in New York's Central Park to accommodate whoever can not afford or find housing in NYC.

We want no commercial zoning for **Opportunity C**: There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

Amend the report to officially designate the Striker property and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark open space

Thank you,

Beth Dunn-Fox

5 Dogwood Place  
Pomona NY 10970  
bdeury@aol.com

**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#); [Emily Loughlin](#)  
**Subject:** FW: Clarkstown Planning Board Comments on Ramapo DGEIS  
**Date:** Thursday, October 14, 2021 3:58:43 PM  
**Attachments:** [10-14-21 Letter to Ramapo TB re DEIS.pdf](#)

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**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



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**From:** Michael Specht <[SpechtM@ramapo-ny.gov](mailto:SpechtM@ramapo-ny.gov)>  
**Sent:** Thursday, October 14, 2021 3:33 PM  
**To:** Sara Osherovitz <[OsherovitzS@ramapo-ny.gov](mailto:OsherovitzS@ramapo-ny.gov)>; Jaclyn Hakes <[jhakes@mjels.com](mailto:jhakes@mjels.com)>; Ben Gailey <[jbg@Jacobowitz.Com](mailto:jbg@Jacobowitz.Com)>; Dennis Lynch <[LynchD@ramapo-ny.gov](mailto:LynchD@ramapo-ny.gov)>  
**Subject:** FW: Clarkstown Planning Board Comments on Ramapo DGEIS

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**From:** Catherine Cirrone <[c.cirrone@clarkstown.org](mailto:c.cirrone@clarkstown.org)>  
**Sent:** Thursday, October 14, 2021 2:59 PM  
**To:** Planning <[Planning@ramapo-ny.gov](mailto:Planning@ramapo-ny.gov)>; Michael Specht <[SpechtM@ramapo-ny.gov](mailto:SpechtM@ramapo-ny.gov)>  
**Subject:** Clarkstown Planning Board Comments on Ramapo DGEIS

Please see attached. Hard Copy to follow in the mail.

--

Catherine Cirrone  
Administrative Secretary  
Clarkstown Planning Department  
10 Maple Avenue  
New City, NY 10956

Tel.: 845-639-2066  
Fax: 845-639-2071

[c.cirrone@clarkstown.org](mailto:c.cirrone@clarkstown.org)

TOWN OF CLARKSTOWN  
DEPARTMENT OF PLANNING

JOSE C. SIMOES, Principal Planner  
JAMES CREIGHTON, Senior Planner  
10 MAPLE AVENUE  
NEW CITY, NEW YORK 10956-5099  
(845) 639-2070  
(845) 639-2071 (fax)  
[planning@clarkstown.org](mailto:planning@clarkstown.org)



TOWN OF CLARKSTOWN  
PLANNING BOARD

GILBERT J. HEIM, Chairman  
EDWARD J. GUARDARO, JR., Vice Chairman  
PETER E. STREITMAN, Member  
PHILLIP DEGAETANO., Member  
DOUGLAS B. KATZ, Member  
EDWARD BERTOLINO, Member  
DAN CAPRARA, Member

October 14, 2021

Town of Ramapo Town Board  
Ramapo Town Hall  
237 Route 59  
Suffern, NY 10901

Re: Northeast Ramapo Development Plan DGEIS

Dear Supervisor Specht and the Town Board:

We have reviewed the Draft Generic Environmental Impact Statement (DGEIS) for the “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.” Our major concern with the Plan is that, as an amendment to the Town’s 2004 Comprehensive Plan, the proposal contradicts several tenants of the existing Plan and represents a piecemeal approach to comprehensive planning. It is our opinion that rather than an amendment to the Town’s existing Comprehensive Plan, such significant changes warrant the drafting of a new Plan altogether.

Of specific concern to the Town of Clarkstown is the plan for “Opportunity Area E”, which is located on the northern side of New Hempstead Road on Clarkstown’s western border. This approximately 43 acre area, which is naturally encumbered by a stream and 8.5 acres of wetlands, is adjacent to an R-40 zoned residential area of Clarkstown. The specific impacts to this stream and the wetlands should be addressed in the Water Resources Section (6.1.2.2.) of the DGEIS. Furthermore, the proposed density of development for this area is particularly alarming. As stated on page 246 of the DGEIS:

*Opportunity Area E...potentially fits the criteria of a FOPUD [Flexible Overlay Planned Unit Development]. The proposed zoning would be in place of the current R-35 zoning district which primarily allows for single family homes. While no projects have been formally proposed, should the property owner seek to pursue an FOPUD, according to the buildout analysis, there is potential for an estimated 252 residences and 16,000 square feet of additional non-residential space.*

Compared to the approximately 40 single-family homes that could be built under the current R-35 zoning, 252 residential units and additional commercial space is proposed. The buildout analysis in the DGEIS indicates that “residential units were estimated using the density proposed for the Miller Pond property (7.4 units/Unconstrained Acre).” The Miller Pond development was a past proposal for the Minisceongo Golf Club for as many as 700 units on 140 acres. This



Letter to Town of Ramapo Town Board  
Re: Northeast Ramapo Development Plan DGEIS  
October 14, 2021

“estimated” buildout does not, however, appear to represent the maximum potential buildout under the proposed FOPUD zoning district, which the DGEIS states will have a maximum density “not to exceed the maximum allowable density in any zoning district established by Chapter 376 [Zoning].” The Town of Ramapo Zoning Map indicates that the MR-16 district has a density of 16 units per acres and, additionally, provisions accommodating 3-family semi-attached residences along with permitted accessory dwelling units within the R-15C zoning district result in a maximum density of 26 units per acre. Thus, the actual maximum development for this area would be significantly higher (approximately 2 to 3 times) than the estimate given in the DGEIS; the DGEIS should utilize the maximum buildout scenario in considering the impacts of this proposed zoning. This proposed land use, both estimated and higher, is not in keeping with the single-family residential character of the area and poses significant risk to the existing natural features of the land. Additionally, existing traffic issues on this portion of New Hempstead Road are certain to be exasperated by such development.

While not directly affecting Clarkstown, we note that Area C and Area D do not appear to be in keeping with the Plan’s goal of developing in areas within existing infrastructure and facilities and preserving natural areas. Opportunity Area C, which is proposed to be rezoned to a Neighborhood Shopping (NS) district, does not appear to align with the existing surrounding land uses. The NS district is intended to “allow for neighborhood commercial uses to support existing residential areas.” However, very little residential development exists around this area. Opportunity Area D is currently developed as a golf course, and is situated within a large tract of forested area, yet the Plan proposes the aforementioned FOPUD district for this area, which would be the densest zoning in the Town. Again, the DGEIS does not appear to consider the maximum development potential for this area of proposed re-zoning, and instead utilizes an estimate based on a past development proposal. Opportunity Areas A and B would seem more appropriate to accommodate the zoning proposed under the Plan, similar to the placement of Clarkstown’s NS zoning districts on Routes 9W and 304, the Nanuet Transit Oriented Development (TOD) zoning developed for the Nanuet Hamlet Center and the addition of multifamily residential development along Route 59 as called for in the recently adopted Clarkstown Comprehensive Plan Update.

In conclusion, while a new Comprehensive Plan would be most appropriate for the introduction of such extensive land use changes, the DGEIS should at the very least be edited to reflect the maximum built-out scenarios for all proposed Opportunity Areas. The DGEIS already anticipates significant impacts to the environment. We do not believe the mitigation fees considered for ameliorating the impacts of the development proposed by the Plan are sufficient. In addition, given that the maximum development potential of the proposed zoning was not utilized to analyze impacts or the proposed mitigation, both the impacts and mitigation are grossly insufficient. Traffic is already an issue along New Hempstead Road, Buena Vista Road and West Clarkstown Road and water shortages during peak demand times are also growing concerns in the region. The County’s remaining natural areas should not be targeted for intense development, but rather preservation.

Letter to Town of Ramapo Town Board  
Re: Northeast Ramapo Development Plan DGEIS  
October 14, 2021

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Hemin". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Hemin".

Chairman, Clarkstown Planning Board

cc:

Rockland County Executive Ed Day  
District 5 Legislator Lon M. Hofstein  
District 9 Legislator Christopher J. Carey  
District 14 Legislator Aney Paul  
District 96 Assemblyman Kenneth Zebrowski  
District 97 Assemblyman Mike Lawler  
New York State Senator Elijah Reichlin-Melnick  
Douglas J. Schutz, Acting Commissioner Rockland County Planning Department  
Clarkstown Town Board  
CUPON Clarkstown

## Emily Loughlin

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**From:** Lauren Conroy <laurcon82@gmail.com>  
**Sent:** Thursday, October 14, 2021 9:16 PM  
**To:** TOR Clerk  
**Subject:** Lauren Conroy- NE Ramapo DGEIS Comments Dated 10/14/2021

My name is Lauren Conroy my husband Patrick & I are raising are two children 3 & 5 in the town of Ramapo. We reside in Skyview acres. We have live here for 11 years! We are concerned about the over development the town is planning for the surrounding area! Not only the impact it will have on are roads, wild life & natural resources but most importantly our volunteer firemen! Over crowding our roads & over development of this town is straining our first responders! We must not let Jared Lloyd's death be forgotten. & most importantly we must not let another volunteers children be raised without their father! Stop the building! Stop the over crowding! Start enforcing the building codes & make the buildings in the town safer for those who reside there & the volunteers who have to respond to them! Does every single parcel of open space in this town need to be developed. Now is the town to save the open space for the families who live here now & those who live here in the future!

Sincerely Lauren Conroy

Sent from my iPhone

## Emily Loughlin

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**From:** Nader Daee <naderdaee@gmail.com>  
**Sent:** Thursday, October 14, 2021 11:28 AM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gamil.com  
**Subject:** Nader Daee-Northeast Ramapo DGEIS Comments dated 10/14/2021  
**Attachments:** Nader Daee Letter to Town - Board-suggested-October 2021.docx

Please see attached

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To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its current tax paying residents.

1. **Character of community must be maintained** - the plan must consider the character of the community and quality of life issues for the residents, including the need for open space and a diverse community.

2. **Open space must be dedicated by the Town in this plan** - the current plan does not specifically dedicate open space and simply identifies areas of development. Park land must be specifically dedicated, in particular the Stryker, Mowbray-Clark, 58A South Mountain Road and the Henry Varnum Poor properties. The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

3. **No commercial zoning for Opportunity C** – This “Opportunity” was not mentioned in the original scoping document and only appeared in the DGEIS published for the first time in August, 2021. There is no need for additional commercial zoning. The commercial areas in Northeast Ramapo are already under - utilized and with the growing demand for mail order services (e.g. Amazon) there is no basis to contend commercial space is needed. The idea of another gas station (as there are already two less than a mile from Opportunity C) and/or a movie theater is out of the character for this area of town and would be invasive for the resident next door. The zoning for Opportunity C should remain residential, as it is now. If it were to be altered at all, agricultural zoning should be included in the current residential designation.

4. **Development on the Miniscego Golf Course must be limited and more diverse.** A 500 (I THINK IT'S 700 UNITS-NO?) unit development on the golf course is not sustainable for the community - the community cannot manage the increase in traffic, density and demands on water, the environment, and municipal services like fire and police services. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. **Water - Save the Aquifer-**

An aquifer is a wet underground layer of water-bearing permeable rock or unconsolidated materials (gravel, sand, silt, or clay) from which groundwater can be usefully extracted using a water well. The following municipalities in Rockland County draw their water from the aquifer Service Area in New York: The towns of Ramapo, Haverstraw, Orangetown and Clarkstown and the Villages of Hillburn, Suffern, Spring Valley and the township of Stony Point. Thus, significant over development, as proposed in Northeast Ramapo may well negatively affect a significant portion of Rockland County and residents drawing their water from wells, which is true for a significant number of people in each municipality.

Sincerely,  
Nader Daei  
38 South Mountain road  
New City NY 10956

## Emily Loughlin

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**From:** Robert D'angelo <dangelor49@verizon.net>  
**Sent:** Thursday, October 14, 2021 4:14 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Cc:** Michael Specht; Sara Osherovitz; Brendel Logan; Yehuda Weissmandl; David Wanounou; CountyExec@co.rockland.ny.us; g.hoehmann@clarkstown.org; ZebrowskiK@nyassembly.gov; lawlerm@nyassembly.gov  
**Subject:** Robert D'Angelo & John Kenny -Northeast Ramapo DGEIS Comments Dated 10/14/2021

We wish to comment on the DGEIS proposed plan to re-zone the area designated as 'Opportunity C' at the intersection of Route 45 and South Mountain Road.

We have been tax-paying residents on South Mountain Road (SMR) since 1983. We came to the area to enjoy the natural open setting of South Mountain Road with its unimpaired beautiful environment. The proposed re-zoning for the purpose of constructing a shopping mall is totally unjustified. It would spoil the setting of the Concklin Farm and would totally change the scenic character of the area. Its effect on the natural green setting, including the trees, the animals and the quiet enjoyment of our homes, would be jarring to say the least. There is no logical reason for a shopping mall, a gas station or a theater to be placed at that intersection since, only a few miles away, there are more-than-sufficient underutilized shopping facilities along Route 202. There are already two gas stations within a mile of Opportunity C and underutilized movie theaters in other parts of the county.

We cannot understand why the Town would propose a building project that can easily bring harmful run off on to SMR that will affect the wells from the waste associated with the kind of mixed uses proposed for Opportunity C. Furthermore, the road's grade and its blind curves present safety challenges for the drivers and the cyclists that share its narrow lanes. Retail and entertainment development on Route 45 would increase traffic and exacerbate the hazards. For the safety of both visitors to and residents in Ramapo and Clarkstown, we request that there be a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.

In conclusion, this proposal would have a drastic effect on our peaceful lives along South Mountain and would destroy the scenic character of the area. Therefore, we strongly oppose any re-zoning of the area designated as 'Opportunity C' for commercial purposes. It should be designated as farmland with the Concklin farms.

*Robert D'Angelo & John J Kenny*

Robert D'Angelo & John J Kenny  
57 South Mountain Road / 59 South Mountain Road  
New City NY 10956-2314

## Emily Loughlin

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**From:** Gregg Dickerson <zzach\_651@hotmail.com>  
**Sent:** Thursday, October 14, 2021 11:33 PM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** Dickerson Family- Northeast Ramapo DGEIS Comments Dated 10/14/2021

To the Town Board

Character of Community must be maintained

- The character of our community has already been defined for many, many years. Open space and land stewardship already beckons and supports a responsible and diverse community. Unlike the internet Cloud.....land is not infinite in size. Your proposal brings more people and necessary infrastructure than our homes can bear.

Open space must be specifically dedicated

- Town owns properties such as Stykers and areas of South Mtn. must be clearly and definitely ( 48A and 58A including Mow berry-Clark ) marked as.....open spaces. Strikers provides natural run-off and drainage which borders Skyview Acres. This summer was very wet and humid thanks to climate change. Altering the natural landscape will jeopardize a very delicate balance between the natural world and us. South Mtn. is simply the most beautiful 8 minute drive in this country:-)

No commercial zoning for opportunity C

- Please, please the 2 mini strip malls east of Pacesetter are dying a long painful death.....as a matter of fact, Pacesetter Shopping Center is dead as well. Adding retail space is needless. The land across from Concklins Orchard should be granted a agricultural zone permit. Similar to the European colonists the board looks at land as empty, no buildings on it.....it must be empty. No not empty.....it is a space where the natural world blends in with us. There are Honey Bees gathering pollen to disperse for our local crops and making honey on the side. The only sign we should have on that property is....." Mother Nature at Work "

Minisceogo Golf Course

- 500 units is simply lunacy on steroids. The land cannot and will not support a plan of that magnitude. Please consider a much smaller footprint. How much housing is affordable for economically challenged people? Without responsible and meaningful diversity your words are empty.

Reduce impact on the community

- The needs of the current residents appear to be in the rear mirror. The ecosystem cannot absorb what your plans suggest. We live in a area of Ramapo that is rural in the northeast traditional area of suburbs.....we are being penalized for this life we enjoy. All your suggestions are for creating and supporting a typical suburban way of life. You do NOT offer us a better quality of life..... just to accept your life. Wouldn't you fight for your home !

My family lives in Skyview Acres a cooperative community birthed 75 years ago. Diverse in culture, religion, politics and work. We moved here from NYC August. 1959 and never looked back. Our community borders the north/northeast Concklin Orchard boundary. We share the same vision for this land.....we watch each other's back. Are sister neighbors on South Mtn. road also share with Concklins a respected uniqueness of the land.

Thank you for listening!  
Keep on livin' n' lovin'  
The Dickerson Family

Sent from my iPhone



## Emily Loughlin

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**From:** Friedberg, Alan <Alan.Friedberg@wilsonelser.com>  
**Sent:** Thursday, October 14, 2021 3:45 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Alan Friedberg- Northeast Ramapo DGEIS Comments Dated 10/14/2021

Dear Town Board,

I reside in Northeast Ramapo (Skyview Acres) and would like to comment on the Northeast Ramapo DGEIS Plan. I would request the Board please consider my comments and would also request the DGEIS Plan be reconsidered and updated so the proposal meets the community character and needs of your constituents i.e. the actual residents of North East Ramapo.

1. The actual character of our community **must** be maintained: the plan **must** consider the character of the community, including the need for open space and a diverse community, neither of which are currently addressed in the plan.

2. Open space **must** be specifically dedicated: the current plan does not specifically dedicate any open space but simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker property, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). While members of the Town Board state that there are no plans to develop the town owned properties currently in Northeast Ramapo, this plan **must** make specific dedication of these properties to open space, as that is in the town's interests, the northeast Ramapo residents long term interest, and considering the World Crisis we are going through with climate change every ones interest.

3. No commercial zoning for "Opportunity C": I strongly object to this proposal. There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized (look at all the empty store fronts on route 202 in Ramapo) and the growing demand for mail order services (e.g. Amazon) make clear that there is no need for more commercial space. The zoning for "Opportunity C" should remain residential – RR-80. If it were to be altered at all, the zoning should only be changed to agricultural zoning. Development of this "Opportunity C" will put a blight on the scenic and actual beauty of the drive from the Palisades Parkway to the top of the hill approaching route 202. **Please members of the Board drive over to Conklin Farms to see what this roadway currently looks like.** Further it would cause undue traffic which has actually NOT been measured by the DGEIS personnel, at the intersections of Cooper Morris Drive, or Twins Pines Drive. Such development will create a nightmare intersection at South Mountain Road. The idea such traffic could be mitigated (i.e. put up a traffic light to help unload the new parking lots to be created) is not an improvement to what is now a scenic roadway that all the residents who do and will drive the Northeast Corridor of Ramapo benefit from currently. Additionally, the demands on our water supply (as all 45 homes in Skyview are on wells) have not even been considered in this plan. This development will effect then water and water table, and again this has not been considered.

4. Development on the Minisceogo Golf Course should be limited and more diverse: A development of over 500 units on the golf course is not sustainable. Further the units should be limited to 200 units. Also, the planned housing structures suggested really only serve to increase segregation already existing in the Town of Ramapo. The racial integration in Northeast Ramapo is well documented and proposed segregated housing is of great concern. Our community Skyview Acre, has a long and storied history as a community actively engaged in the civil rights movement and has served as a haven for racial integration since the 1940s when much of this country was segregated. The current development approach throughout the Town of Ramapo has encourage and facilitated segregated all WHITE housing high density developments which only serves to undermine the diverse and inclusive community that has been developed in this area. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. Reduce the Impact on the Community: Please consider the needs of your current residents in this plan which really requires the amount of development be reduced. This DGEIS plan will negatively impact the quality of life of all the current residents of the Northeast Corridor and specifically Skyview Acres unless you actually commit to open space to preserve the air, water and land in our community for the next generation of Ramapo residents. This plan must be amended to preserve the scenic nature and beauty that currently exists in the Northeast Corridor. Further this plan must really address traffic concerns and see to it we don't create increase traffic that burdens all the residents of the Northeast Corridor. Finally, our municipal services, most importantly our fire departments, will not be able to manage the proposed increase in density. This plan is creating a situation that will result in tragedy in the future ( look at the recent history in Spring Valley.)

Please reconsider this racially and environmentally insensitive plan.

Sincerely,

Alan Friedberg  
Attorney at Law  
Wilson Elser Moskowitz Edelman & Dicker LLP  
1133 Westchester Avenue  
White Plains, NY 10604  
914.872.7172 (Direct)  
914.582.1273 (Cell)  
914.323.7000 (Main)  
914.323.7001 (Fax)  
[alan.friedberg@wilsonelser.com](mailto:alan.friedberg@wilsonelser.com)

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For further information about Wilson, Elser, Moskowitz, Edelman & Dicker LLP, please see our website at [www.wilsonelser.com](http://www.wilsonelser.com) or refer to any of our offices.

Thank you.

## Emily Loughlin

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**From:** drah@optonline.net  
**Sent:** Thursday, October 14, 2021 7:12 PM  
**To:** TOR Clerk  
**Subject:** Andrew Hornstein- NE Ramapo Proposed Zoning Amendments Comments Dated 10/14/2021

I would like to voice my strong opposition to the proposed Northeast Ramapo Development Plan Amendment. The published Draft Generic Environmental Impact Statement fails to adequately address a number of issues that are critical for the health and wellbeing of Rockland County residents.

Proposed high density housing in the Minisceongo Golf Course will have a seriously deleterious effect on traffic, sewage, and wastewater management. Current residents of the area, already dealing with the adverse effects of a stadium in their neighborhood, will have to deal with another drastic and wholly negative change in their environs.

The proposed conversion of Opportunity Area C to allow for commercial development is foolish on the face of it when within less than a mile there are many vacant storefronts. Even allowing for future growth, additional local commercial development in Area C is unnecessary and quite unjustifiable, especially given the high cost on every environmental measure. If allowed, gas stations, public entertainment facilities, and multistory business/residential edifices will inevitably degrade the environment and the quality of life of current residents.

I live on South Mountain Road. Like most of my neighbors, my drinking water comes from a well on my property. Commercial and high-density housing proposed for the area will inevitably cause pollutants to leach into the groundwater and destroy the healthy water I and my family have been drinking for decades. The heavy storms in recent years have caused flooding on many South Mountain Road properties. This can only be exacerbated by any local development that does not provide for adequate natural greenspace buffers to absorb excess precipitation.

South Mountain Road is the only east-west corridor for nearly a mile in each direction. It is a narrow road with many curves and blind spots. It is a magnet for bicyclists from the entire metropolitan area. Any increase in traffic, as would be inevitable with commercial development on the Route 45 terminus of the road, would very significantly increase the risk of tragic accidents.

On considering the potential risks versus potential benefits of the proposed amendments to current zoning regulations, I see absolutely no justification for these amendments.

Dr. Andrew Hornstein

## Emily Loughlin

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**From:** Minghui Hu <minghui.who@gmail.com>  
**Sent:** Thursday, October 14, 2021 7:28 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Minghui Hu- Northeast Ramapo DGEIS Comments Dated 10/14/2021

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **This is not a comprehensive plan.** The Board must investigate all of the areas in Ramapo and not only focus on the northeast area while sugar coating it with a name of comprehensive. There are plenty of other areas which are more suitable for land development.
2. **No commercial zoning for Opportunity C:** There is no need for additional commercial zoning in this area. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning. A development must not be based on sacrificing the lives of people who are already living in the zone.
3. **Reduce the Impact on the Community:** The Town's plans will negatively impact the quality of life of our community. A development only benefits a certain group of people is not called providing affordable housing. The rights of all must be recognized and underscored. Yes, there must be room for those of all faiths and no faith at all. But there must also be absolute recognition by residents and leaders that there cannot be unreasonable, unrelenting growth that changes suburban living, that hikes taxes and overloads services, that violates safety codes, that threatens public education funding and administration.

The plan must be stopped right now.

Sincerely,

Minghui Hu  
4 Cooper Morris Dr  
Pomona, NY 10970



## Emily Loughlin

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**From:** Mark Jacobson <macjake2@me.com>  
**Sent:** Thursday, October 14, 2021 8:24 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** MARK Jacobson-Northeast Ramapo DGEIS Comments Dated 10/14/2021

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained:** the plan must consider the character of the community, including the need for open space and a diverse community.

2. **Open space must be specifically dedicated:**

The current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town-owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

3. **No commercial zoning for Opportunity C:**

There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

4. **Development on the Minisceogo Golf Course must be limited and more diverse:** A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. **Reduce the Impact on the Community:** The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Mark Jacobson MD

## Emily Loughlin

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**From:** Peter Kanyuk <mrkanyuk@optonline.net>  
**Sent:** Thursday, October 14, 2021 9:55 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Cc:** nana59@aol.com; Joyce KANYUK  
**Subject:** Peter Kanyuk -Northeast Ramapo DGEIS Comments Dated 10/14/2021

Dear Town of Ramapo,

For over forty years I've been shopping at Conklin's because it feels like a 10 minute drive to a vacation in the County of Old Rockland.

I'm aghast to picture what it would be like to drive there and across the street is a Chinese Takeout, a Pizza place, a Nail Salon, and the like with route 45 overcrowded.

Please reconsider the extent of what you are doing.

Ramapo has the last of Old Rockland ...

Thank You,

Peter Kanyuk. 845-634-1710

Sent from my iPad

## Emily Loughlin

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**From:** Leo Dunn-Fox <ldunnfox@aol.com>  
**Sent:** Thursday, October 14, 2021 6:58 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Leo Dunn-Fox- Northeast Ramapo DGEIS Comments Dated 10/14/2021

To the Town Board,

I am a resident of Northeast Ramapo for over 50 years, and I write to share my feedback on the Northeast Ramapo DGEIS Plan.

I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

When the planning process was introduced to Northeast Ramapo at the Charrette we were asked what could the town do to improve the lives of Northeast Ramapo residents.

We made it clear that our priorities were environmental and that we wanted the character of our community to be maintained

- 1- We wanted dedicated open space to include the Striker property, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark
- 2- We asked to not have any additional commercial corridors in Northeast Ramapo as there is already a blight of unoccupied retail stores
- 3- We asked for our zoning to remain the same to discourage additional traffic and any increased demand for water or threat to the wells we depend on as well as putting additional demands on our essential services such as police, fire, schools etc
- 4- We expressed our displeasure with the stadium we overwhelmingly voted against and the increased noise and light pollution it produces (including frequent fireworks)

It is clear our concerns fell on deaf ears

The proposed development of the **Minisceogo Golf Course** is inappropriate and has the potential of doubling the population of our community

The development of over 500 units (with perhaps four or five bedrooms each) on the golf course is not sustainable for the community. The project should be limited to 200 units with both single and multiple bedrooms. The planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

We have heard young families bemoan the shortage of affordable housing in Rockland County as a justification of zoning changes to our community. They want greater density and land earmarked for open space used to build schools.

Firstly your plan does little to solve that issue as the proposed increase in housing will have little impact on the dramatic increase in demand to live here.

Secondly to mandate an increase in density in our community to provide affordable housing to a rapidly growing population in other parts of the county is akin to demanding construction of homes in New York's Central Park to accommodate whoever can not afford or find housing in NYC.

We want no commercial zoning for **Opportunity C**: There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing

demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

Amend the report to officially designate the Striker property, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark open space

Thanks

Leo Dunn-Fox

5 Dogwood Place  
Pomona NY 10970  
ldunnfox@aol.com



## Emily Loughlin

---

**From:** James McDonald <jimmymcdonald@me.com>  
**Sent:** Thursday, October 14, 2021 1:39 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Subject:** James Mc Donald- NORTHEAST RAMAPO DGEIS Comments Dated 10/14/2021

I am emailing to ask please:

Dedicate open space in northeast Ramapo, including Stryker on Conklin Road and 58A and 48A on south mountain road including Mowbray-Clark property.

Reject commercial and neighborhood shopping zone for Opportunity C, the undeveloped land across from the orchards.

Reduce the plan for over 500 homes on Minesceogo Golf Course on Pomona Road.

Thank you,

James McDonald  
JimmyMcDonald@me.com  
203 979 2606

## Emily Loughlin

---

**From:** Jonathan Lockman <jlockman@nelsonpope.com>  
**Sent:** Thursday, October 14, 2021 1:09 PM  
**To:** Sara Osherovitz; Sara Osherovitz; TOR Clerk  
**Cc:** Mendy Lasker; 'Chakiera Locust'  
**Subject:** Jonathan Lockman: Nelson Pope Voorhis- NE Comprehensive Plan Update and Local Laws concerning PUD and CC districts, from Village of Pomona dated 10/14/2021  
**Attachments:** TownofRamapoCompPlanUpdate&LocalLaws\_CommentsfromVofPomona\_211014.pdf

Hello Ms. Osherovitz,  
Attached are comments from the Village of Pomona. We will also deliver a hard copy.  
Thank you,  
JTL, Village Planner, Village of Pomona

**Jonathan T. Lockman, AICP**  
**Principal Environmental Planner**



**NELSON POPE VOORHIS**

Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901

Long Island: 70 Maxess Road , Melville, NY 11747

o: 845.368.1472 x104 c: 201.590.5324

jlockman@nelsonpopevoorhis.com

[nelsonpopevoorhis.com](http://nelsonpopevoorhis.com)

*This communication and any attachments are intended only for the use of the individual or entity named as the addressee. It may contain information which is privileged and/or confidential under applicable law. If you are not the intended recipient or such recipient's employee or agent, you are hereby notified that any dissemination, copy or disclosure of this communication is strictly prohibited and to notify the sender immediately.*



## MEMORANDUM

**To:** Members, Town of Ramapo Town Board  
Michael Specht, Supervisor

**From:** Jonathan T. Lockman, AICP, Village Planner, Village of Pomona

**Re:** 1. DGEIS for the Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions.  
2. Introductory Local Law - Flex Overlay Planned Unit Development.  
3. Introductory Local Law – Establishment of Commercial Corridor Zoning District and Zoning Map Change to Neighborhood Shopping District.

**Date:** October 14, 2021

**cc:** Rockland County Department of Planning  
Village of Pomona Board of Trustees, Attn: Chakiera Locust, Village Clerk

---

Our firm serves as Village Planners for the Village of Pomona. As requested by the Trustees, we have reviewed the above-captioned documents. We would like to submit the following comments on their behalf:

### Comments on DGEIS for Comprehensive Plan Amendments/Update:

1. **Thank you for the opportunity to comment.** We appreciate the hard work that has gone into these documents, and all your efforts to gather input. As you know, Pomona does not have a commercial area of its own within our Village boundaries. Our residents shop and obtain services in the adjacent US Route 202 and County Road 45 corridors in Northeast Ramapo, so we are interested and concerned regarding your planning for these areas which we frequent almost daily.
2. **Traffic.** One of our greatest concerns is how the cumulative development proposed for the five opportunity areas in your plan, Areas A through D, will impact traffic in our Village on Routes 202 and 306. Areas A, B, C and D are essentially “next door,” all within 2,000 feet of our Village’s eastern boundary. Area B is almost within sight of our Village Hall and our Pomona Post Office is located within it. The traffic study included in Appendix F of the DGEIS examines the capacity of roadways and intersections in this area. However, your Comprehensive Plan Amendment does not propose any plan for obtaining a comprehensive set of traffic improvements from the developers of these five opportunity areas.

In the Village of Chestnut Ridge, the Trustees have worked with five developments that are planned for the Red Schoolhouse Road corridor, around the Garden State Parkway interchange. This area is similar to Northeast Ramapo, and significant economic development is desired there by the Village of Chestnut Ridge Trustees. They have developed a draft Comprehensive Plan that is under consideration for adoption that includes a traffic study by Maser Consulting, funded by

contributions from these developers, for a comprehensive set of traffic improvements, including construction of pedestrian and bicycle paths and sidewalks, installation of roundabouts and turning lanes, and dedications of right of way. Developers have agreed to a program of sharing the costs of these improvements, with an agreed-upon allocation of costs between their respective projects. The Rockland County Highway Department is reviewing the entire proposed set of improvements at this time. All this work is being done under the umbrella of their Comprehensive Plan process.

We would recommend that the Town of Ramapo follow their example, and include recommendations for specific traffic improvements NOW, in the Comprehensive Plan update, with a mechanism for joint funding by the various developers working in your opportunity areas, rather than have each development establish traffic improvements in a piecemeal fashion.

3. **Incomplete Discussion of Development Areas.** Section 6.7 of the document, Zoning and Development, only discusses a program and buildout analysis for Areas A and B. Areas C, D and E# were not discussed in section 6, even though they appear in Figure 1 on page 217. The discussion of Area D, regarding Millers Pond (the former Minisceongo Golf Course) appears in Appendix M. We would like to see section 6 discuss all four of the Opportunity Areas (A through D) that will directly impact our Village.
4. **No Area and Bulk Requirements in the PUD Local Law.** We note that in sections 376-24.A.2 and 376-24.A.4 of the proposed PUD District Local Law, the referenced "Table of General Use Requirements" and "Table of Bulk Requirements" are missing. This defect should be corrected. We would like to have an opportunity to comment on these requirements once they are properly included in the local law.
5. **CC District Local Law.** In §376-66.C of the Commercial Corridor District Local Law, the text states that it allows: "A development that must consist of at least 70% commercial and/or office uses and may contain up to 30% residential uses." The local law does not define the basis for how the mix of non-residential and residential uses will be determined. Will it be based on gross floor area of all levels? Land area? Building footprints? Will all proposed buildings be mixed use, or just some within each project? If all residential uses must be located above the first floor of a mixed-use building, how could a maximum of 30% of the building for residential uses be achieved? Three story buildings are envisioned by the Local Law. If two stories of residential are located above first floor commercial, this would be 66% residential. These standards should be clarified. As written, the type of walkable development envisioned in your Plan cannot be achieved.

Please let us know if you have any questions regarding these comments.



## Emily Loughlin

---

**From:** Myrtha Roberty <mroberty2@yahoo.com>  
**Sent:** Thursday, October 14, 2021 8:55 PM  
**To:** TOR Clerk  
**Subject:** Myrtha Roberty-NE Ramapo DGEIS Comments Dated 10/14/2021

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained:** the plan must consider the character of the community, including the need for open space and a diverse community.

2. **Open space must be specifically dedicated:** the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

3. **No commercial zoning for Opportunity C:** There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

4. **Development on the Miniscego Golf Course must be limited and more diverse:** A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. **Reduce the Impact on the Community:** The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Myrtha Roberty

[Sent from Yahoo Mail for iPhone](#)

**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#); [Emily Loughlin](#)  
**Subject:** FW: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (1)  
**Date:** Thursday, October 14, 2021 3:51:48 PM  
**Attachments:** [2021-07-16 - signed DEC Mount Ivy Wetland map.pdf](#)

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**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



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**From:** Ruzow, Daniel <DRuzow@woh.com>  
**Sent:** Thursday, October 14, 2021 2:20 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (1)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

Our firm represents Mt Ivy LLC, the owner of the former Minisceongo Golf Course property at 110 Pomona Road, Ramapo NY. Please file this email and its attachment as our first set of comments on the Town's DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan.

The DGEIS makes reference to the former Minisceongo Golf Course as "Opportunity Area D" as well as the proposed "Millers Pond" project and contains in Appendix M (DGEIS Volume IV) various studies and plans pertinent to the future redevelopment of this 143 acre property. We enclose for the Town's consideration and use, an updated ecological resource document pertaining to the NYSDEC Freshwater Wetlands on this property. Since the delineation was first confirmed by NYSDEC in 2016, the Applicant has obtained an updated map. The updated map confirms the original delineation remains the same and is now valid until 7/16/2026. Map with signature block is attached to this letter for inclusion in Appendix M of the FGEIS.

In this first set of comments, we note that the earlier delineation map is referenced in the text of the DGEIS in Section 6.1.2.1 at pdf page 48 and footnote 16 and this text should be revised to reflect the updated Map.

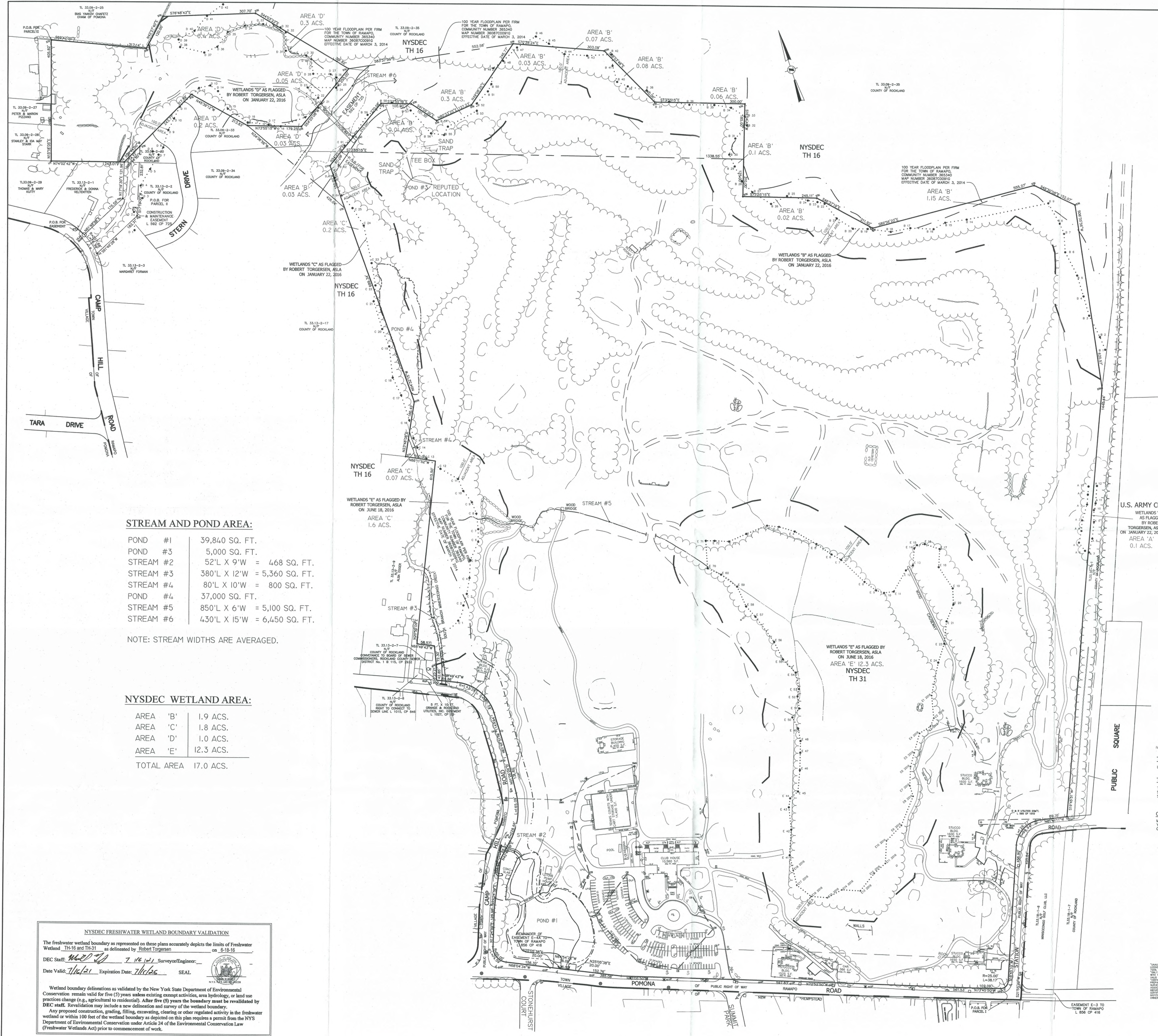
Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachment.

Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants.

Daniel Ruzow

Daniel A. Ruzow, Partner & General Counsel  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, New York 12260  
email: [druzow@woh.com](mailto:druzow@woh.com)  
off- (518) 487-7619  
Fx- (518) 487-7777  
Cell-(518) 281-5318





STREAM AND POND AREA:

POND #1	39,840 SQ. FT.
POND #3	5,000 SQ. FT.
STREAM #2	52'L X 9'W = 468 SQ. FT.
STREAM #3	380'L X 12'W = 5,360 SQ. FT.
STREAM #4	80'L X 10'W = 800 SQ. FT.
POND #4	37,000 SQ. FT.
STREAM #5	850'L X 6'W = 5,100 SQ. FT.
STREAM #6	430'L X 15'W = 6,450 SQ. FT.

NOTE: STREAM WIDTHS ARE AVERAGED.

NYSDEC WETLAND AREA:

AREA 'B'	1.9 ACS.
AREA 'C'	1.8 ACS.
AREA 'D'	1.0 ACS.
AREA 'E'	12.3 ACS.
TOTAL AREA	17.0 ACS.

LEGEND

SMH	EXISTING SANITARY SEWER MANHOLE	W	EXISTING HYDRANT
DMH	EXISTING DRAINAGE MANHOLE	UP	EXISTING LIGHT POLE
WH	EXISTING WETLAND	UP	EXISTING BOLLARD LIGHT POLE
CB	EXISTING CATCH BASIN	UP	EXISTING UTILITY POLE
STM	EXISTING WOOD STAKE	AD	EXISTING STORM DRAIN
LP	EXISTING IRON PIPE	ET	ELECTRIC TRANSFORMER
TP	EXISTING FLAGPOLE	PN	EXISTING IRON PIN

U.S. ARMY CORP.  
WETLANDS "A" AS FLAGGED BY ROBERT TORGENSEN, ASLA ON JANUARY 22, 2016  
AREA 'A' 0.1 ACS.

WETLANDS "E" AS FLAGGED BY ROBERT TORGENSEN, ASLA ON JUNE 18, 2016  
AREA "E" 12.3 ACS.  
NYSDEC TH 31

RECEIVED  
JUL 8 2021  
Natural Resources  
NYSDEC Region 3 - New Paltz

TOTAL AREA:  
LOT AREA = 143.6305 ACRES

TAX MAP REFERENCE:  
TOWN OF RAMAPO TAX MAP  
SECTION 33.09, BLOCK 2, PARCELS 6  
SECTION 33.09, BLOCK 2, PARCELS 31 AND 37

OWNER:  
MOUNT IVY LLC A NEW YORK LIMITED LIABILITY COMPANY

7	09-04-18	RENAME POND 1 & ADD STREAM LENGTHS
7	08-03-18	ADDED POND #1 & STREAM AREAS & AREA B
6	04-23-18	ADDED POND & STREAM AREAS
5	07-07-16	NEW TOTAL AREA NYSDEC WETLANDS
4	06-29-16	ADDED NYSDEC TH 16-31 AND U.S. ARMY CORP
3	06-20-16	ADD NEW AREA "E" WETLAND FLAGES
2	03-09-16	ADJACENT AREAS
1	03-04-16	ADDED DELINEATION AREAS A-D

REVISION	DATE	DESCRIPTION
----------	------	-------------

AN&Z  
254 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
Fax: (845) 634-5543  
Web: ANZNY.com

P.O. Box 698  
Chesters, New York 10918  
Tel: (845) 469-1015  
Fax: (845) 469-1016

PROJECT: MOUNT IVY LLC & LINDIFRIM LIMITED PARTNERSHIP  
TOWN OF RAMAPO  
ROCKLAND COUNTY, NEW YORK

TITLE: NYSDEC WETLANDS WETLAND DELINEATION MAP

DRAWN BY: VC	CHECKED BY: DMZ
DATE: JANUARY 29, 2016	SCALE: 1 IN. = 100 FT.
PROJECT NO:	DRAWING NO:

2028

1

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland TH-16 and TH-31 as delineated by Robert Torgersen

DEC Staff: *Michael J. J. 7/16/21* Surveyor/Engineer  
Date Valid: *7/16/21* Expiration Date: *7/16/26* SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#); [Emily Loughlin](#)  
**Subject:** FW: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (2a)  
**Date:** Thursday, October 14, 2021 3:51:55 PM  
**Attachments:** [Millers Pond Phase 1 Bog Turtle Report - Part 1.pdf](#)

---

**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



---

**From:** Ruzow, Daniel <DRuzow@woh.com>  
**Sent:** Thursday, October 14, 2021 2:23 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (2a)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

Our firm represents Mt Ivy LLC, the owner of the former Minisceongo Golf Course property at 110 Pomona Road, Ramapo NY. Please file this email and its attachment as our second set of comments on the Town's DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan.

The DGEIS makes reference to the former Minisceongo Golf Course as "Opportunity Area D" as well as the proposed "Millers Pond" project and contains in Appendix M (DGEIS Volume IV) various studies and plans pertinent to the future redevelopment of this 143 acre property. We enclose for the Town's consideration and use, an updated ecological resource document pertaining to a recent site study of Bog Turtle Habitat on this property. Due to its large size, we are sending this attachment in two parts. This email attaches Part 1 of this report.

In this second set of comments, we provide a "Phase 1 Bog Turtle Survey Report Millers Pond, Town of Ramapo dated September 2021", prepared by Quenzer Environmental LLC. This survey report confirms the absence of any suitable Bog Turtle habitat on the site of Opportunity Area D. This document should be included in Appendix M of the FGEIS. Bog Turtle habitat is discussed in Section 6.1.3 of the DGEIS at pdf pages 69-74 and the text should be revised to reflect the results of this

study.

Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachments.

Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants.

Daniel Ruzow

Daniel A. Ruzow, Partner & General Counsel  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, New York 12260  
email: [druzow@woh.com](mailto:druzow@woh.com)  
off- (518) 487-7619  
Fx- (518) 487-7777  
Cell-(518) 281-5318

**Phase 1 Bog Turtle Survey Report  
Millers Pond  
Town of Ramapo, Rockland County, New York**

Prepared for:

Lantree Developments Co.  
101 Chase Avenue, Suite 201  
Lakewood, NJ 08701

Contact: Jay McDermott, VP of Construction Management  
732-987-9306

Prepared by:

Quenzer Environmental LLC  
215 Cedar Grove Road  
Selkirk, NY 12158

Contact: Norbert Quenzer Jr., PWS, CWB, CE  
(518) 227-0871  
[www.QuenzerEnvironmental.com](http://www.QuenzerEnvironmental.com)

September 2021

**Phase 1 Bog Turtle Survey Report  
Millers Pond  
Town of Ramapo, Rockland County, New York**

Table of Contents

1.0 Introduction and Project Description .....	1
2.0 Phase 1 Methodology .....	1
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2.2 Resource Review .....	2
3.0 Bog Turtle Status and Habitat Requirements.....	2
4.0 Site Description.....	3
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6.0 References .....	7

Appendices

Appendix A – Agency Correspondence (NYNHP)  
Appendix B – Bog Turtle Fact Sheets (NYSDEC & NYNHP)  
Appendix C – USFWS Bog Turtle Survey Revisions (Dated April 2006)  
Appendix D – Phase I Bog Turtle Data Sheets  
Appendix E – Site Photographs  
Appendix F – IPAC Trust Report (USFWS)

Figures

Figure 1 – Site location  
Figure 2 – Wetland Delineation Map  
Figure 3 – National Wetland Inventory mapped wetlands on aerial base  
Figure 4 – NYSDEC Environmental Mapper and Information  
Figure 5 – Soil Survey Map and Information  
Figure 6 – Photo locations on Aerial Photograph



## 1.0 Introduction and Project Description

Quenzer Environmental LLC was retained by Lantree Developments Co. to conduct a Phase 1 survey (habitat assessment) for the State listed *Endangered* and Federally listed *Threatened* bog turtle (*Glyptemys muhlenbergii*) on the 143± acre Miller's Pond site. The proposed project entails a master planned community consisting of town homes and rental apartments as well as preserved wetlands and open space areas. The site was used as a golf course until recently, with past uses including a children's home and former farm.

The purpose of the habitat assessment is to determine the suitability of the habitat onsite and in the nearby vicinity to support bog turtles. The site is located in the Town of Ramapo, Rockland County, New York, as shown on the attached location map (Figure 1).

This assessment contains a description of the methodology used; resources reviewed; a brief overview of bog turtle biology and habitat; site description; and summary of findings.

The Phase 1 survey was conducted on September 9, 2021. Wetlands had been delineated on the site and recently approved by both the New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers (Appendix A). A similar habitat assessment was conducted by Mr. Peter B. Torgersen in 2017 and is attached in Appendix A. Mr. Torgersen concluded in his report that the site did not contain suitable habitat for bog turtles.

## 2.0 Phase 1 Methodology

### 2.1 Habitat Assessment

The assessment of potential bog turtle habitat on the site was based on specific physical, biological and chemical characteristics described in the USFWS Recovery Plan and Section 3 of this report. In general, wetlands that are contiguous to or near known occupied sites should be evaluated thoroughly to determine bog turtle presence and potential use. A field survey conducted by a qualified biologist is required for a thorough site evaluation. The key components of bog turtle habitat are suitable hydrology, soils and vegetation. Habitat assessments should focus on emergent and mixed emergent/scrub-shrub wetlands due to the propensity of bog turtles to utilize open canopy wetlands in the spring. Adjacent forested wetlands are also evaluated if they contain suitable soils and hydrology.

This Phase 1 habitat assessment meets the requirements of the New York State Department of Environmental Conservation (NYSDEC) and U.S. Fish and Wildlife Service (USFWS) protocol (USFWS Guidelines from The Northern Population Recovery Plan) and Guidelines for Bog Turtle Surveys (Revised April 2006).

The survey was conducted by Senior Ecologist Norbert Quenzer, a USFWS approved bog turtle surveyor with a NYSDEC Scientific Collector License for bog turtles. This survey incorporated GPS tracking, site photographs and recorded observations of plant/wildlife species and communities to facilitate a documented record of the habitat assessment.

The site wetlands were traversed using the wetland delineation map as a guide to existing wetlands (Figure 2) to determine if suitable bog turtle habitat conditions were present. Vegetation cover types and plant species composition were documented along with observed soil and hydrological conditions during this survey. Applicable site information was entered on USFWS/PFBC Bog Turtle Habitat Evaluation Field forms (Revised April 29, 2020) for inclusion in this report (Appendix D).

## **2.2 Resource Review**

Resources reviewed prior to conducting the fieldwork (in addition to resources listed in the Reference Section) include the following:

- New York Natural Heritage Program (NYNHP) records of rare wildlife, plants, and significant habitats in the vicinity of the site (letter dated June 1, 2020 in Appendix A).
- NYSDEC Wetlands - Wetland Delineation Map (1"=100'), dated January 29, 2016 and last revised 9-4-18 with NYSDEC Validation dated 7-16-21 (Figure 2).
- Aerial photos
- National Wetland Inventory maps
- Rockland County Soil Survey
- NYSDEC Freshwater Wetland maps
- U.S.G.S. topographic map
- Endangered, Threatened, and Special Concern Species of NYS (ECL Section 11-0535)
- Federal Endangered and Threatened Wildlife and Plants (50 CFR 17.11 and 17.12).

## **3.0 Bog Turtle Status and Habitat Requirements**

Bog turtle fact sheets, prepared by the NYSDEC and NYNHP, are attached as Appendix B. These fact sheets present some of the basic information on the bog turtle including its description, distribution, seasonal activities and habitat requirements. More specific information is contained in the references listed at the end of this report.

In summary, the bog turtle is considered by many to be the rarest turtle species in North America. It is currently listed as endangered in New York State and threatened throughout its range by the U.S. Fish and Wildlife Service. Extant populations in New York State occur principally in Dutchess, Columbia, Putnam and Orange Counties. No extant populations are known to occur in Rockland County.

Habitat destruction and illegal collecting have decimated many historical bog turtle sites. These factors, combined with a disjunct distribution in many areas and a low reproductive capacity, threaten the bog turtle with extinction throughout its range. The USFWS has prepared a *Bog Turtle Recovery Plan* that aids agency personnel in protecting known sites throughout the New York State and other portions of its range. Cooperative agreements with landowners through conservation easements or land purchase are paramount to protecting the bog turtle.

The New York Natural Heritage Program (NYNHP) assigns the rarity rank of G2/G3-S2 with the following explanation of ranks:

G3 = Either rare and local throughout its range (21 to 100 occurrences), or found locally (even abundantly at some of its locations) in a restricted range (e.g. a physiographic region), or vulnerable to extinction throughout its range because of other factors.

S2 = Typically 6 to 20 occurrences, few remaining individuals, acres, or miles of stream, or factors demonstrably making it very vulnerable in New York State.

Bog turtles in the Hudson-Housatonic region are usually found in association with fens. Fens are wetlands dominated by herbaceous vegetation that receive calcareous groundwater discharge through seepage and small streams (rivulets). These wetlands typically contain deep muck soils needed for predator escape, aestivation during hot weather and winter hibernation. Equally important is the presence of elevated hummocks of sphagnum moss or emergent vegetation, such as tussock sedge (*Carex stricta*), for thermoregulation, egg laying and incubation in the spring.

Other habitats where bog turtles are found include wet meadows, cow pastures, shrub swamps and forested wetlands with emergent wetland openings. As with fens, these wetlands usually have small rivulets fed by groundwater, deep muck soils and emergent vegetation with sun exposure.

Bog turtles have not been documented in Rockland County in recent years and there are no bog turtles known to occur on or in close proximity to the site.

#### 4.0 Site Description

The site consists of recently abandoned golf course that was historically farmed. Most of this area is comprised of disturbed upland with herbaceous and shrub species typical of these conditions. Examples include worm wood (*Artimesia biennis*), goldenrod (*Solidago canadensis*), grey dogwood (*Cornus foemina*), multiflora rose (*Rosa multiflora*), eastern red cedar (*Juniperus virginiana*), Poplars (*Populus* sp.), white pine (*Pinus strobus*), brambles (*Rubus* sp.) and poison ivy (*Toxicodendron radicans*). Successional forest, old field and mowed areas comprise the uplands.

Wetland A is an isolated wetland along the eastern border. Forested wetland (Wetlands B and D) borders the northern boundary of the site, which is part of the large-forested wetland complex known as Mt. Ivy Swamp (Refer to Figures 3 and 4). Wetland C, also part of this wetland complex, extends along the western site border. A perennial stream (Miniseongo Creek) flows along the western border separating wetlands B and D. The largest wetland onsite is wetland E, a forested wetland surrounded by the golf course. The following table presents their size and location:

Wetland ID	Wetland Size/Survey area Onsite (Acres)	Lat/Long	Entire wetland on site?
A	0.1	41.17093, -74.04249	Y
B	1.9	41.17352, -74.04227	N
C	1.8	41.17395, -74.05075	N
D	1.0	41.17581, -74.05156	N
E	12.3	41.16910, -74.04590	Y

NRCS mapped soils over the upland portions of the site consists of Riverhead fine sandy loam and Wethersfield gravelly silt loam. Wetlands onsite are primarily mapped as Alden sit loam. A small area of Catden muck , a soil type known to be associated with bog turtle habitat, is present along the Miniseongo Creek.

A 4-foot long soil auger was used to probe the soils in the wetlands to determine their composition, including the presence/depth of muck. The presence of muck soils in portions of these wetlands meets the soil criteria of the habitat assessment.

A variety of wetland herbaceous species were present in wetlands adjacent to the site, however, there were no strong calciphytes observed that are typical of fens. Calciphytes are indicative of strong alkaline conditions with a pH greater than 8.0. Photographs of the survey area are included as Appendix E.

Examples of emergent plants in the wetlands include reed (*Phragmites australis*) purple loosestrife (*Lythrum salicaria*), cattail (*Typha* sp.), reed canary grass (*Phalaris arundinacea*), sedges (*Carex* sp), sensitive fern (*Onoclea sensibilis*) and beggers ticks (*Bidens* sp).

The small areas of scrub-shrub wetlands observed contain silky dogwood (*Cornus amomum*), gray dogwood (*Cornus foemina*), swamp rose (*Rosa palustris*), spicebush (*Lindera benzoin*), and willow (*Salix* sp.).

Common woody species in the forested wetland include red maple (*Acer rubrum*), American elm (*Ulmus americana*), red ash (*Fraxinus pennsylvanicus*), winterberry holly (*Ilex verticillata*) and northern arrowwood. Examples of herbaceous species in the forested wetlands include cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), tussock sedge (*Carex stricta*), calico aster (*Aster lateriflorus*) and skunk cabbage (*Symplocarpus foetidus*).

In terms of hydrology, none of the wetlands were suitable for bog turtles due to absence of rivulets springs or ground water seeps. Recent heavy rains from tropical storms just prior to the assessment created some ponding in the wetlands and saturated soils not typical of the late summer conditions.

Wetland A is a small isolated (forested) wetland within the property that contains some emergent wetland. The primary species are invasives including phragmites and *Microstegium vimineum*. A small erosion drainage feed the wetland from the golf course, as well as a ditch from the adjacent property. No muck soils or suitable hydrology were present.

Wetland B is part of the large, forested wetland complex to the north know as Mt. Ivy Swamp. While primarily forested, it does contain some emergent wetland along the edges. The Mt. Ivy Swamp to the north was not explored as part of this survey. Stormwater drainage from the golf course has historically entered the emergent wetlands at the edge of the forested wetlands. Extensive phragmites is present throughout the emergent wetland edge. Relatively deep muck soils (4-16") were observed in the forested wetland and emergent wetland, however, suitable hydrology with springs, seeps and rivulets were not present. No strong calciphytes were observed.



Wetland C is primarily forested wetland with a man-made pond and small areas of emergent wetland along the edges. These wetlands are located at the edge of the maintained golf course. Deep muck soils were present in the forested wetland, however, as with wetland B, suitable hydrology with springs, seeps and rivulets were not present. No strong calciphites were observed.

Wetland D is located adjacent to the Miniseongo Creek and is part of Mt. Ivy Swamp. Several small areas of emergent wetland in this area contained suitable deep muck soils, however no calciphytes or suitable hydrology with springs, seeps and rivulets were observed.

Wetland E is a NYSDEC wetland, separate from Mt. Ivy Swamp, that is located entirely onsite. While primarily forested, several small areas of emergent wetland are located the northeast-eastern edge of the wetland. These emergent wetlands and the periphery of the entire wetland is located at the edge of the maintained golf course. Suitable hydrology with springs, seeps and rivulets were not present. No strong calciphites were observed and invasive species such as phragmites and *Microstegium vimineum* were dominant.

The following summary table of Phase 1 survey results is provided per the USFWS report protocol:

Wetland ID	Wetland Size Onsite (Acres)	Cover Type/%	% Mucky Soils	Survey effort	Bog Turtle Habitat?
A	0.1	FW70/EW30	N	15 min	N
B	1.9	FW>95/EW<5	Y	70 min	N
C	1.8	FW>95, OW<5	Y	30 min	N
D	1.0	FW>95/EW<5	Y	70 min	N
E	12.3	FW>95/EW<5	Y	65 min	N

## 5.0 Summary of Findings and Conclusions

Phase 1 observations and findings:

- The project site consists of a former golf course with extensively disturbed and maintained uplands. Wetlands on the site have been subject to stormwater runoff from these uplands and have received long-term water quality impacts from sediment associated pollutants and pesticides/herbicides.
- Invasive species such as *Phragmites australis*, *Lythrum salicaria* and *Microstegium vimineum* are prevalent in the small emergent wetlands adjacent to the forested wetlands both on and near the site.
- There are no known extant populations of bog turtles in Rockland County and no records of bog turtles on or in the site vicinity.
- NYNHP reports no known occurrence of any rare species or communities in the site vicinity.

- Some bog turtle habitat components are present including deep muck soils and emergent wetland vegetation. However, the emergent wetlands where these conditions are present lack strong calciphites and hydrology associated with calcareous fen habitat. In this region, bog turtles are most often found in calcareous fens.

In conclusion, development of the site would not impact bog turtles or their habitat. This conclusion is based on the absence of suitable habitat on the site; long-term disturbance and pollutant loading in the wetlands; and proposed construction of the project in disturbed uplands. Consequently, these conditions and findings do not warrant Phase II bog turtle searches.

## 6.0 References

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DEPARTMENT OF THE ARMY  
NEW YORK DISTRICT, CORPS OF ENGINEERS  
JACOB K. JAVITS FEDERAL BUILDING  
26 FEDERAL PLAZA  
NEW YORK, NEW YORK 10278-0090

Regulatory Branch

SEP 20 2018

SUBJECT: Permit Application Number NAN-2018-00360  
by Mount Ivy LLC

Peter Torgersen  
110 Town Line Road  
Pearl River, NY 10965

Dear Mr. Torgersen:

On March 13, 2018, the New York District of the U.S. Army Corps of Engineers received a request for a Department of the Army jurisdictional determination for the above referenced project. The site consists of approximately 144 acres, in the South Branch Minisceongo Creek watershed, in the Town of Ramapo, Rockland County, NY.

In the letter received on March 13, 2018, your office submitted a proposed delineation of the extent of waters of the United States within the project boundary. A site inspection was conducted by representatives of this office on July 26, 2018, in which it was agreed that changes would be made to the delineation and that the modified delineation would be submitted to this office. On September 7, 2018, this office received the modified delineation.

Based on the material submitted and the observations of the representatives of this office during the site visit, this site has been determined to contain jurisdictional waters of the United States based on: the presence of wetlands determined by the occurrence of hydrophytic vegetation, hydric soils and wetland hydrology according to criteria established in the 1987 "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1 that are either adjacent to or part of a tributary system; the presence of a defined water body (e.g. stream channel, lake, pond, river, etc.) which is part of a tributary system; and the fact that the location includes property below the ordinary high water mark, high tide line or mean high water mark of a water body as determined by known gage data or by the presence of physical markings including, but not limited to, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter or debris or other characteristics of the surrounding area.

These jurisdictional waters of the United States are shown on the drawing entitled "NYSDEC Wetlands - Wetland Delineation Map", prepared by AN&Z Engineers, dated January 29, 2016 and last revised September 4, 2018. This drawing indicates that there are five (5) principal wetland areas, four (4) distinct stream reaches and two (2) open water areas on the project site which are part of a tributary system, and are considered to be waters of the United States.



SEP 20 2018

This determination regarding the delineation shall be considered valid for a period of five years from the date of this letter unless new information warrants revision of the determination before the expiration date.

This determination was documented using the Interim Approved Jurisdictional Determination Form, promulgated by the Corps of Engineers in October, 2015. A copy of that document is enclosed with this letter, and will be posted on the New York District website at:

<http://www.nan.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations/RecentJurisdictionalDeterminations.aspx>

This delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed is a combined Notification of Appeal Process (NAP) and Request For Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

James W. Haggerty, Regulatory Program Manager, CENAD-PD-OR  
North Atlantic Division, U.S. Army Engineer Division  
Fort Hamilton Military Community  
General Lee Avenue, Building 301  
Brooklyn, New York 11252-6700

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **NOV 19 2018**. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

It is strongly recommended that the development of the site be carried out in such a manner as to avoid as much as possible the discharge of dredged or fill material into the delineated waters of the United States. If the activities proposed for the site involve such discharges, authorization from this office may be necessary prior to the initiation of the proposed work. The extent of such discharge of fill will determine the level of authorization that would be required.

SEP 20 2018

In order for us to better serve you, please complete our Customer Service Survey located at <http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>.

If any questions should arise concerning this matter, please contact Peter Steinour, of my staff, at (917) 790-8518.

Sincerely,



Rosita Miranda  
Chief, Western Section

Enclosures

## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program  
625 Broadway, Fifth Floor, Albany, NY 12233-4757  
P: (518) 402-8935 | F: (518) 402-8925  
[www.dec.ny.gov](http://www.dec.ny.gov)

June 1, 2020

Audrey Vogel  
Kimley-Horn  
1 N Lexington Ave, Suite 1575  
White Plains, NY 1575

Re: Millers Pond  
County: Rockland    Town/City: Ramapo

Dear Ms. Vogel:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 3 Office, Division of Environmental Permits, at [dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov).

Sincerely,



Heidi Krahling  
Environmental Review Specialist  
New York Natural Heritage Program



**PETER D. TORGERSEN,**  
**ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

Bonnie Von Ohlsen RLA, AICP  
Kimber-Horn  
1 North Lexington Avenue, Suite 1575  
White Plains, New York 10601

Re: Millers Pond, Pomona Road, Town of Ramapo, New York

The above project is a 143.6 acre site located on the north side of Pomona Road in the Town of Ramapo in Rockland County, New York. The majority of the site is taken up by an 18 hole golf course along with the club house, parking lot, tennis courts and maintenance building. Also located onsite at the south east corner are three residential rental houses. In the past the site was a home for children called Happy Valley and prior to that it was a farm. There the remains of two stone silo structures still standing onsite as well as a small cemetery. Within the property boundaries are a total of 16.7 acres of wetlands as well as two manmade ponds. The onsite wetland boundaries were initially established during January 2016 and further refined during that spring. The criteria used to establish the wetland limits was the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. The ACOE has jurisdiction over every wetland, stream and pond except for Area A which is an isolated non jurisdictional area. The NYSDEC has jurisdiction over everything except for Wetland Area A and the two onsite ponds. Running along the west side of the site is a tributary of the Miniseongo Creek. The entire site is located within the Hudson River basin.

Because the site was developed as a golf course the majority of the onsite habitat has been significantly altered. Because of this development there are a number of unranked cultural habitats to be found. Terrestrial Communities onsite are Urban Structure Exterior, Paved Path, Mowed Lawn and Mowed Lawn with Trees. There are two Riverine Communities onsite, Natural Stream with a ranking of G4 S3 and Ditch/Artificial Stream which is a unranked cultural. There are two examples of Palustrine Communities onsite. The first is Red Maple/Hardwood Swamp with a rank of G5 S4S5. The second is Shallow Emergent Marsh with a rank of G5 S5. Terrestrial Communities found onsite is the Chestnut Oak Forest with a rank of G5 S4. There are two Lacustrine Communities onsite, the first is Farm Pond/artificial pond and the second is Reservoir/artificial impoundment. The pond is located along the west edge of the site about halfway back and the artificial impoundment is the pond located at the south west corner of the site next to Pomona Road

The upland forested portions of the site have Red Oak, White Oak, Red Maple, Black Cherry, Poplar, Tulip and Ash as typical species. Shrub species are



Black Huckleberry, Multiflora Rose and Spice Bush. The forested wetland areas have Swamp White Oak, Red Maple, Pin Oak and River Birch as the dominant tree species. These wetlands have Highbush Blueberry, Spice Bush and Silky Dogwood as the dominant shrub layer. Ground cover within the forested wetlands is Soft Rush, Sensitive Fern, Cinnamon Fern, Sphagnum Moss, Skunk Cabbage and Tussock Sedge. There are a few small areas of emergent meadow wetlands to found onsite. These areas are dominated by Highbush Blueberry, Broadleaf Cattail, Skunk Cabbage, Soft Rush, Sensitive Fern and Tussock Sedge.

The animal species present onsite are the usual ones found in a semi-rural setting in lower New York State. While working onsite during 2016 I saw Whitetail Deer, Cottontail Rabbit, Ground Hog, Grey Squirrel and Chipmunk. I saw footprints of Raccoons and Opossums along the banks of the stream. Reptile species observed were Garter Snake and Painted Turtle. American Toad, Green Frog Wood Frog and Leopard Frog were the only amphibians seen. Regarding bird sightings I consistently saw or heard Red tail Hawks, Wild Turkey, Blue Jay, Robin, Starlings, Catbirds and Carolina Wrens. The U.S Fish & Wildlife Service lists three animals that are known or believed to occur in Rockland County, these are the Indiana Bat, the Northern Long Eared Bat and the Bog Turtle. NYSDEC lists the Indiana Bat and the Timber Rattlesnake as potential species of interest. There have been no documented occurrences of either bat or turtle in Rockland County. The Timber Rattlesnake is known to exist in the Palisade Park system specifically west of Route 202. The Indiana bat and the Northern Long Eared bat both prefer to roost and den in trees that have peeling or exfoliated bark and also receive a significant amount of sun. Living trees such as Shagbark Hickories are their first choice. Tree that are dead or damaged that have cracks or holes also are a prime example. Due to the previous golf course use any dead or damaged trees were routinely removed. There is a small number of Shagbark Hickories still to be found onsite. Further north offsite and within the large wetland itself one may find numerous trees that conform to the published definition of potential roost trees. The Bog Turtle lives in fens or marshes that have a ground water source of hydrology as well as open habitat to allow them to sun themselves. The emergent meadow portions of the project site are fed primarily by storm water runoff, a feature that effectively eliminates these areas from being potential Bog Turtle habitat. Areas fed by storm water runoff have a water table that varies too much for the turtles to successfully hatch since any large storm will drown the eggs.

The onsite wetlands perform a number of valuable functions such as groundwater recharge, stream flow moderation, sediment retention and pollutant removal, wildlife habitat and food chain support. Wetland A is a small isolated depression that should be considered primarily a groundwater recharge type area. Wetland B,C,D are all part of a very large, level wetland that extends far offsite to the north. This wetland is known as the Mount Ivy Swamp. This wetland when viewed as a whole performs every function previously mentioned.



It filters and retains storm water runoff sediment and pollution and it helps to recharge groundwater. Located onsite there are numerous examples of ground water discharge areas, these help to provide improved water quality downstream. Because the wetland boundaries are for the most part within the forest canopy these wetlands provide wildlife habitat as well as food chain support. Wetland E functions in many of the same ways despite being surrounded by the golf course greens. To a degree it provides storm water retention. An existing manmade ditch provides an outlet that effectively limits the total amount of water held onsite. This area also has ground water outlets and certainly does function as a water purifier and filter. Because it is a stand-alone type area animal habitat potential is of lower quality but smaller animals certainly can exist within the 12.3 acre wetland. Larger animals would use this area as a temporary refuge type area. Wildlife habitat is usually dependent on plant species diversity. The onsite wetlands all have a high plant species diversity which is a indication of good wildlife habitat potential.

The socioeconomic uses and values of the onsite wetlands are not easily measured. There is no actual consumptive use of these wetlands. There are no agriculture uses onsite or anywhere within the large offsite wetland itself. There are no hunting, trapping or fishing opportunities found onsite. The only non-consumptive use the onsite wetlands provide is water quality and flood control prevention for downstream development. While the onsite area of the B,C,D system is only a few acres, the Mount Ivy Swamp is a unique feature of Rockland County due to it's overall size, diversity of habitats and plant species.

Yours truly,

A handwritten signature in cursive script, reading "Peter Torgersen". The signature is fluid and elegant, with a long horizontal stroke at the end.

Peter Torgersen

# Bog Turtle Guide - New York Natural Heritage Program

## Summary

### Did you know?

The bog turtle is one of the smallest turtles in North America. Bog turtles in the northern part of the range are generally less than 100 millimeters (4 inches) in length, while turtles farther south reach sizes of up to 115 millimeters (4.5 inches) (USFWS 2001).

### State Ranking Justification

Despite the apparently large number of populations, significant threats to these populations exist. Many of the populations contain few individuals and the habitats that support them are often small. While additional bog turtle sites will probably be discovered, most are likely to be part of existing metapopulations and be under some threat.

### Short-term Trends

Survey efforts have recently been aimed at marking individual turtles at multiple sites to obtain population data and it is too early to determine short-term trends. The best populations are likely to contain fewer than 100 individuals and most are likely to have far fewer individuals. Thirteen populations have between 10 and 92 individuals documented from them and it is probable that an unknown number of additional turtles are also present. Far fewer individuals are known from the remaining populations. Five populations are known to be extirpated and it is likely that many of the populations with records from the 1970s or earlier are extirpated as well.

## Conservation and Management

### Threats

A spotty distribution and specialized habitat requirements make this species vulnerable to local extirpation. Declines are primarily due to loss, degradation, and fragmentation of habitat. Road mortality, an increase in subsidized predators, natural succession, and the expansion of invasive exotic vegetation are associated with these primary threats. Illegal collecting for the pet trade is also a direct threat to populations.

### Conservation Strategies and Management Practices

The control of exotic species and natural succession is warranted at a number of sites. The control of subsidized predators may be desirable if predation of eggs and juveniles is unusually high.

### Research Needs

Additional research on population size, intra-habitat use, and inter-habitat movements and migration is needed.

## Habitat

### Habitat

In New York, bog turtles occur in open-canopy wet meadows, sedge meadows, and calcareous fens. The known habitat in the Lake Plain region of the state includes large fens that may include various species of sedges, such as slender sedge (*Carex lasiocarpa*), bog buckbean (*Menyanthes trifoliata*), mosses (*Sphagnum* spp.), pitcher plants (*Sarracenia* sp.), scattered trees, and scattered shrubs. In the Hudson River Valley, bog turtle habitats may be isolated from other wetlands or they may exist as part of larger wetland complexes. These wetlands are often fed by groundwater and the vegetation always includes various species of sedges. Other vegetation that is frequently found in southern New York bog turtle sites includes shrubby cinquefoil (*Potentilla fruticosa*), grass-of-parnassus (*Parnassia glauca*), mosses (*Sphagnum* spp.), horsetail (*Equisetum* sp.), scattered trees such as red maple (*Acer rubrum*), red cedar (*Juniperus virginianus*), and tamarack (*Larix laricina*), and scattered shrubs such as willows (*Salix* spp.), dogwood (*Cornus* spp.), and alder (*Alnus* spp.).

### Associated Ecological Communities

- Black spruce-tamarack bog\* ([guide](#))

A conifer forest that occurs on acidic peatlands in cool, poorly drained depressions. The characteristic trees are black spruce and tamarack; in any one stand, either tree may be dominant, or they may be codominant. Canopy cover is quite variable, ranging from open canopy woodlands with as little as 20% cover of evenly spaced canopy trees to closed canopy forests with 80 to 90% cover. \* probable association but not confirmed.

- Dwarf shrub bog\* ([guide](#))

A wetland usually fed by rainwater or mineral-poor groundwater and dominated by short, evergreen shrubs and peat mosses. The surface of the peatland is usually hummocky, with shrubs more common on the hummocks and peat moss throughout. The water in the bog is usually nutrient-poor and acidic. \* probable association but not confirmed.

- Marl fen ([guide](#))

A wetland that occurs on a bed of marl. Marl is a whitish substance that is deposited from water that has a lot of calcium dissolved in it. The whitish substance is calcium carbonate, people used to harvest marl to lime

agricultural fields. The marl substrate is always saturated, may be flooded, and has a very high pH, generally greater than 7.5. The main source of water is always groundwater. The plants are often sparse and stunted. Marl fens may occur as small patches within a rich graminoid fen.

- Medium fen ([guide](#))

A wetland fed by water from springs and seeps. These waters are slightly acidic (pH values generally range from 4.5 to 6.5) and contain some dissolved minerals. Plant remains in these fens do not decompose rapidly and thus the plants in these fens usually grow on older, undecomposed plant parts of woody material, grasses, and mosses.

- Red maple-hardwood swamp ([guide](#))

A hardwood swamp that occurs in poorly drained depressions, usually on inorganic soils. Red maple is usually the most abundant canopy tree, but it can also be codominant with white, green, or black ash; white or slippery elm; yellow birch; and swamp white oak.

- Red maple-tamarack peat swamp ([guide](#))

A swamp that occurs on organic soils (peat or muck) in poorly drained depressions. These swamps are often spring fed or enriched by seepage of mineral-rich groundwater resulting in a stable water table and continually saturated soil. The dominant trees are red maple and tamarack. These species usually form an open canopy (50 to 70% cover) with numerous small openings dominated by shrubs or sedges.

- Rich graminoid fen ([guide](#))

A wetland of mostly grasses usually fed by water from highly calcareous springs or seepage. These waters have high concentrations of minerals and high pH values, generally from 6.0 to 7.8. Plant remains do not decompose rapidly and these grasses usually grow on older, undecomposed plant parts.

- Rich shrub fen ([guide](#))

A wetland with many shrubs that is usually fed by water from springs and seeps. These waters have high concentrations of minerals and high pH values, generally from 6.0 to 7.8. Plant remains in these fens do not decompose rapidly and thus the plants in these fens usually grow on older, undecomposed woody plant parts.

- Rich sloping fen ([guide](#))

A small, gently sloping wetland that occurs in a shallow depression on a slope composed of calcareous glacial deposits. Sloping fens are fed by small springs or groundwater seepage. Like other rich fens, their water sources have high concentrations of minerals and high pH values, generally from 6.0 to 7.8. They often have water flowing at the surface in small channels or rivulets.

- Sedge meadow ([guide](#))

A wet meadow community that has organic soils (muck or fibrous peat). Soils are permanently saturated and seasonally flooded. The dominant herbs must be members of the sedge family, typically of the genus *Carex*.

## Associated Species

- Spotted Turtle (*Clemmys guttata*) ([guide](#))
- Wood Turtle (*Glyptemys insculpta*) ([guide](#))

## Range

### New York State Distribution

Although historical records come from a larger area of the state, extant populations are known from small portions of six counties in the lower Hudson River Valley (Columbia, Dutchess, Putnam, Ulster, Orange, and Sullivan). There are a few records of bog turtles in Westchester County from the 1990s, but it is not known if any extant populations remain in this county. Extant bog turtle populations are also known from a small portion of Oswego County and single locations in Seneca County and Wayne County.

### Global Distribution

The bog turtle occurs in twelve states in the United States and has a discontinuous distribution throughout its range. The northern portion of the range includes central and eastern New York, western Massachusetts, western Connecticut southward to Pennsylvania, New Jersey, Maryland, and northern Delaware. The southern part of the species range includes southeastern Virginia, western and central North Carolina, extreme western Tennessee, and western South Carolina and Georgia. There is a large hiatus of about 250 miles between the northern population and the southern population. Bog turtles occur from sea level to 4,200 feet in elevation in the Appalachians, although populations are usually found below 800 feet in the north. Bog turtles are believed to be extirpated in western Pennsylvania and in the Lake George region of New York.

### Best Places to See

- Bog turtles are currently on display at Cold Spring Harbor Fish Hatchery and Aquarium in Cold Spring Harbor, New York (<http://www.cshfha.org/>) (Nassau County)
- As this species is vulnerable to illegal collection, no naturally occurring populations are listed.
- Bog turtles are currently on display at the Seneca Park Zoo in Rochester, New York (<http://senecaparkzoo.org/>). (Monroe County)
- Bog turtles are currently on display at the Rosamond Gifford Zoo at Burnet Park in Syracuse, New York (<http://www.rosamondgiffordzoo.org/>). (Onondaga County)



## Identifying Characteristics

This is a small turtle with adult carapace (upper shell) lengths ranging from 3 to 4.5 inches in length. The carapace is light brown to black, may have a faint yellowish or reddish pattern visible on the large scutes, and is strongly sculptured with growth lines visible, except in very old adults where the growth lines may be worn smooth. An inconspicuous keel is also present along the dorsal midline of the carapace. The plastron (lower shell) is mainly dark brown to black and may also have large yellowish or reddish blotches present. The head is black with two large orange or yellow blotches above and behind the tympanum (ear) on each side of the head.

## Characters Most Useful for Identification

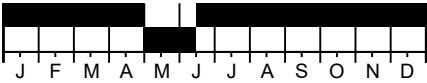
The small size and normally orange (sometimes yellow) head blotches are split into two parts and are characteristic of the species.

## Diet

The diet of the bog turtle has been reported to include insects, plants, frogs, and carrion (Bury 1979). Fecal samples from Massachusetts have contained spiders (Aracnida), beetles (Coleoptera), millipedes (Diplopoda), flies (Diptera), snails (Gastropoda), ants (Hymenoptera), moths (Lepidoptera), dragonflies (Odonata), caddisflies (Trichoptera), and plant fragments (Klemens 1993). Slugs (Arion subflavus) have been reported as food items in southeastern New York, while slugs and crayfish have been reported as food items in North Carolina (USFWS 2001).

## Best Time to See

Bog turtles are diurnal and are normally active during the early morning to mid-day hours, often in the direct sun. This species hibernates communally and shows site-fidelity to hibernacula.



- Present
- Reproducing

The time of year you would expect to find Bog Turtle present and reproducing in New York.

## Similar Species

- Spotted Turtle (*Clemmys guttata*) ([guide](#))

Some individual spotted turtles may lack the characteristic yellow spots on their shells. This is rarely the case, however, and this species can always be distinguished from bog turtles by the many yellow spots that are present on their heads and necks (Conant and Collins 1998).

## Bog Turtle Images

- 1.
- 2.
- 3.
- 4.





Bog turtle  
Jesse W. Jaycox



Bog turtle  
Adele M. Olivero



Bog turtle plastron  
Troy Weldy





Bog turtle adult  
Matthew D. Schlesinger

[Previous](#) [Next](#)

## Taxonomy

Bog Turtle  
*Glyptemys muhlenbergii* (Schoepff, 1801)

- Kingdom Animalia
  - Phylum Craniata
    - Class Chelonia (Turtles)
      - Order Testudines (Turtles)
        - Family Emydidae (Box Turtles and Pond Turtles)

## Synonyms

- *Clemmys muhlenbergii* (Schoepff, 1801)

## Additional Resources

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## Links

- [Google Images](#)
- [NatureServer Explorer](#)
- [New York State Department of Environmental Conservation](#)

## About This Guide

This guide was authored by: Jesse Jaycox

Information for this guide was last updated on: June 28, 2019

Please cite this page as:

New York Natural Heritage Program. 2021. Online Conservation Guide for *Glyptemys muhlenbergii*. Available from: <https://guides.nynhp.org/bog-turtle/>. Accessed September 18, 2021.



**Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range**

(Revised April 29, 2020) Please do not edit document.

Wetland ID: A

PNDI # (for PA): \_\_\_\_\_

General Info

Property/Project Name Mt Ivy LLC - Miller's Pond

Coordinates 41.17093, -74.04249

Project Type master planned community consisting of town homes and rental apartments as well as preserved wetlands & open space areas

Entity Requesting Phase 1 Survey NA

County/Township/Municipality Town of Ramapo

Lead Surveyor Norbert Quenzer

Affiliation Quenzer Environmental LLC

Other Assistants Present NA

Date/Condition

Date of Survey 9-9-21 Time In 10:25 Time Out 10:40 Air Temp. 68 <sup>F</sup> 20 <sup>C</sup>

Last Precipitation ☒ < 24 hours ☐ 1-7 days ☐ > 1 week ☐ unknown Drought conditions? ☐ Yes ☒ No ☐ Unknown

Drought Index\*<sup>1</sup> (Circle): none D0 D1 D2 D3 D4 Wetland Photos Taken ☒ Yes ☐ No (Provide photo location map)

Notes (e.g., details about drought, flood, abnormally dry, and/or snow/ice conditions, and any other seasonal conditions observed):

wetter than normal

Wetland Size 0.1 acres, if known # Wetlands w/in Project Area<sup>2</sup> 5

Estimate wetland size (acres) ☒ < 0.1 ☐ 0.1 - 0.5 ☐ 0.5 - 1 ☐ 1 - 2 ☐ 2 - 4 ☐ 5+ ☐ 10+

Estimate % Canopy Cover\*<sup>3</sup> ☐ 0% ☐ ≤ 5 ☐ 6-20 ☐ 21-40 ☒ 41-60 ☐ > 60

Hydrology and Soils (check all that apply): use additional pages to further discuss pertinent general wetland information

☐ Springs/Seeps ☐ Springhouse ☐ Trib/Stream ☐ Pond ☒ Stormwater ☐ Iron Bacteria ☐ Watercress

☒ Water Visible on Surface Evidence of Flooding ☐ Yes ☐ No If yes, (☐ Seasonal Flooding<sup>4</sup> ☐ Routine Flooding<sup>5</sup>)

☐ Rivulets (☐ inches deep) ☐ Subsurface Tunnel/Rivulets ☐ Tire Ruts (☐ inches deep)

☐ Small Puddles/Depressions (☐ inches deep) ☒ Saturated soils present? If yes, year-round? ☐ Likely ☒ Unlikely ☐ Unk

☒ Yes ☐ No Are there any signs of disturbance to hydrology (e.g., drainage ditches, tile drainages, berms, culverts, fill material, ponds, roads, beaver activity)?

Stormwater runoff from golf course

Estimate time period (in years) of disturbance\*: ☒ ≤ 5 ☐ 6-10 ☐ 11-20 ☐ > 20

For ditches that may be present, is there bog turtle habitat? If yes, describe:

No - dug drainage ditch from golf course

<sup>1</sup> (\*) Denotes reference to the Supplemental Information document that provides more details on this particular question.

<sup>2</sup> Each wetland must have a separate Phase 1 habitat assessment data form completed.

<sup>3</sup> Determine percent cover of abundant species for the wetland, not by wetland type. Abundant species are those that are most prominent in the wetland and have the highest percent of coverage compared to other species.

<sup>4</sup> Seasonal flooding in wetlands/streams can occur as a result of spring snow melt/heavy rain that increases water levels in these systems.

<sup>5</sup> Routine flooding refers to tidally-influenced wetland/stream systems or the occurrence of normal rain patterns throughout the year.



Yes ✓ No Are there any signs of disturbance to vegetation (e.g., mowing, pasturing, burning)? If yes, describe:

Rate (scale of 1-4) level of vegetation disturbance\* (Circle): 1. Light to moderate grazing or mowing 2. No grazing, mowing, burning observed<sup>6</sup> 3. Moderate to high grazing or mowing 4. Mowing occurs during bog turtle active season

Soil types present\*: Alder silt loam

How much suitable habitat is in this wetland? Estimate acreage or percentage: NA

Wetland Type	% of Total Wetland	% of Wetland Type w/Muck	Avg. Muck Depth	Max. Muck Depth
PEM Portion of Wetland:	<u>70</u>		<u>—</u> in.	<u>—</u> in.
PSS Portion of Wetland:			<u>—</u> in.	<u>—</u> in.
PFO Portion of Wetland:	<u>30</u>		<u>—</u> in.	<u>—</u> in.
POW/PUB Portion of Wetland:			<u>—</u> in.	<u>—</u> in.

CIRCLE all vegetation\* from list below that is dominant ( $\geq 20\%$  for each wetland type listed above) and add other species you observe that are not listed in table in the "notes" space provided below or in the extra table cells.

Alder Spp. <i>Alnus</i> spp.	Common Reed <i>Phragmites australis</i>	Jewelweed <i>Impatiens capensis</i>	Rice Cutgrass <i>Leersia oryzoides</i>	Spicebush <i>Lindera benzoin</i>	Willow spp. <i>Salix</i> spp.
Alder-leaved Buckthorn <i>Rhamnus alnifolia</i>	Dogwood Spp. <i>Cornus</i> spp.	Mile-A-Minute <i>Persicaria perfoliata</i>	Rough-leaved Goldenrod <i>Solidago patula</i>	Spike-Rush <i>Eleocharis palustris</i>	Woolly-fruited Sedge <i>Carex lasiocarpa</i>
American Elm <i>Ulmus americana</i>	Duck Potato <i>Sagittaria latifolia</i>	Multiflora Rose <i>Rosa multiflora</i>	Sensitive Fern <i>Onoclea sensibilis</i>	Swamp Rose <i>Rosa palustris</i>	Woolly Bulrush or Woolgrass <i>Scirpus cyperinus</i>
Arrowhead <i>Sagittaria latifolia</i>	Eastern Red Cedar <i>Juniperus virginiana</i>	Poison Sumac <i>Toxicodendron vernix</i>	Shrubby Cinquefoil <i>Dasiphora fruticosa</i>	Sweetflag <i>Acorus calamus</i>	Yellow-Green Sedge <i>Cyperus esculentus</i>
Carpetgrass <i>Axonopus fissifolius</i>	Eastern Tamarack <i>Larix laricina</i>	Porcupine Sedge <i>Carex hystericina</i>	Skunk Cabbage <i>Symplocarpus foetidus</i>	Tearthumb Spp. <i>Polygonum</i> spp.	
Cattail <i>Typha</i> spp.	Grass-of-Parnassus <i>Parnassia glauca</i>	Purple Loosestrife <i>Lythrum salicaria</i>	Smooth Sawgrass <i>Cladium mariscoides</i>	Tussock Sedge <i>Carex stricta</i>	
Cinnamon Fern <i>Osmundastrum cinnamomeum</i>	Inland sedge <i>Carex interior</i>	Red Maple <i>Acer rubrum</i>	Soft Rush or Common Rush <i>Juncus effusus</i>	Viburnum Spp. <i>Viburnum</i> spp.	
Common Boneset <i>Eupatorium perfoliatum</i>	Japanese Stiltgrass <i>Microstegium vimineum</i>	Reed Canary Grass <i>Phalaris arundinacea</i>	Sphagnum Moss <i>Sphagnum</i> spp.	White turtlehead <i>Chelone glabra</i>	

Notes on additional plant species (e.g., sedge, rush, grass, shrub, tree species):

<sup>6</sup> No grazing, mowing, or burning is given a "2" rank as this is considered more harmful to bog turtle wetlands than Rank 1 (light to moderate grazing or mowing). Light to moderate habitat management is beneficial to suppressing succession of native and non-native plant species.

Describe surrounding landscape (e.g., wetlands, forest, subdivision, agricultural field, fallow field, etc.):

Golf Course

## Landscape Info

How much of this wetland is located **off-site** (i.e., outside the property boundaries or right-of-way)?

- ☒ None of it – the entire wetland is within the property boundaries  
☐ Some of it – \_\_\_\_\_ Acres or \_\_\_\_\_ % of the wetland appears to be located off-site

If part of this wetland continues off-site, how much of the **off-site portion** was surveyed (on foot)?

- ☐ None of it ☐ All of it ☐ Part of it (\_\_\_\_\_ acres or \_\_\_\_\_ % of the off-site portion)

Is there potential bog turtle habitat **within 300 feet\***? ☐ Yes ☒ No ☐ Unk Habitat **off-site**? ☐ Yes ☐ No ☐ Unk

If yes, how did you conclude this?

## Species

Were any bog turtles observed? ☐ Yes ☒ No If yes, how many? \_\_\_\_\_  
 Other herps observed? ☐ Yes ☒ No If yes, which ones?

\*Note that you must be permitted by the state you are conducting the survey in to handle bog turtles.

\*Report bog turtle observations to your local FWS Field Office and state wildlife office within 48 hrs.

- ☐ Yes ☒ No ☐ Unsure The **hydrology** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure The **soils** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure The **vegetation** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (fair to good quality).  
☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (low to very low quality).  
☒ This wetland does **NOT** have potential bog turtle habitat. ☐ **UNSURE** if suitable habitat is present.

## Lead Surveyor Opinion

Notes (How did you reach this opinion?):

No suitable soils or hydrology

Lead Surveyor – please sign below certifying to the best of your knowledge that all of the information provided herein is accurate and complete.

Print Name Norbert QuenzerSignature Date 9-9-21

Contact Information Norbert Quenzer, PWS, CWB, CE - Principal/Senior Ecologist  
Quenzer Environmental LLC 215 Cedar Grove Road, Selkirk, NY 12158  
518-227-0871 Norbert@QuenzerEnvironmental.com www.QuenzerEnvironmental.com

**\*\*Important\*\*** Please include all Phase 1 data forms in a final Phase 1 bog turtle habitat assessment report (see Attachment 3 in *Guidelines for Bog Turtle Surveys* for checklist) and submit to your local state wildlife agency and U.S. Fish and Wildlife Service Field Office (see Attachment 1 in *Guidelines for Bog Turtle Surveys*).

**Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range**

(Revised April 29, 2020)

Wetland ID: \_\_\_\_\_

A-E

**Additional space for notes, color photos, or maps/sketch of wetland** (or attach printed map with each wetland type carefully outlined; include all wetland types [PEM, PSS, PFO, POW/PUB], streams/ditches, north arrow, property/project borders, and areas of core bog turtle habitat. Include **color photos** for each wetland assessed and separate Phase 1 data forms for each when submitting to agencies, as well as any reptile and amphibian species you encounter, if possible.

**See attached report**

For Wetlands onsite A-E



**Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range**

(Revised April 29, 2020) Please do not edit document.

Wetland ID: B

PNDI # (for PA):

Property/Project Name Mt Ivy LLC - Miller's Pond

Coordinates 41.17352, -74.04227

Project Type master planned community consisting of town homes and rental apartments as well as preserved wetlands & open space areas

Entity Requesting Phase 1 Survey NA

County/Township/Municipality Town of Ramapo

Lead Surveyor Norbert Quenzer

Affiliation Quenzer Environmental LLC

Other Assistants Present NA

Date of Survey 9-9-21 Time In 11:05 Time Out 12:15 Air Temp. 68 °F °C

Last Precipitation ☒ < 24 hours ☐ 1-7 days ☐ > 1 week ☐ unknown Drought conditions? ☐ Yes ☒ No ☐ Unknown

Drought Index\*1 (Circle): none D0 D1 D2 D3 D4 Wetland Photos Taken ☒ Yes ☐ No (Provide photo location map)

Notes (e.g., details about drought, flood, abnormally dry, and/or snow/ice conditions, and any other seasonal conditions observed):

Heavy recent rains

Wetland Size 1.9 acres, if known # Wetlands w/in Project Area<sup>2</sup> 5

Estimate wetland size (acres) ☐ < 0.1 ☐ 0.1 - 0.5 ☐ 0.5 - 1 ☒ 1 - 2 ☐ 2 - 4 ☐ 5+ ☒ 10+

Estimate % Canopy Cover\*3 ☐ 0% ☐ ≤ 5 ☐ 6-20 ☐ 21-40 ☐ 41-60 ☒ > 60

Hydrology and Soils (check all that apply): use additional pages to further discuss pertinent general wetland information

☐ Springs/Seeps ☐ Springhouse ☐ Trib/Stream ☐ Pond ☒ Stormwater ☐ Iron Bacteria ☐ Watercress

☒ Water Visible on Surface Evidence of Flooding ☒ Yes ☐ No If yes, (☒ Seasonal Flooding<sup>4</sup> ☐ Routine Flooding<sup>5</sup>)

☐ Rivulets (☐ inches deep) ☐ Subsurface Tunnel/Rivulets ☐ Tire Ruts (☐ inches deep)

☒ Small Puddles/Depressions (☐ inches deep) ☐ Saturated soils present? If yes, year-round? ☒ Likely ☐ Unlikely ☐ Unk

☒ Yes ☐ No Are there any signs of disturbance to hydrology (e.g., drainage ditches, tile drainages, berms, culverts, fill material, ponds, roads, beaver activity)?

runoff from golf course

Estimate time period (in years) of disturbance\*: ☒ ≤ 5 ☐ 6-10 ☐ 11-20 ☐ > 20

For ditches that may be present, is there bog turtle habitat? If yes, describe:

\*1 (\*) Denotes reference to the Supplemental Information document that provides more details on this particular question.

\*2 Each wetland must have a separate Phase 1 habitat assessment data form completed.

\*3 Determine percent cover of abundant species for the wetland, not by wetland type. Abundant species are those that are most prominent in the wetland and have the highest percent of coverage compared to other species.

\*4 Seasonal flooding in wetlands/streams can occur as a result of spring snow melt/heavy rain that increases water levels in these systems.

\*5 Routine flooding refers to tidally-influenced wetland/stream systems or the occurrence of normal rain patterns throughout the year.



Wetland ID: B

✓ Yes \_\_\_ No Are there any signs of disturbance to vegetation (e.g., mowing, pasturing, burning)? If yes, describe:

edge of wetland golf course

Rate (scale of 1-4) level of vegetation disturbance\* (Circle): 1. Light to moderate grazing or mowing 2. No grazing, mowing, burning observed<sup>6</sup> 3. Moderate to high grazing or mowing 4. Mowing occurs during bog turtle active season

Soil types present\*:

Alder silt loam + Cathey muck

How much suitable habitat is in this wetland? Estimate acreage or percentage: NA

Wetland Type	% of Total Wetland	% of Wetland Type w/Muck	Avg. Muck Depth	Max. Muck Depth
PEM Portion of Wetland:	<u>&lt;5</u>	<u>?</u>	<u>—</u> in.	<u>—</u> in.
PSS Portion of Wetland:	<u>&lt;5</u>	<u>?</u>	<u>—</u> in.	<u>—</u> in.
PFO Portion of Wetland:	<u>95</u>	<u>?</u>	<u>4-6</u> in.	<u>16</u> in.
POW/PUB Portion of Wetland:	<u>—</u>	<u>—</u>	<u>—</u> in.	<u>—</u> in.

CIRCLE all vegetation\* from list below that is dominant ( $\geq 20\%$  for each wetland type listed above) and add other species you observe that are not listed in table in the "notes" space provided below or in the extra table cells.

Alder Spp. <i>Alnus</i> spp.	Common Reed <i>Phragmites australis</i>	Jewelweed <i>Impatiens capensis</i>	Rice Cutgrass <i>Leersia oryzoides</i>	Spicebush <i>Lindera benzoin</i>	Willow spp. <i>Salix</i> spp.
Alder-leaved Buckthorn <i>Rhamnus alnifolia</i>	Dogwood Spp. <i>Cornus</i> spp.	Mile-A-Minute <i>Persicaria perfoliata</i>	Rough-leaved Goldenrod <i>Solidago patula</i>	Spike-Rush <i>Eleocharis palustris</i>	Woolly-fruited Sedge <i>Carex lasiocarpa</i>
American Elm <i>Ulmus americana</i>	Duck Potato <i>Sagittaria latifolia</i>	Multiflora Rose <i>Rosa multiflora</i>	Sensitive Fern <i>Onoclea sensibilis</i>	Swamp Rose <i>Rosa palustris</i>	Woolly Bulrush or Woolgrass <i>Scirpus cyperinus</i>
Arrowhead <i>Sagittaria latifolia</i>	Eastern Red Cedar <i>Juniperus virginiana</i>	Poison Sumac <i>Toxicodendron vernix</i>	Shrubby Cinquefoil <i>Dasiphara fruticosa</i>	Sweetflag <i>Acorus calamus</i>	Yellow-Green Sedge <i>Cyperus esculentus</i>
Carpetgrass <i>Axonopus fissifolius</i>	Eastern Tamarack <i>Larix laricina</i>	Porcupine Sedge <i>Carex hystericina</i>	Skunk Cabbage <i>Symplocarpus foetidus</i>	Tearthumb Spp. <i>Polygonum</i> spp.	
Cattail <i>Typha</i> spp.	Grass-of-Parnassus <i>Parnassia glauca</i>	Purple Loosestrife <i>Lythrum salicaria</i>	Smooth Sawgrass <i>Cladium mariscoides</i>	Tussock Sedge <i>Carex stricta</i>	
Cinnamon Fern <i>Osmundastrum cinnamomeum</i>	Inland sedge <i>Carex interior</i>	Red Maple <i>Acer rubrum</i>	Soft Rush or Common Rush <i>Juncus effusus</i>	Viburnum Spp. <i>Viburnum</i> spp.	
Common Boneset <i>Eupatorium perfoliatum</i>	Japanese Stiltgrass <i>Microstegium vimineum</i>	Reed Canary Grass <i>Phalaris arundinacea</i>	Sphagnum Moss <i>Sphagnum</i> spp.	White turtlehead <i>Chelone glabra</i>	

Notes on additional plant species (e.g., sedge, rush, grass, shrub, tree species):

Bidens sp. - downy

<sup>6</sup> No grazing, mowing, or burning is given a "2" rank as this is considered more harmful to bog turtle wetlands than Rank 1 (light to moderate grazing or mowing). Light to moderate habitat management is beneficial to suppressing succession of native and non-native plant species.

Describe surrounding landscape (e.g., wetlands, forest, subdivision, agricultural field, fallow field, etc.):

golf course - FW to N

## Landscape Info

How much of this wetland is located **off-site** (i.e., outside the property boundaries or right-of-way)?☐ None of it - the entire wetland is within the property boundaries☒ Some of it -        Acres or        % of the wetland appears to be located off-siteIf part of this wetland continues off-site, how much of the **off-site portion** was surveyed (on foot)?☐ None of it ☐ All of it ☒ Part of it (       acres or        % of the off-site portion)Is there potential bog turtle habitat **within 300 feet\***? ☐ Yes ☒ No ☐ Unk Habitat **off-site**? ☐ Yes ☐ No ☒ Unk

If yes, how did you conclude this?

visibility - DPW

## Species

Were any bog turtles observed? ☐ Yes ☒ No If yes, how many?       Other herps observed? ☐ Yes ☒ No If yes, which ones?       \*Note that you must be permitted by the state you are conducting the survey in to handle bog turtles.\*Report bog turtle observations to your local FWS Field Office and state wildlife office within 48 hrs.

## Lead Surveyor Opinion

☐ Yes ☒ No ☐ Unsure The **hydrology** criterion for bog turtle habitat is met.☒ Yes ☐ No ☐ Unsure The **soils** criterion for bog turtle habitat is met.☐ Yes ☒ No ☐ Unsure The **vegetation** criterion for bog turtle habitat is met.☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (fair to good quality).☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (low to very low quality).☒ This wetland does **NOT** have potential bog turtle habitat. ☐ **UNSURE** if suitable habitat is present.

Notes (How did you reach this opinion?):

- unsuitable hydrology, absence of calciphytes  
stormwater pollutants from golf course

Lead Surveyor - please sign below certifying to the best of your knowledge that all of the information provided herein is accurate and complete.

Print Name Norbert QuenzerSignature Date 9-9-21Contact Information Norbert Quenzer, PWS, CWB, CE - Principal/Senior EcologistQuenzer Environmental LLC 215 Cedar Grove Road, Selkirk, NY 12158518-227-0871 Norbert@QuenzerEnvironmental.com www.QuenzerEnvironmental.com

**\*\*Important\*\*** Please include all Phase 1 data forms in a final Phase 1 bog turtle habitat assessment report (see Attachment 3 in *Guidelines for Bog Turtle Surveys* for checklist) and submit to your local state wildlife agency and U.S. Fish and Wildlife Service Field Office (see Attachment 1 in *Guidelines for Bog Turtle Surveys*).



**Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range**

(Revised April 29, 2020) Please do not edit document.

Wetland ID: C

PNDI # (for PA): \_\_\_\_\_

Property/Project Name Mt Ivy LLC - Miller's Pond

Coordinates 41.17395, -74.05075

Project Type master planned community consisting of town homes and rental apartments as well as preserved wetlands & open space areas

Entity Requesting Phase 1 Survey NA

County/Township/Municipality Town of Ramapo

Lead Surveyor Norbert Quenzer

Affiliation Quenzer Environmental LLC

Other Assistants Present NA

Date of Survey 9-9-21 Time In 1:25 Time Out 2:05 Air Temp. 70 F °C°

Last Precipitation ☒ < 24 hours ☐ 1-7 days ☐ > 1 week ☐ unknown Drought conditions? ☐ Yes ☒ No ☐ Unknown

Drought Index\*<sup>1</sup> (Circle): none D0 D1 D2 D3 D4 Wetland Photos Taken ☒ Yes ☐ No (Provide photo location map)

Notes (e.g., details about drought, flood, abnormally dry, and/or snow/ice conditions, and any other seasonal conditions observed):

Heavy recent rains

Wetland Size 1.8 acres, if known # Wetlands w/in Project Area<sup>2</sup> 5

Estimate wetland size (acres) ☐ < 0.1 ☐ 0.1 - 0.5 ☐ 0.5 - 1 ☐ 1 - 2 ☐ 2 - 4 ☐ 5+ ☐ 10+

Estimate % Canopy Cover\*<sup>3</sup> ☐ 0% ☐ ≤ 5 ☐ 6-20 ☐ 21-40 ☐ 41-60 ☒ > 60

Hydrology and Soils (check all that apply): use additional pages to further discuss pertinent general wetland information

☐ Springs/Seeps ☐ Springhouse ☒ Trib/Stream ☒ Pond ☐ Stormwater ☐ Iron Bacteria ☐ Watercress

☒ Water Visible on Surface Evidence of Flooding ☒ Yes ☐ No If yes, (☒ Seasonal Flooding<sup>4</sup> ☐ Routine Flooding<sup>5</sup>)

☐ Rivulets (\_\_\_\_ inches deep) ☐ Subsurface Tunnel/Rivulets ☐ Tire Ruts (\_\_\_\_ inches deep)

☒ Small Puddles/Depressions (3-1 inches deep) ☒ Saturated soils present? If yes, year-round? ☒ Likely ☐ Unlikely ☐ Unk

☒ Yes ☐ No Are there any signs of disturbance to hydrology (e.g., drainage ditches, tile drainages, berms, culverts, fill material, ponds, roads, beaver activity)?

Runoff directed from golf course

Estimate time period (in years) of disturbance\*: ☒ ≤ 5 ☒ 6-10 ☐ 11-20 ☐ > 20

For ditches that may be present, is there bog turtle habitat? If yes, describe:

<sup>1</sup> (\*) Denotes reference to the Supplemental Information document that provides more details on this particular question.

<sup>2</sup> Each wetland must have a separate Phase 1 habitat assessment data form completed.

<sup>3</sup> Determine percent cover of abundant species for the wetland, not by wetland type. Abundant species are those that are most prominent in the wetland and have the highest percent of coverage compared to other species.

<sup>4</sup> Seasonal flooding in wetlands/streams can occur as a result of spring snow melt/heavy rain that increases water levels in these systems.

<sup>5</sup> Routine flooding refers to tidally-influenced wetland/stream systems or the occurrence of normal rain patterns throughout the year.

☒ Yes ☐ No Are there any signs of disturbance to vegetation (e.g., mowing, pasturing, burning)? If yes, describe:

Mowing - Part of golf course

Wetland Info

Rate (scale of 1-4) level of vegetation disturbance\* (Circle): 1. Light to moderate grazing or mowing 2. No grazing, mowing, burning observed<sup>6</sup> 3. Moderate to high grazing or mowing 4. Mowing occurs during bog turtle active season

Soil types present\*:

Alder silt loam

How much suitable habitat is in this wetland? Estimate acreage or percentage: \_\_\_\_\_

Wetland Type	% of Total Wetland	% of Wetland Type w/Muck	Avg. Muck Depth	Max. Muck Depth
PEM Portion of Wetland:	<u>&lt; 2</u>	_____	_____ in.	_____ in.
PSS Portion of Wetland:	_____	_____	_____ in.	_____ in.
PFO Portion of Wetland:	<u>90</u>	_____	_____ in.	_____ in.
POW/PUB Portion of Wetland:	<u>&lt; 10</u>	_____	_____ in.	_____ in.

CIRCLE all vegetation\* from list below that is dominant ( $\geq 20\%$  for each wetland type listed above) and add other species you observe that are not listed in table in the "notes" space provided below or in the extra table cells.

Wetland Type/Vegetation

Alder Spp. <i>Alnus</i> spp.	Common Reed <i>Phragmites australis</i>	Jewelweed <i>Impatiens capensis</i>	Rice Cutgrass <i>Leersia oryzoides</i>	Spicebush <i>Lindera benzoin</i>	Willow spp. <i>Salix</i> spp.
Alder-leaved Buckthorn <i>Rhamnus alnifolia</i>	Dogwood Spp. <i>Cornus</i> spp.	Mile-A-Minute <i>Persicaria perfoliata</i>	Rough-leaved Goldenrod <i>Solidago patula</i>	Spike-Rush <i>Eleocharis palustris</i>	Woolly-fruited Sedge <i>Carex lasiocarpa</i>
American Elm <i>Ulmus americana</i>	Duck Potato <i>Sagittaria latifolia</i>	Multiflora Rose <i>Rosa multiflora</i>	Sensitive Fern <i>Onoclea sensibilis</i>	Swamp Rose <i>Rosa palustris</i>	Woolly Bulrush or Woolgrass <i>Scirpus cyperinus</i>
Arrowhead <i>Sagittaria latifolia</i>	Eastern Red Cedar <i>Juniperus virginiana</i>	Poison Sumac <i>Toxicodendron vernix</i>	Shrubby Cinquefoil <i>Dasiphora fruticosa</i>	Sweetflag <i>Acorus calamus</i>	Yellow-Green Sedge <i>Cyperus esculentus</i>
Carpetgrass <i>Axonopus fissifolius</i>	Eastern Tamarack <i>Larix laricina</i>	Porcupine Sedge <i>Carex hystericina</i>	Skunk Cabbage <i>Symplocarpus foetidus</i>	Tearthumb Spp. <i>Polygonum</i> spp.	
Cattail <i>Typha</i> spp.	Grass-of-Parnassus <i>Parnassia glauca</i>	Purple Loosestrife <i>Lythrum salicaria</i>	Smooth Sawgrass <i>Cladium mariscoides</i>	Tussock Sedge <i>Carex stricta</i>	
Cinnamon Fern <i>Osmundastrum cinnamomeum</i>	Inland sedge <i>Carex interior</i>	Red Maple <i>Acer rubrum</i>	Soft Rush or Common Rush <i>Juncus effusus</i>	Viburnum Spp. <i>Viburnum</i> spp.	
Common Boneset <i>Eupatorium perfoliatum</i>	Japanese Stiltgrass <i>Microstegium vimineum</i>	Reed Canary Grass <i>Phalaris arundinacea</i>	Sphagnum Moss <i>Sphagnum</i> spp.	White turtlehead <i>Chelone glabra</i>	

Notes on additional plant species (e.g., sedge, rush, grass, shrub, tree species):

Japanese Stilt grass - dominant w/ phragmites along edge of FW

<sup>6</sup> No grazing, mowing, or burning is given a "2" rank as this is considered more harmful to bog turtle wetlands than Rank 1 (light to moderate grazing or mowing). Light to moderate habitat management is beneficial to suppressing succession of native and non-native plant species.



Wetland ID: C

Describe surrounding landscape (e.g., wetlands, forest, subdivision, agricultural field, fallow field, etc.):

*Golf course*

## Landscape Info

How much of this wetland is located **off-site** (i.e., outside the property boundaries or right-of-way)?

- ☐ None of it – the entire wetland is within the property boundaries  
☒ Some of it –        Acres or        % of the wetland appears to be located off-site

If part of this wetland continues off-site, how much of the **off-site portion** was surveyed (on foot)?

- ☒ None of it ☐ All of it ☐ Part of it (       acres or        % of the off-site portion)

Is there potential bog turtle habitat **within 300 feet\***? ☐ Yes ☒ No ☐ Unk Habitat **off-site**? ☐ Yes ☐ No ☐ Unk

If yes, how did you conclude this?

*Aerials + view from golf course*

## Species

Were any bog turtles observed? ☐ Yes ☒ No If yes, how many?       Other herps observed? ☐ Yes ☒ No If yes, which ones?       

\*Note that you must be permitted by the state you are conducting the survey in to handle bog turtles.

\*Report bog turtle observations to your local FWS Field Office and state wildlife office within 48 hrs.

## Lead Surveyor Opinion

- ☐ Yes ☒ No ☐ Unsure The **hydrology** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure The **soils** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure The **vegetation** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (fair to good quality).  
☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (low to very low quality).  
☒ This wetland does **NOT** have potential bog turtle habitat. ☐ **UNSURE** if suitable habitat is present.

Notes (How did you reach this opinion?):

*No suitable hydrology, invasive species present and ~~pollutant~~ loading from stormwater*

Lead Surveyor – please sign below certifying to the best of your knowledge that all of the information provided herein is accurate and complete.

Print Name Norbert QuenzerSignature *[Signature]*Date 9-9-21Contact Information Norbert Quenzer, PWS, CWB, CE - Principal/Senior EcologistQuenzer Environmental LLC 215 Cedar Grove Road, Selkirk, NY 12158518-227-0871 Norbert@QuenzerEnvironmental.com www.QuenzerEnvironmental.com

**\*\*Important\*\*** Please include all Phase 1 data forms in a final Phase 1 bog turtle habitat assessment report (see Attachment 3 in *Guidelines for Bog Turtle Surveys* for checklist) and submit to your local state wildlife agency and U.S. Fish and Wildlife Service Field Office (see Attachment 1 in *Guidelines for Bog Turtle Surveys*).

**Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range**

(Revised April 29, 2020) Please do not edit document.

Wetland ID: D

PNDI # (for PA): \_\_\_\_\_

General Info

Property/Project Name Mt Ivy LLC - Miller's Pond

Coordinates 41.17581, -74.05156

Project Type master planned community consisting of town homes and rental apartments as well as preserved wetlands & open space areas

Entity Requesting Phase 1 Survey NA

County/Township/Municipality Town of Ramapo

Lead Surveyor Norbert Quenzer

Affiliation Quenzer Environmental LLC

Other Assistants Present NA

Date/Condition

Date of Survey 9-9-21 Time In 12:20 Time Out 1:30 Air Temp. 69 F° C°

Last Precipitation ☒ < 24 hours ☐ 1-7 days ☐ > 1 week ☐ unknown Drought conditions? ☐ Yes ☒ No ☐ Unknown

Drought Index\*<sup>1</sup> (Circle): none D0 D1 D2 D3 D4 Wetland Photos Taken ☒ Yes ☐ No (Provide photo location map)

Notes (e.g., details about drought, flood, abnormally dry, and/or snow/ice conditions, and any other seasonal conditions observed):

Recent heavy rain

Wetland Size 1 acres, if known # Wetlands w/in Project Area<sup>2</sup> 5

Estimate wetland size (acres) ☐ < 0.1 ☐ 0.1 - 0.5 ☐ 0.5 - 1 ☐ 1 - 2 ☐ 2 - 4 ☐ 5+ ☒ 10+

Estimate % Canopy Cover\*<sup>3</sup> ☐ 0% ☐ ≤ 5 ☐ 6-20 ☐ 21-40 ☐ 41-60 ☒ ≥ 60 FW

Hydrology and Soils (check all that apply): use additional pages to further discuss pertinent general wetland information

☒ Springs/Seeps ☐ Springhouse ☒ Trib/Stream ☒ Pond ☒ Stormwater ☐ Iron Bacteria ☐ Watercress

☒ Water Visible on Surface Evidence of Flooding ☐ Yes ☐ No If yes, (☐ Seasonal Flooding<sup>4</sup> ☐ Routine Flooding<sup>5</sup>)

☐ Rivulets (☐ inches deep) ☐ Subsurface Tunnel/Rivulets ☐ Tire Ruts (☐ inches deep)

☒ Small Puddles/Depressions (12 inches deep) ☒ Saturated soils present? If yes, year-round? ☒ Likely ☐ Unlikely ☐ Unk

☒ Yes ☐ No Are there any signs of disturbance to hydrology (e.g., drainage ditches, tile drainages, berms, culverts, fill material, ponds, roads, beaver activity)?

Storm water directed to wetlands

Wetland Info

Estimate time period (in years) of disturbance\*: ☐ ≤ 5 ☐ 6-10 ☐ 11-20 ☐ > 20

For ditches that may be present, is there bog turtle habitat? If yes, describe:

<sup>1</sup> (\*) Denotes reference to the Supplemental Information document that provides more details on this particular question.

<sup>2</sup> Each wetland must have a separate Phase 1 habitat assessment data form completed.

<sup>3</sup> Determine percent cover of abundant species for the wetland, not by wetland type. Abundant species are those that are most prominent in the wetland and have the highest percent of coverage compared to other species.

<sup>4</sup> Seasonal flooding in wetlands/streams can occur as a result of spring snow melt/heavy rain that increases water levels in these systems.

<sup>5</sup> Routine flooding refers to tidally-influenced wetland/stream systems or the occurrence of normal rain patterns throughout the year.



Wetland ID: D

✓ Yes    No Are there any signs of disturbance to vegetation (e.g., mowing, pasturing, burning)? If yes, describe:

Mowing - golf course

Rate (scale of 1-4) level of vegetation disturbance\* (Circle): 1. Light to moderate grazing or mowing 2. No grazing, mowing, burning observed<sup>6</sup> 3. Moderate to high grazing or mowing 4. Mowing occurs during bog turtle active season

Soil types present\*:

Alder silt loam + Catclaw muck

How much suitable habitat is in this wetland? Estimate acreage or percentage: \_\_\_\_\_

Wetland Type	% of Total Wetland	% of Wetland Type w/Muck	Avg. Muck Depth	Max. Muck Depth
PEM Portion of Wetland:	<u>&lt; 5</u>	<u>50</u>	<u>4-6 in.</u>	<u>16 in.</u>
PSS Portion of Wetland:			<u>in.</u>	<u>in.</u>
PFO Portion of Wetland:	<u>95</u>	<u>7</u>	<u>4-6 in.</u>	<u>16 in.</u>
POW/PUB Portion of Wetland:			<u>in.</u>	<u>in.</u>

CIRCLE all vegetation\* from list below that is dominant ( $\geq 20\%$  for each wetland type listed above) and add other species you observe that are not listed in table in the "notes" space provided below or in the extra table cells.

Wetland Type/Vegetation

Alder Spp. <i>Alnus</i> spp.	Common Reed <i>Phragmites australis</i>	Jewelweed <i>Impatiens capensis</i>	Rice Cutgrass <i>Leersia oryzoides</i>	Spicebush <i>Lindera benzoin</i>	Willow spp. <i>Salix</i> spp.
Alder-leaved Buckthorn <i>Rhamnus alnifolia</i>	Dogwood Spp. <i>Cornus</i> spp.	Mile-A-Minute <i>Persicaria perfoliata</i>	Rough-leaved Goldenrod <i>Solidago patula</i>	Spike-Rush <i>Eleocharis palustris</i>	Woolly-fruited Sedge <i>Carex lasiocarpa</i>
American Elm <i>Ulmus americana</i>	Duck Potato <i>Sagittaria latifolia</i>	Multiflora Rose <i>Rosa multiflora</i>	Sensitive Fern <i>Onoclea sensibilis</i>	Swamp Rose <i>Rosa palustris</i>	Woolly Bulrush or Woolgrass <i>Scirpus cyperinus</i>
Arrowhead <i>Sagittaria latifolia</i>	Eastern Red Cedar <i>Juniperus virginiana</i>	Poison Sumac <i>Toxicodendron vernix</i>	Shrubby Cinquefoil <i>Dasiphora fruticosa</i>	Sweetflag <i>Acorus calamus</i>	Yellow-Green Sedge <i>Cyperus esculentus</i>
Carpetgrass <i>Axonopus fissifolius</i>	Eastern Tamarack <i>Larix laricina</i>	Porcupine Sedge <i>Carex hystericina</i>	Skunk Cabbage <i>Symplocarpus foetidus</i>	Tea thumb Spp. <i>Polygonum</i> spp.	<u>prevalent</u>
Cattail <i>Typha</i> spp.	Grass-of-Parnassus <i>Parnassia glauca</i>	Purple Loosestrife <i>Lythrum salicaria</i>	Smooth Sawgrass <i>Cladium mariscoides</i>	Tussock Sedge <i>Carex stricta</i>	
Cinnamon Fern <i>Osmundastrum cinnamomeum</i>	Inland sedge <i>Carex interior</i>	Red Maple <i>Acer rubrum</i>	Soft Rush or Common Rush <i>Juncus effusus</i>	Viburnum Spp. <i>Viburnum</i> spp.	
Common Boneset <i>Eupatorium perfoliatum</i>	Japanese Stiltgrass <i>Microstegium vimineum</i>	Reed Canary Grass <i>Phalaris arundinacea</i>	Sphagnum Moss <i>Sphagnum</i> spp.	White turtlehead <i>Chelone glabra</i>	

Notes on additional plant species (e.g., sedge, rush, grass, shrub, tree species):

<sup>6</sup> No grazing, mowing, or burning is given a "2" rank as this is considered more harmful to bog turtle wetlands than Rank 1 (light to moderate grazing or mowing). Light to moderate habitat management is beneficial to suppressing succession of native and non-native plant species.

Describe surrounding landscape (e.g., wetlands, forest, subdivision, agricultural field, fallow field, etc.):

Golf Course Mowing

## Landscape Info

How much of this wetland is located **off-site** (i.e., outside the property boundaries or right-of-way)?☐ None of it - the entire wetland is within the property boundaries☒ Some of it -        Acres or        % of the wetland appears to be located off-siteIf part of this wetland continues off-site, how much of the **off-site portion** was surveyed (on foot)?☒ None of it ☐ All of it ☐ Part of it (       acres or        % of the off-site portion)Is there potential bog turtle habitat **within 300 feet\***? ☐ Yes ☒ No ☐ Unk Habitat **off-site**? ☐ Yes ☐ No ☐ Unk

If yes, how did you conclude this?

NWI mapping - FW Complex

## Species

Were any bog turtles observed? ☒ Yes ☐ No If yes, how many?       Other herps observed? ☐ Yes ☒ No If yes, which ones?       

\*Note that you must be permitted by the state you are conducting the survey in to handle bog turtles.

\*Report bog turtle observations to your local FWS Field Office and state wildlife office within 48 hrs.

- ☐ Yes ☒ No ☐ Unsure The **hydrology** criterion for bog turtle habitat is met.
- ☒ Yes ☒ No ☐ Unsure The **soils** criterion for bog turtle habitat is met.
- ☒ Yes ☒ No ☐ Unsure The **vegetation** criterion for bog turtle habitat is met.
- ☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (fair to good quality).
- ☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (low to very low quality).
- ☒ This wetland does **NOT** have potential bog turtle habitat. ☐ **UNSURE** if suitable habitat is present.

## Lead Surveyor Opinion

Notes (How did you reach this opinion?):

No suitable hydrology, lack of calciphytes

Lead Surveyor - please sign below certifying to the best of your knowledge that all of the information provided herein is accurate and complete.

Print Name Norbert QuenzerSignature [Signature]Date 9-9-21Contact Information Norbert Quenzer, PWS, CWB, CE - Principal/Senior EcologistQuenzer Environmental LLC 215 Cedar Grove Road, Selkirk, NY 12158518-227-0871 Norbert@QuenzerEnvironmental.com www.QuenzerEnvironmental.com

**\*\*Important\*\*** Please include all Phase 1 data forms in a final Phase 1 bog turtle habitat assessment report (see Attachment 3 in *Guidelines for Bog Turtle Surveys* for checklist) and submit to your local state wildlife agency and U.S. Fish and Wildlife Service Field Office (see Attachment 1 in *Guidelines for Bog Turtle Surveys*).



**Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range**

(Revised April 29, 2020) Please do not edit document.

Wetland ID: E

PNDI # (for PA): \_\_\_\_\_

General Info

Property/Project Name Mt Ivy LLC - Miller's Pond

Coordinates 41.16910, -74.04590

Project Type master planned community consisting of town homes and rental apartments as well as preserved wetlands & open space areas

Entity Requesting Phase 1 Survey NA

County/Township/Municipality Town of Ramapo

Lead Surveyor Norbert Quenzer

Affiliation Quenzer Environmental LLC

Other Assistants Present NA

Date/Condition

Date of Survey 9-9-21 Time In 2:10 Time Out 3:15 Air Temp. 70 F °C°

Last Precipitation ☒ < 24 hours ☐ 1-7 days ☐ > 1 week ☐ unknown Drought conditions? ☐ Yes ☒ No ☐ Unknown

Drought Index\*<sup>1</sup> (Circle): none D0 D1 D2 D3 D4 Wetland Photos Taken ☒ Yes ☐ No (Provide photo location map)

Notes (e.g., details about drought, flood, abnormally dry, and/or snow/ice conditions, and any other seasonal conditions observed):

Recent heavy rains

Wetland Info

Wetland Size 12+ acres, if known # Wetlands w/in Project Area<sup>2</sup> 5

Estimate wetland size (acres) ☐ < 0.1 ☐ 0.1 - 0.5 ☐ 0.5 - 1 ☐ 1 - 2 ☐ 2 - 4 ☐ 5+ ☒ 10+

Estimate % Canopy Cover\*<sup>3</sup> ☐ 0% ☐ ≤ 5 ☐ 6-20 ☐ 21-40 ☐ 41-60 ☒ > 60

Hydrology and Soils (check all that apply): use additional pages to further discuss pertinent general wetland information

☐ Springs/Seeps ☐ Springhouse ☒ Trib/Stream ☐ Pond ☐ Stormwater ☐ Iron Bacteria ☐ Watercress

☒ Water Visible on Surface Evidence of Flooding ☐ Yes ☒ No If yes, (☐ Seasonal Flooding<sup>4</sup> ☐ Routine Flooding<sup>5</sup>)

☐ Rivulets (☐ inches deep) ☐ Subsurface Tunnel/Rivulets ☐ Tire Ruts (☐ inches deep)

☐ Small Puddles/Depressions (☐ inches deep) ☒ Saturated soils present? If yes, year-round? ☒ Likely ☐ Unlikely ☐ Unk

☒ Yes ☐ No Are there any signs of disturbance to hydrology (e.g., drainage ditches, tile drainages, berms, culverts, fill material, ponds, roads, beaver activity)? Storm water is run into wetland

Estimate time period (in years) of disturbance\*: ☒ ≤ 5 ☐ 6-10 ☐ 11-20 ☐ > 20

For ditches that may be present, is there bog turtle habitat? If yes, describe:

<sup>1</sup> (\*) Denotes reference to the Supplemental Information document that provides more details on this particular question.

<sup>2</sup> Each wetland must have a separate Phase 1 habitat assessment data form completed.

<sup>3</sup> Determine percent cover of abundant species for the wetland, not by wetland type. Abundant species are those that are most prominent in the wetland and have the highest percent of coverage compared to other species.

<sup>4</sup> Seasonal flooding in wetlands/streams can occur as a result of spring snow melt/heavy rain that increases water levels in these systems.

<sup>5</sup> Routine flooding refers to tidally-influenced wetland/stream systems or the occurrence of normal rain patterns throughout the year.

Wetland ID: E

Yes No Are there any signs of disturbance to vegetation (e.g., mowing, pasturing, burning)? If yes, describe:

Mowing

Wetland Info

Rate (scale of 1-4) level of vegetation disturbance\* (Circle): 1. Light to moderate grazing or mowing 2. No grazing, mowing, burning observed<sup>6</sup> 3. Moderate to high grazing or mowing 4. Mowing occurs during bog turtle active season

Soil types present\*:

Alder silt Loam

How much suitable habitat is in this wetland? Estimate acreage or percentage:

N/A

Wetland Type	% of Total Wetland	% of Wetland Type w/Muck	Avg. Muck Depth	Max. Muck Depth
PEM Portion of Wetland:	<u>&lt;5</u>	<u>7</u>	<u>—</u> in.	<u>10+</u> in.
PSS Portion of Wetland:	<u>&lt;5</u>	<u>7</u>	<u>—</u> in.	<u>—</u> in.
PFO Portion of Wetland:	<u>&gt;90</u>	<u>7</u>	<u>—</u> in.	<u>10+</u> in.
POW/PUB Portion of Wetland:	<u>—</u>	<u>—</u>	<u>—</u> in.	<u>—</u> in.

CIRCLE all vegetation\* from list below that is dominant ( $\geq 20\%$  for each wetland type listed above) and add other species you observe that are not listed in table in the "notes" space provided below or in the extra table cells.

Wetland Type/Vegetation

<u>Alder Spp.</u> <i>Alnus</i> spp.	<u>Common Reed</u> <i>Phragmites australis</i>	<u>Jewelweed</u> <i>Impatiens capensis</i>	<u>Rice Cutgrass</u> <i>Leersia oryzoides</i>	<u>Spicebush</u> <i>Lindera benzoin</i>	<u>Willow spp.</u> <i>Salix</i> spp.
<u>Alder-leaved Buckthorn</u> <i>Rhamnus alnifolia</i>	<u>Dogwood Spp.</u> <i>Cornus</i> spp.	<u>Mile-A-Minute</u> <i>Persicaria perfoliata</i>	<u>Rough-leaved Goldenrod</u> <i>Solidago patula</i>	<u>Spike-Rush</u> <i>Eleocharis palustris</i>	<u>Woolly-fruited Sedge</u> <i>Carex lasiocarpa</i>
<u>American Elm</u> <i>Ulmus americana</i>	<u>Duck Potato</u> <i>Sagittaria latifolia</i>	<u>Multiflora Rose</u> <i>Rosa multiflora</i>	<u>Sensitive Fern</u> <i>Onoclea sensibilis</i>	<u>Swamp Rose</u> <i>Rosa palustris</i>	<u>Woolly Bulrush or Woolgrass</u> <i>Scirpus cyperinus</i>
<u>Arrowhead</u> <i>Sagittaria latifolia</i>	<u>Eastern Red Cedar</u> <i>Juniperus virginiana</i>	<u>Poison Sumac</u> <i>Toxicodendron vernix</i>	<u>Shrubby Cinquefoil</u> <i>Dasiphora fruticosa</i>	<u>Sweetflag</u> <i>Acorus calamus</i>	<u>Yellow-Green Sedge</u> <i>Cyperus esculentus</i>
<u>Carpetgrass</u> <i>Axonopus fissifolius</i>	<u>Eastern Tamarack</u> <i>Larix laricina</i>	<u>Porcupine Sedge</u> <i>Carex hystericina</i>	<u>Skunk Cabbage</u> <i>Symplocarpus foetidus</i>	<u>Tearthumb Spp.</u> <i>Polygonum</i> spp.	
<u>Cattail</u> <i>Cyperus</i> spp.	<u>Grass-of-Parnassus</u> <i>Parnassia glauca</i>	<u>Purple Loosestrife</u> <i>Lythrum salicaria</i>	<u>Smooth Sawgrass</u> <i>Cladium mariscoides</i>	<u>Tussock Sedge</u> <i>Carex stricta</i>	
<u>Cinnamon Fern</u> <i>Adiantum cinnamomeum</i>	<u>Inland sedge</u> <i>Carex interior</i>	<u>Red Maple</u> <i>Acer rubrum</i>	<u>Soft Rush or Common Rush</u> <i>Juncus effusus</i>	<u>Viburnum Spp.</u> <i>Viburnum</i> spp.	
<u>Common Doneset</u> <i>Eupatorium perfoliatum</i>	<u>Japanese Stiltgrass</u> <i>Microstegium vimineum</i>	<u>Reed Canary Grass</u> <i>Phalaris arundinacea</i>	<u>Sphagnum Moss</u> <i>Sphagnum</i> spp.	<u>White turtlehead</u> <i>Chelone glabra</i>	

Notes on additional plant species (e.g., sedge, rush, grass, shrub, tree species):

<sup>6</sup> No grazing, mowing, or burning is given a "2" rank as this is considered more harmful to bog turtle wetlands than Rank 1 (light to moderate grazing or mowing). Light to moderate habitat management is beneficial to suppressing succession of native and non-native plant species.

Describe surrounding landscape (e.g., wetlands, forest, subdivision, agricultural field, fallow field, etc.):

Golf Course

## Landscape Info

How much of this wetland is located **off-site** (i.e., outside the property boundaries or right-of-way)?

- ☒ None of it – the entire wetland is within the property boundaries  
☐ Some of it – \_\_\_\_\_ Acres or \_\_\_\_\_ % of the wetland appears to be located off-site

If part of this wetland continues off-site, how much of the **off-site portion** was surveyed (on foot)?

- ☒ None of it ☐ All of it ☐ Part of it (\_\_\_\_\_ acres or \_\_\_\_\_ % of the off-site portion)

Is there potential bog turtle habitat **within 300 feet\***? ☐ Yes ☒ No ☐ Unk Habitat **off-site**? ☐ Yes ☐ No ☐ Unk

If yes, how did you conclude this?

Golf Course

## Species

Were any bog turtles observed? ☐ Yes ☐ No If yes, how many? \_\_\_\_\_Other herps observed? ☐ Yes ☐ No If yes, which ones? \_\_\_\_\_

\*Note that you must be permitted by the state you are conducting the survey in to handle bog turtles.

\*Report bog turtle observations to your local FWS Field Office and state wildlife office within 48 hrs.

## Lead Surveyor Opinion

- ☐ Yes ☒ No ☐ Unsure The **hydrology** criterion for bog turtle habitat is met.  
☒ Yes ☐ No ☐ Unsure The **soils** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure The **vegetation** criterion for bog turtle habitat is met.  
☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (fair to good quality).  
☐ Yes ☒ No ☐ Unsure This wetland **HAS** potential bog turtle habitat (low to very low quality).  
☐ This wetland does **NOT** have potential bog turtle habitat. ☐ **UNSURE** if suitable habitat is present.

Notes (How did you reach this opinion?):

No suitable hydrology, pollutant loading from golf course

Lead Surveyor – please sign below certifying to the best of your knowledge that all of the information provided herein is accurate and complete.

Print Name Norbert QuenzerSignature Date 9-9-21Contact Information Norbert Quenzer, PWS, CWB, CE - Principal/Senior EcologistQuenzer Environmental LLC 215 Cedar Grove Road, Selkirk, NY 12158518-227-0871 Norbert@QuenzerEnvironmental.com www.QuenzerEnvironmental.com

**\*\*Important\*\*** Please include all Phase 1 data forms in a final Phase 1 bog turtle habitat assessment report (see Attachment 3 in *Guidelines for Bog Turtle Surveys* for checklist) and submit to your local state wildlife agency and U.S. Fish and Wildlife Service Field Office (see Attachment 1 in *Guidelines for Bog Turtle Surveys*).

**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#); [Emily Loughlin](#)  
**Subject:** FW: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (2b)  
**Date:** Thursday, October 14, 2021 3:52:06 PM  
**Attachments:** [Millers Pond Phase 1 Bog Turtle Report - Part 2.pdf](#)

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**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



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**From:** Ruzow, Daniel <DRuzow@woh.com>  
**Sent:** Thursday, October 14, 2021 2:24 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (2b)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

Our firm represents Mt Ivy LLC, the owner of the former Minisceongo Golf Course property at 110 Pomona Road, Ramapo NY. Please file this email and its attachment as our second set of comments on the Town's DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan.

The DGEIS makes reference to the former Minisceongo Golf Course as "Opportunity Area D" as well as the proposed "Millers Pond" project and contains in Appendix M (DGEIS Volume IV) various studies and plans pertinent to the future redevelopment of this 143 acre property. We enclose for the Town's consideration and use, an updated ecological resource document pertaining to a recent site study of Bog Turtle Habitat on this property. Due to its large size, we are sending this attachment in two parts. This email contains the second part of this report.

In this second set of comments, we provide a "Phase 1 Bog Turtle Survey Report Millers Pond, Town of Ramapo dated September 2021", prepared by Quenzer Environmental LLC. This survey report confirms the absence of any suitable Bog Turtle habitat on the site of Opportunity Area D. This document should be included in Appendix M of the FGEIS. Bog Turtle habitat is discussed in Section 6.1.3 of the DGEIS at pdf pages 69-74 and the text should be revised to reflect the results of this



study.

Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachments.

Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants.

Daniel Ruzow

Daniel A. Ruzow, Partner & General Counsel  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, New York 12260  
email: [druzow@woh.com](mailto:druzow@woh.com)  
off- (518) 487-7619  
Fx- (518) 487-7777  
Cell-(518) 281-5318





A1



B1



A2



B2





B3



B5



B4



B6





B7



C1



B8



C2





C3



D1



C4



D2





D3



D5



D4



D6





D7



E1



D8



E2





E3



E5



E4



E6





E7



E9



E8



E10





E11



E12



# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Rockland County, New York



## Local offices

Long Island Ecological Services Field Office

☎ (631) 286-0485

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

- 
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
  2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an

office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Reptiles

NAME	STATUS
Bog Turtle <i>Clemmys muhlenbergii</i> No critical habitat has been designated for this species. <a href="http://ecos.fws.gov/ecp/species/6962">http://ecos.fws.gov/ecp/species/6962</a>	Threatened

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="http://ecos.fws.gov/ecp/species/9743">http://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:



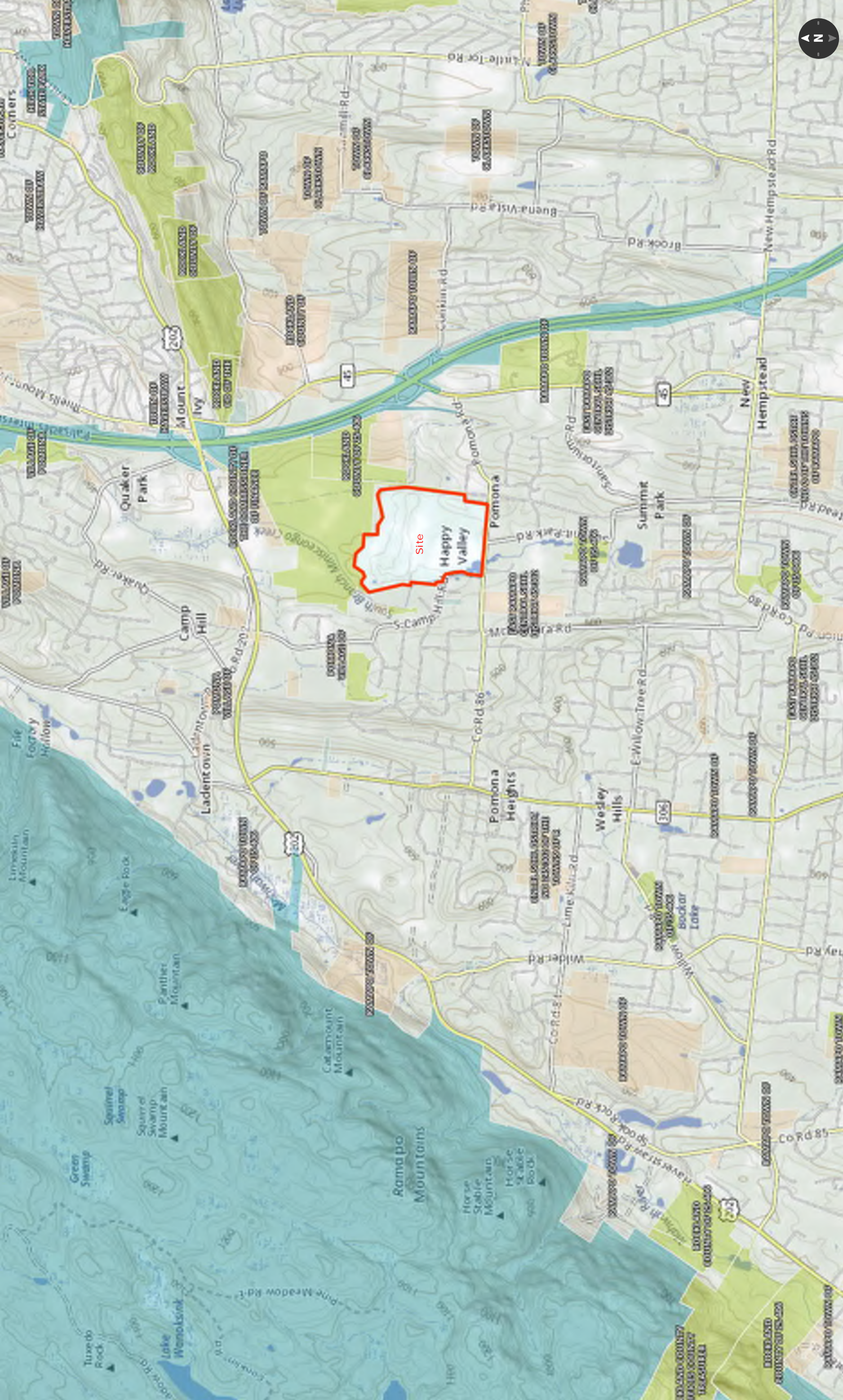
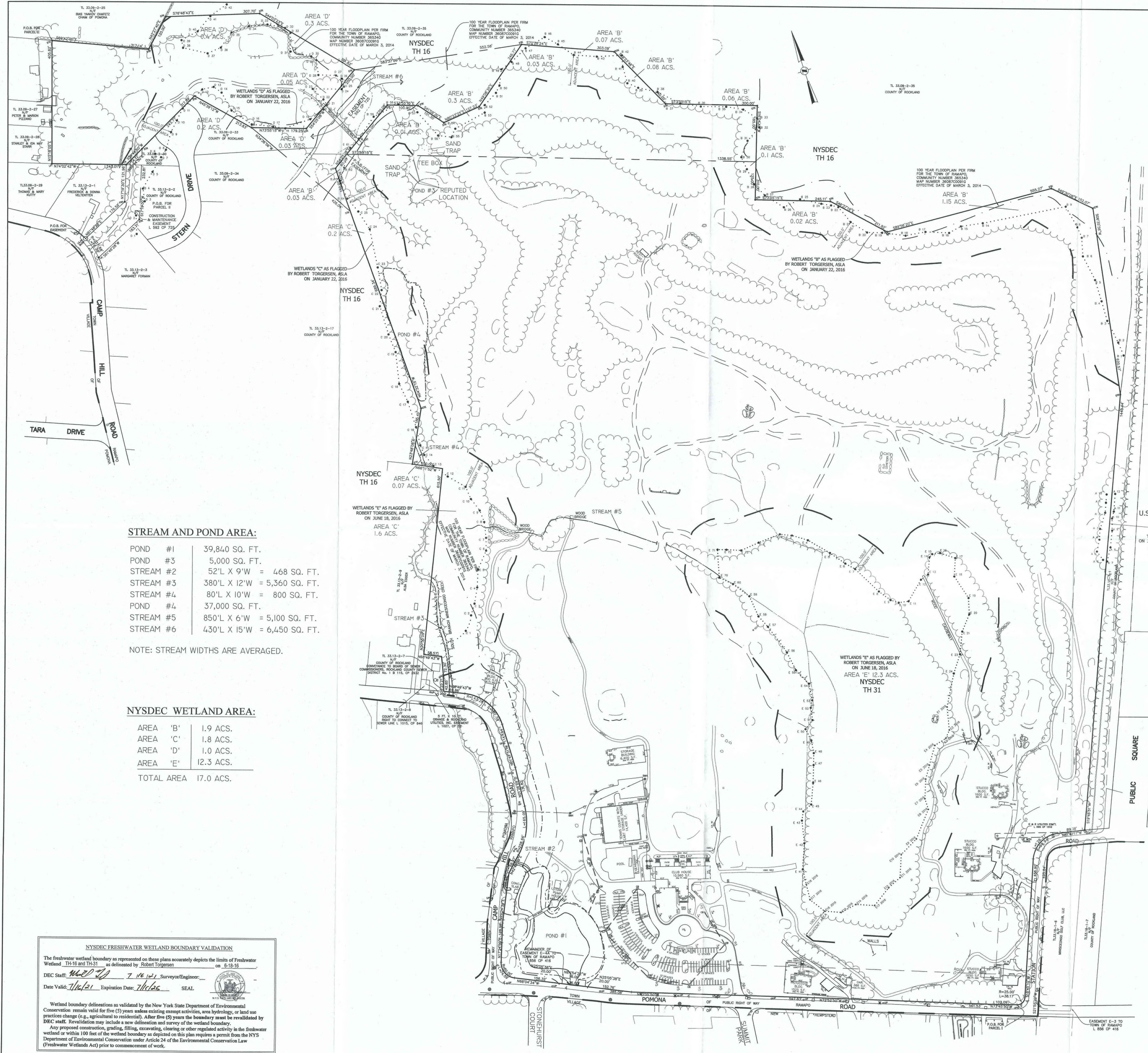


Figure 1 - Site Location





**STREAM AND POND AREA:**

POND #1	39,840 SQ. FT.
POND #3	5,000 SQ. FT.
STREAM #2	52'L X 9'W = 468 SQ. FT.
STREAM #3	380'L X 12'W = 5,360 SQ. FT.
STREAM #4	80'L X 10'W = 800 SQ. FT.
POND #4	37,000 SQ. FT.
STREAM #5	850'L X 6'W = 5,100 SQ. FT.
STREAM #6	430'L X 15'W = 6,450 SQ. FT.

NOTE: STREAM WIDTHS ARE AVERAGED.

**NYSDEC WETLAND AREA:**

AREA 'B'	1.9 ACS.
AREA 'C'	1.8 ACS.
AREA 'D'	1.0 ACS.
AREA 'E'	12.3 ACS.
TOTAL AREA	17.0 ACS.

LEGEND

SMH	EXISTING SANITARY SEWER MANHOLE	W	EXISTING HYDRANT
DMH	EXISTING DRAINAGE MANHOLE	UP	EXISTING LIGHT POLE
WM	EXISTING MANHOLE	UP	EXISTING BOLLARD LIGHT POLE
CB	EXISTING CATCH BASIN	UP	EXISTING UTILITY POLE
STM	EXISTING WOOD STAKE	AD	EXISTING STORM DRAIN
LP	EXISTING IRON PIPE	ET	EXISTING TRANSFORMER
TP	EXISTING FLAGPOLE	PN	EXISTING IRON PIN

U.S. ARMY CORP.  
WETLANDS "A" AS FLAGGED BY ROBERT TORGENSEN, ASLA ON JANUARY 22, 2016  
AREA 'A' 0.1 ACS.

RECEIVED  
JUL 8 2021  
Natural Resources  
NYSDEC Region 3 - New Paltz  
TOTAL AREA:  
LOT AREA = 143.6365 ACRES  
TAX MAP REFERENCE:  
TOWN OF RAMAPO TAX MAP  
SECTION 33.09, BLOCK 2, PARCELS 6  
SECTION 33.09, BLOCK 2, PARCELS 31 AND 37

OWNER:  
MOUNT IVY LLC A NEW YORK LIMITED LIABILITY COMPANY

7	09-04-18	RENAME POND 1 & ADD STREAM LENGTHS
7	08-03-18	ADDED POND #1 & STREAM AREAS & AREA B
6	04-23-18	ADDED POND & STREAM AREAS
5	07-07-16	NEW TOTAL AREA NYSDEC WETLANDS
4	06-29-16	ADDED NYSDEC TH 16-31 AND U.S. ARMY CORP
3	06-20-16	ADDED NEW AREA "E" WETLAND FLAGES
2	03-09-16	ADJACENT AREAS
1	03-04-16	ADDED DELINEATION AREAS A-D

PROJECT: MOUNT IVY LLC & LINDIFRIM LIMITED PARTNERSHIP  
TOWN OF RAMAPO  
ROCKLAND COUNTY, NEW YORK

TITLE: NYSDEC WETLANDS WETLAND DELINEATION MAP

DRAWN BY:	VC	CHECKED BY:	DMZ
DATE:	JANUARY 29, 2016	SCALE:	1 IN. = 100 FT.
PROJECT NO:		DRAWING NO:	

2028

1

**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland TH-16 and TH-31 as delineated by Robert Torgersen

DEC Staff: *Michael J. Torgersen* 7/16/21 Surveyor/Engineer  
Date Valid: *7/16/21* Expiration Date: *7/16/26* SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



Figure 3

NWI Map



September 10, 2021

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

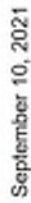
Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



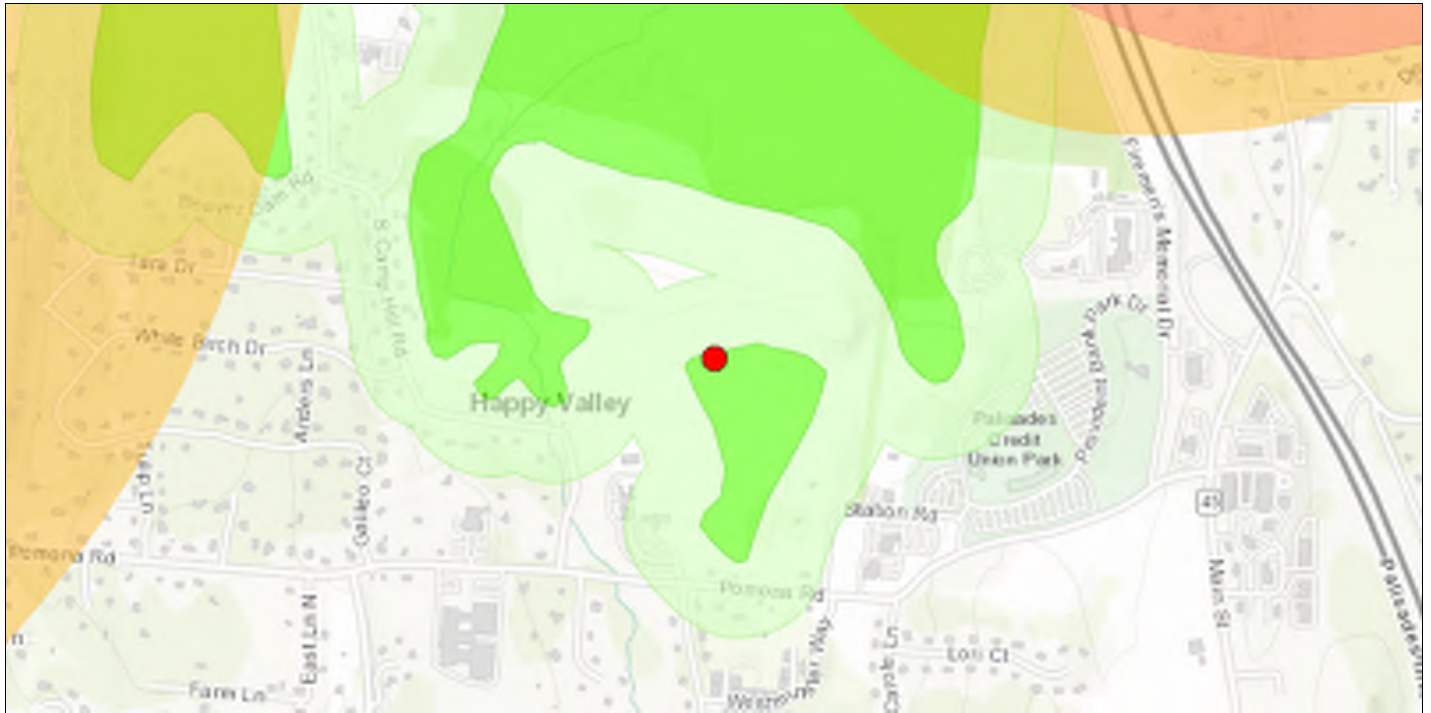
## Environmental Resource Mapper



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Kadiyala NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

NR5 Department of Environmental Conservation  
Not a legal document

# Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	580019.4489421005	Northing:	4558207.224270791
Longitude/Latitude	Longitude:	-74.04607157134855	Latitude:	41.17126700125079

The approximate address of the point you clicked on is:  
10970, Pomona, New York

County: Rockland  
Town: Ramapo  
USGS Quad: THIELLS

## [State Regulated Freshwater Wetlands](#)

ID: TH-31  
Class: 2  
Size (Acres): 19.6

## [Freshwater Wetlands Checkzone](#)

This location is in the vicinity of one or more Regulated Freshwater Wetlands.

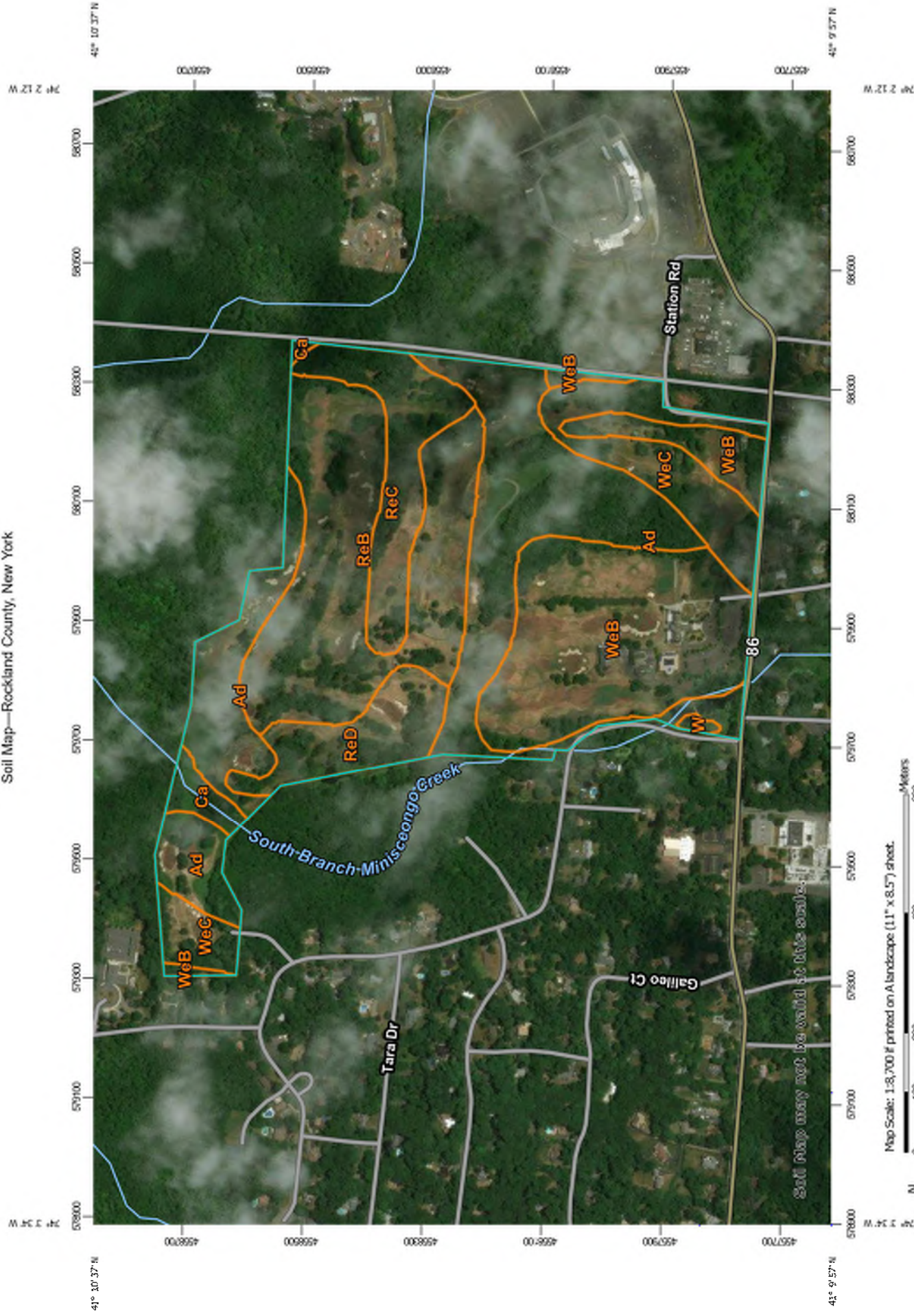
## National Wetlands Inventory

Attribute: PSS1E  
Type: Freshwater Forested/Shrub Wetland  
Acres: 2.278057531



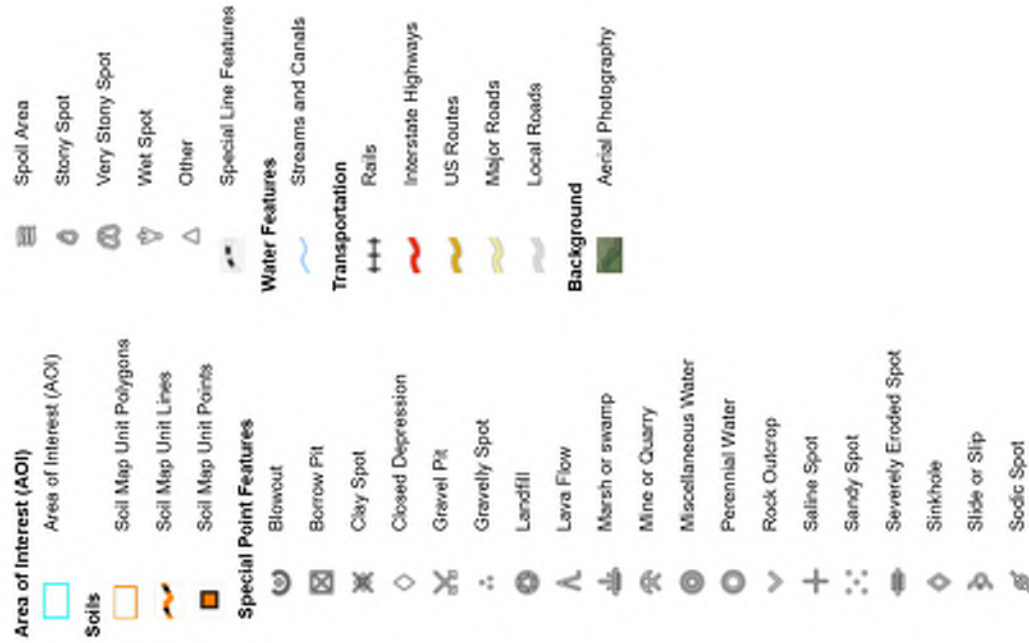
Figure 5

Soil Map—Rockland County, New York





## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York  
Survey Area Data: Version 18, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Alden silt loam	39.8	27.2%
Ca	Catden muck, 0 to 2 percent slopes	2.3	1.6%
ReB	Riverhead fine sandy loam, 3 to 8 percent slopes	33.4	22.8%
ReC	Riverhead fine sandy loam, 8 to 15 percent slopes	11.9	8.1%
ReD	Riverhead fine sandy loam, 15 to 25 percent slopes	8.9	6.1%
W	Water	0.4	0.3%
WeB	Wethersfield gravelly silt loam, 3 to 8 percent slopes	35.1	24.0%
WeC	Wethersfield gravelly silt loam, 8 to 15 percent slopes	14.6	10.0%
<b>Totals for Area of Interest</b>		<b>146.4</b>	<b>100.0%</b>





● Photo Location

Figure 6 - Photograph Locations



**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#); [Emily Loughlin](#)  
**Subject:** FW: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (3)  
**Date:** Thursday, October 14, 2021 5:25:12 PM  
**Attachments:** [Millers Pond Traffic Comments Memorandum 10-14-21 Final.pdf](#)

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**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



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**From:** Ruzow, Daniel <DRuzow@woh.com>  
**Sent:** Thursday, October 14, 2021 5:19 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (3)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

Our firm represents Mt Ivy LLC, the owner of the former Minisceongo Golf Course property at 110 Pomona Road, Ramapo NY. Please file this email and its attachment as our third set of comments on the Town's DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan.

The DGEIS makes reference to the former Minisceongo Golf Course as "Opportunity Area D" as well as the proposed "Millers Pond" project and contains in Appendix M (DGEIS Volume IV) various studies and plans pertinent to the future redevelopment of this 143 acre property. We enclose for the Town's consideration and use, a set of traffic related comments from our consultant Kimley Horn. These comments generally confirm the traffic studies undertaken by the Town's consultants presented in Appendix F to the DGEIS. These comments also assess minor program changes to the Miller Pond development and conclude that these program changes are consistent with the conclusions of the studies undertaken by the Town.

Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachments.

Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants.

Daniel Ruzow

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## MEMORANDUM

To: Jay McDermott  
Lantree Developments

From: John Canning, P.E.  
Kimley-Horn Engineering and Landscape Architecture of New York, P.C.

Date: October 14, 2021

Subject: Northeast Ramapo Draft Generic Environmental Impact Statement (DGEIS)  
As it relates to the Proposed Millers Pond Development  
110 Pomona Road  
Town of Ramapo, NY

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Kimley-Horn Engineering and Landscape Architecture of New York, P.C. (Kimley-Horn) has prepared this memorandum to provide a review of the traffic and transportation elements contained in the Northeast Ramapo Draft Generic Environmental Impact Statement (DGEIS), to ascertain if the DGEIS provides an accurate representation of potential impacts and mitigation, especially as it relates to Opportunity Area D, the area which encompasses the proposed Millers Pond development. Also, now that there is more specificity on the type of commercial development proposed for Millers Pond, Kimley-Horn has prepared a trip generation analysis comparing the Millers Pond trip generation assumptions from the DGEIS to the trip generations from the current Millers Pond proposal. Finally, Kimley-Horn has reviewed the September 30, 2021 Palisades Interstate Parks Commission letter as it relates to traffic and transportation.

As indicated below, the currently proposed commercial component of the Millers Pond development is expected to generate 19 more trips in the AM peak hour and 43 more trips than projected in the DGEIS. Because the intersections nearest the Millers Pond development are, with mitigation measures proposed at these intersections, projected to experience acceptable, Level-of-Service (LOS) "C" or better traffic operating conditions in the future (accounting for the), and since the slightly larger size of the commercial component of the Millers Pond will increase traffic volumes by less than 4% (less than 3% at all locations except the main site driveway), the slightly greater number of trips expected to be generated by the Millers Pond development will not impact the findings of the DGEIS.

Based on Kimley-Horn's review of the DGEIS, it is concluded that, from an analysis perspective, the transportation analysis followed standard methodologies and the overall traffic analysis process was properly conducted. Kimley-Horn did not identify any discrepancies that would result in a significant change in the analysis results at the studied intersection and concurs that the mitigation measures proposed at the intersections potentially impacted by the contemplated Millers Pond development will adequately accommodate for the projected future increases in traffic associated with that project and the overall contemplated rezoning

With regard to the potential impacts to the Palisades Interstate Parkway, the DGEIS evaluated the potential traffic impacts at the intersections of the Palisades Intersection Parkway ramps with NYS 45 and Concklin Road, where traffic from Opportunity Area D/the Millers Pond development will be



added, and identified mitigation measures for those intersections. It is recommended that the Final Generic Environmental Impact Statement (FGEIS) include an analysis of the intersections of the Palisades Interstate Parkway and New Hempstead Road and/or Thiells-Mount Ivy Road.

Kimley-Horn's trip generation analysis, review of the DGEIS and consideration of the Palisades Interstate Party Commissions comments are provided in detail below.

#### **A. Area D DGEIS and Currently-proposed Trip Generation Analysis and Comparison**

The proposed development mix for Opportunity Area D (the contemplated Millers Pond development) analyzed in the DGEIS is 40,000 square feet (sf) of “non-residential” space and 634 residential units. The current Millers Pond proposal for the “non-residential” component is 32,324 sf of retail space, 4,000 sf of restaurant space, a 20,922-sf clubhouse (for exclusive use by residents of the Millers Pond development and their guests), and a 48-room hotel. The current residential program is 632 units (essentially the same trip generating potential as the 634 units in the DGEIS<sup>1</sup>). Kimley-Horn estimated the trips generated by the current Millers Pond “non-residential” program and compared them to the 40,000 sf “non-residential” trips in the DGEIS to determine if the DGEIS fully addresses future traffic impacts.

The trips anticipated to be generated by the current Millers Pond program during the weekday AM and PM peak hours were forecast based on trip rates contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, Tenth Edition. The ITE trip rates for land use code (LUC) 820 “Shopping Center”, LUC 930 “Fast Casual Restaurant”, LUC 310 “Hotel” and LUC 495 “Recreational Community Center” were used to generate trips for the retail, restaurant, hotel and community center uses, respectively. The trips generated by the 40,000 sf of “non-residential” space in the DGEIS used ITE “Shopping Center” rates along with a 15% reduction for multi-use trips (within the development), a 5% reduction for pedestrian trips and a 34% reduction to account for pass-by trips. These same trip credits for multi-use, pedestrian and pass-by trips were applied to the retail and restaurant components of the current Millers Pond development while only the multi-use credit was applied to the hotel trips. For the clubhouse, which will be used exclusively by residents of Millers Pond, it was assumed that 85% of the entering trips and 95% of the exiting trips would travel between the residences and the clubhouse using the internal roadways within the development and not pass through the DGEIS study intersections<sup>2</sup>.

The non-residential trip generations for the current Millers Pond program and the DGEIS program is provided in **Table 1** below.

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<sup>1</sup> The 632 residential units would generate one fewer trip during both the AM and PM peak hours than the 634 units evaluated in the DGEIS.

<sup>2</sup> It was assumed that 15% of residents of the east side of the Millers Pond development would exit onto station road, turn right onto Pomona Road and then turn right into the site opposite Summit Park Road and that 5% of these same residents would make the reverse trip bay making two left-turns.

**Table 1 – Trip Generation Estimates**

Land-Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
<b>Current Millers Pond Program – Non-residential Uses</b>						
Retail (32,324 sf)	19	12	30	59	64	123
15% Multi-Use	-3	-2	-5	-9	-9	-18
5% Walkability	-1	0	-1	-2	-3	-5
34% Pass-By	-5	-3	-8	-16	-18	-34
<b>Total New Trips</b>	<b>10</b>	<b>6</b>	<b>16</b>	<b>32</b>	<b>34</b>	<b>66</b>
Restaurant (4,000 sf)	5	3	8	31	25	56
15% Multi-Use	-1	0	-1	-5	-4	-9
5% Walkability	0	0	0	-1	-1	-2
34% Pass-By	-1	-1	-2	-8	-7	-15
<b>Total New Trips</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>17</b>	<b>13</b>	<b>30</b>
Hotel (48 rooms)	13	9	22	15	14	29
15% Multi-Use	-2	-1	-3	-2	-2	-4
<b>Total New Trips</b>	<b>11</b>	<b>8</b>	<b>19</b>	<b>13</b>	<b>12</b>	<b>25</b>
Clubhouse (20,922 sf)	24	13	37	23	26	48
Internal Trips (85% entering; 95% exiting)	-20	-12	-32	-20	-25	-44
<b>Total New Trips</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>4</b>
<b>Total New Trips</b>	<b>28</b>	<b>17</b>	<b>45</b>	<b>65</b>	<b>60</b>	<b>125</b>
<b>DGEIS Millers Pond Program – Non-residential Uses</b>						
Shopping Center (40,000 sf)	30	18	48	74	80	154
15% Multi-Use	-4	-3	-7	-11	-12	-23
5% Walkability	-8	-5	-13	-20	-22	-42
34% Pass-By	-1	-1	-2	-3	-3	-7
<b>Total New Trips</b>	<b>17</b>	<b>9</b>	<b>26</b>	<b>39</b>	<b>43</b>	<b>82</b>
<b>Difference</b>	<b>11</b>	<b>8</b>	<b>19</b>	<b>26</b>	<b>17</b>	<b>43</b>

Source: Current Millers Pond program trips based on ITE *Trip Generation Manual*, Tenth Edition. DGEIS Millers Pond trips extrapolated from DGEIS Appendix F, Table 11.

As shown in the Table, compared to the DGEIS trip generations, the current Millers Pond program will generate 19 additional trips during the AM peak hour and 43 additional trips during the PM peak hour.

While this small number of additional trips is not expected to change the findings of the Generic Environmental Impact Statement (GEIS), to provide a clear understanding for future planning reviews,

it is recommended that the traffic analysis in the DGEIS be revised to reflect the currently contemplated Millers Pond development program, as reflected in Table 1 above, and the results of the additional analysis included in the Final Generic Environmental Impact Statement (FGEIS).

Kimley-Horn undertook the following additional analyses to ascertain whether or not the additional trips would change the findings of the DGEIS relative to traffic impacts and mitigation. It is recommended that this high-level analyses be entered into the GEIS record and reflected in the Findings Statements, as appropriate.

The additional trips expected to be generated by the slightly larger commercial component of the Millers Pond development, shown in Table 1 above, were added to the study intersections based generally on the trip assignments used in the DGEIS. Consistent with the DGEIS, it was assumed that all Project trips would enter and exit the Millers Pond development via the Golf Course driveway on Pomona Road, opposite Summit Park Road.

Per the DGEIS, 75% of the Project traffic was assumed to travel between the site and the east on Pomona Road and 25% was assumed to travel to and from the west on Pomona Road. As these trips leave the site, they will disperse through the study intersections further away from the Project. **Table 2** summarizes the trip distributions and added Project trips at nearby study intersections and provides the percent increase in traffic at each intersection.

**Table 2 – Trip Distributions**

Intersection	Trip %	Project Trips Added		2040 Build Volumes		% Increase	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Pomona Rd & Site Driveway	100%	19	43	1075	1101	1.8%	3.9%
Pomona Rd & Fireman's Mem. Dr	75%	14	32	1062	1123	1.3%	2.8%
NY 45 & Pomona Rd	75%	14	32	2300	2615	0.6%	1.2%
NY 45 & PIP SB Ramps	54%	10	23	2369	2624	0.4%	0.9%
NY 45 & Concklin Rd	39%	7	17	2179	2836	0.3%	0.6%
Concklin Rd & PIP NB Ramps	19%	4	8	852	1225	0.5%	0.6%
Pomona Rd & NY 306	19%	4	8	1036	1194	0.4%	0.7%

Note: 2040 Build volumes represent the total intersection traffic, as shown on Figures 11 and 12 in DGEIS Appendix F, *Traffic Impact & Access Study*, prepared by M.J. Engineering and Land Surveying, P.C. (revised dated June 24, 2021).

As shown in Table 2, other than at the Site driveway, where an additional 19 and 43 peak-hour trips will be added as previously discussed, the nearby study locations will see the 2040 Build traffic volumes increase by up to 14 trips during the AM peak hour and up to 32 trips during the PM peak hour. The additional traffic represents an overall increase of from 0.3% to 1.3% during the AM peak hour and from 0.6% to 2.8% during the PM peak hour.



A review of the intersection capacity analysis for the 2040 Build condition with mitigation reveals that each intersection is projected to operate at acceptable levels (level of service “C” or better) during the AM and PM peak hours, with the improvements proposed.

Given the above evaluation of the additional trip generations from the current Millers Pond program, it is expected that the relatively low number of additional Project trips that will be added to the study intersections by the slightly larger commercial component of the Millers Pond development will not result in a significant adverse impact and the mitigation identified in the DGEIS will remain the same.

## **B. Review of DGEIS**

An overall review of the DGEIS was performed to determine if the traffic analysis process was properly conducted, and if there were any discrepancies that would result in a significant change in the analysis results and mitigation proposed. The following provides our comments on the traffic portion of the DGEIS:

- Traffic volumes were collected in April 2017, February 2019 and November 2019. Since these volumes are pre-pandemic, they are considered representative on “typical” conditions.
- The trip generation calculations were generally based on ITE data, followed the recommended ITE process and provided ITE Land Use Codes used.
- An independent comparison of trip projections yielded very similar but not exactly identical values to those which was provided in the DGEIS.
- The growth rate applied to the Existing volumes is 0.7% annually for 21 years, or nearly 15% total. While the DGEIS does not provide the source of the growth rate, we feel that the 0.7% rate is reasonable, based on anticipated background growth in the area.
- AM trips were reduced by 28% and PM trips by 37% to reflect that many of the trips generated in each of the growth areas identified for development in the DGEIS 28% would either already be passing in the existing traffic stream past the area, would be going to or from the other areas identified for development, or would be non-auto trips. We believe this is a reasonable assumption, based on ITE data for pass-by and internal capture trips.

While these comments are something to note, they are not expected to affect the findings of the DGEIS relative to traffic impacts and mitigation.

A review of the DGEIS analyses for the roadways and intersections in the immediate vicinity of the Millers Pond development (area D) revealed the following:

- The DGEIS indicates that there is no history of traffic crashes in the immediate vicinity of the site. There were, however, a considerable number of crashes at the intersection of NYS 202 with Camp Hill Road, though the study recommends the addition of left-turn lanes on NYS 202 at that intersection, which would address that condition.
- Pomona Rd (CR 86) and Site driveway - Potential traffic impacts, due mostly to the proposed Millers Pond development, will be mitigated by the installation of a traffic signal at the intersection of Pomona Road with Summit Park Road.
- Pomona Road (CR 86) at McNamara Road - No improvements are needed, and the intersection will operate with acceptable levels of service.
- Pomona Road (CR 86) at NYS 306 (NYSDOT Jurisdiction) – To accommodate additional traffic, the DGEIS proposes that the intersection be made an all-way stop and that a northbound right-turn lane be added to the NYS 306 northbound approach to the intersection.

- Pomona Road (CR 86) at Fireman's Lane – Potential traffic impacts, due mostly to the proposed Millers Pond development, will be mitigated by the installation of a traffic signal at the intersection of Pomona Road with Firemans Lane.
- Pomona Road (CR 86) at NYSDOT 45 (NYSDOT Jurisdiction) – To accommodate additional traffic, the DGEIS proposes that a second eastbound left-turn lane be added on the Pomona Road approach to NYS 45 (and that NYS 45 be widened to provide 2 northbound lane between Pomona Road and the southbound Palisades Interstate Parkway Ramps), and that the traffic signal be upgraded/modified accordingly.
- NYS 45 at Palisades Interstate Parkway Southbound Ramps (NYSDOT jurisdiction) – To accommodate additional traffic, the DGEIS proposes that a southbound right-turn lane be added on the NYS 45 approach to this intersection.
- NYS 45 at Concklin Road (NYSDOT jurisdiction) – To accommodate additional traffic, the DGEIS proposes that a southbound left-turn lane be added on the NYS 45 approach to this intersection.
- Concklin Road at the Palisades Interstate Parkway Northbound Ramps – To accommodate additional traffic, the DGEIS proposes that a traffic signal be installed at this intersection.
- Camp Hill Road at NYS 202 (NYSDOT Jurisdiction) – As discussed above, it is proposed to add eastbound and westbound left-turn lanes on NYS 202 at this intersection (and to modify the existing traffic signal as may be needed) to reduce the number of traffic crashes that occur at this intersection.

Since all of the above intersections where improvements are proposed fall under the jurisdiction of the New York State Department of Transportation or the Rockland County Highway Department, it is recommended that the Town seek input from the NYSDOT and the County to confirm that they have no objection to the recommendations, in principle.

Based on a review of the DGEIS, Kimley-Horn concludes that the above mitigation measures will adequately accommodate for the projected future increases in traffic associated with development that may occur from the contemplated rezoning.

### **C. Potential Traffic Impact to the Palisades Interstate Parkway**

The DGEIS evaluated the potential traffic impacts at the intersections of the Palisades Interstate Parkway ramps with NYS 45 and Concklin Road, where traffic from Opportunity Area D/the Millers Pond development will be added, and identified mitigation measures for those intersections.

It is recommended that the Final Generic Environmental Impact Statement (FGEIS) include an analysis of the intersections of the Palisades Interstate Parkway and New Hempstead Road and/or Thiells-Mount Ivy Road.

**From:** [Jaclyn Hakes](#)  
**To:** [Sarah Starke](#); [Emily Loughlin](#)  
**Subject:** FW: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (4)  
**Date:** Thursday, October 14, 2021 5:25:21 PM  
**Attachments:** [2021.10.14 NE Ramapo DGEIS KHNY Memo.pdf](#)

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**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**



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**From:** Ruzow, Daniel <DRuzow@woh.com>  
**Sent:** Thursday, October 14, 2021 5:20 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (4)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

Our firm represents Mt Ivy LLC, the owner of the former Minisceongo Golf Course property at 110 Pomona Road, Ramapo NY. Please file this email and its attachment as our fourth set of comments on the Town's DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan.

The DGEIS makes reference to the former Minisceongo Golf Course as "Opportunity Area D" as well as the proposed "Millers Pond" project and contains in Appendix M (DGEIS Volume IV) various studies and plans pertinent to the future redevelopment of this 143 acre property.

In this fourth set of comments, we provide comments prepared by our consultants Kimley-Horn addressing several miscellaneous issues including: potential views of the Millers Pond site from the Palisades Interstate Parkway; an update of the condition of archeological resources on the Millers Pond site and suggested edits of the text of DGEIS Tables regarding rare and endangered species.

Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachments.



Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants.

Daniel Ruzow

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## MEMORANDUM

To: Jay McDermott  
Lantree Developments

From: Bonnie Von Ohlsen, AICP, RLA, Kimley Horn

Date: October 14, 2021

Subject: Northeast Ramapo Development Plan and Comprehensive Plan Updated of Town-wide Existing Conditions – DGEIS (Aug. 2021)

This Memorandum provides comments on the Northeast Ramapo Development Plan DGEIS with respect to the potential development on the Miller's Pond site (110 Pomona Road, referred to as "Opportunity Area D"). We request that these be considered as comments on the DGEIS, that will be responded to in the Final GEIS.

### ARCHAEOLOGY - UPDATE ON STONE WATER TOWERS:

Recent inspections of the two stone water towers on the Millers Pond site warrant an update to the data provided in the DGEIS regarding the towers. Stone Tower #1 (southernmost, near Station Road) has been deemed irreparable, so it is proposed to be removed. The stone and materials from Stone Tower #1 will be re-used to the extent practicable to repair Stone Tower #2, which is proposed to be repaired, stabilized and secured.

See below for proposed revisions to update the text of the DGEIS. Proposed revisions are shown below in tracked changes.

#### Water Towers and Cemetery Existing Conditions (DGEIS PDF Page 98)

As previously stated, the Millers Pond owners have indicated their intent to preserve the clubhouse, two stone water towers, and the cemetery. According to the 1991 Phase 1A Report, the two water towers were constructed in the early 1900s to support farm operations. Tower 1 is located in the northern-central area of the property, approximately 1,500 feet northwest of Tower 2. Tower 2 is located in the southeastern portion of the property, approximately 200 feet from Station Road. ~~According to the 1991 Phase 1A Report, the water towers were constructed in the early 1900s as part of the farming operation.~~

~~While Tower 1 appears in better condition than Tower 2 as Tower 2 has had a portion of its eastern wall (or at least its façade) partially collapse. As such, both structures will need to be secured to prohibit unrestricted public access. In addition, a formal conservation strategy should be prepared regarding how features would be maintained and preserved. This strategy should address future site-specific development both during and after construction and how the features would be integrated into the landscaping and building arrangements that are specified as part of a detailed adopted regulatory framework.~~

By 2019, when new existing conditions observations were made, both of the stone towers were still standing but were suffering structural issues. The east wall of Tower 2 was partially collapsed. As of October 2021, Tower 2 has deteriorated to the point where it cannot be repaired. The owners propose to remove the structure as it is unsound. The Tower 2 materials, however, will be conserved as it appears that the towers were constructed from the same material sources. The conserved items can be used to make needed repairs to Tower 1.

~~These~~Both structures are ~~extremely unique to the landscape and are irreplaceable~~ symbols of the property's history. ~~Tower 2 should be restored to a condition consistent with Tower 1.~~ Once stabilized and restored, informational panels are recommended to be installed near ~~each structure~~ Tower 2 to celebrate their ~~uniqueness and~~ history. Furthermore, ~~they~~it should be integrated with recreational areas, trails, and internal roads to the maximum extent possible. Decorative fencing around ~~each~~the tower may be necessary to prevent future vandalism, though this is not desirable. ~~A long term maintenance strategy should also be prepared for each tower. This would address f~~Future cosmetic and structural issues, how to maintain the surrounding grounds, and how to formally establish/identify a legal structure and funding, such as for homeowner association curation, shall be addressed.

## REGARDING RARE, THREATENED, AND ENDANGERED SPECIES:

Where a reference to surveys regarding rare, threatened, or endangered species is made, language should be clarified to state, "on site surveys to confirm presence or absence of rare, threatened or endangered species."

Table 4 (DGEIS PDF Page 11)

Topic	Proposed Mitigation
Ecological Resources – Habitats, Flora, and Fauna	<ul style="list-style-type: none"> <li>On site surveys to confirm presence <u>or absence</u> of significant habitats, <u>rare</u>, threatened and/or endangered species.</li> </ul>

Table 8.5-2 (DGEIS PDF Page 314)

Topic	Proposed Mitigation
Ecological Resources – Habitats, Flora, and Fauna	<ul style="list-style-type: none"> <li>On site surveys to confirm presence <u>or absence</u> of significant habitats, <u>rare</u>, threatened and/or endangered species.</li> </ul>

## REGARDING VIEWS FROM PALISADES INTERSTATE PARKWAY (PIP):

The Palisades Interstate Parkway (PIP) is considered a New York State Scenic Byway and an aesthetic resource by the Town of Ramapo. To understand in a broad way the potential visual impacts on the PIP resulting from the construction of a five-story building at the village center on the Miller's Pond site, the elevation profile between the Miller's Pond site and three points on the PIP were examined.

The base elevation at the location of a five story building as contemplated is approximately 31 feet. The five story building was assumed to be approximately 55 feet tall. The highest elevation on the line that intersects the PIP was chosen as the base elevation for each viewpoint. It is important to note that



the elevation profiles are diagrammatic only. The vertical axis of the elevation profiles are exaggerated and do not provide a direct, literal view, but do show numerical elevation differences, and distance. Existing vegetation, including tree cover, is not represented in the elevation profile. Therefore, the visual impact is anticipated to be lesser than that illustrated on the elevation profile, especially with “leaf-on” conditions during the spring, summer, and early fall since woodlands that line the PIP are not indicated.

**View 1: Northernmost Line on PIP (Yellow Line)**

The northbound lane of PIP is approximately 0.84 miles from the proposed 5 story building on the site and the peak elevation of the parkway at this point is 494 feet. This diagram indicates that the upper floors of the building might be partially visible in the distance (given the estimated peak elevation of the building is approximately 486 feet), in winter months. Since the wooded areas directly adjacent to the PIP are not shown, the potential view would be distant (almost a mile away), partial, and seasonal. It is noted that at this location, other buildings are visible during the winter months in “leaf-off” conditions.

**View 2: Middle Line through Palisades Credit Union Park (Red Line)**

In this location, the PIP interchange is approximately 0.85 miles from the proposed 5 story building on the site and the peak elevation of the parkway is approximately 515 feet. This line runs through the Palisades Credit Union Park, located at a peak elevation of 470 feet. This diagram indicates that the topography on the west side of the PIP would prevent any view to the buildings on site, despite the parkway elevation being approximately 29 feet higher than the peak elevation of the building. Therefore, there is no visual impact anticipated at this point on the PIP.

**View 3: Southernmost Line on the PIP (Blue Line)**

The northbound lane of PIP is approximately 1.14 miles from the proposed 5 story building on the site and the peak elevation of the parkway is approximately 574 feet. This diagram indicates that the topography on the west side of the PIP would prevent any view of the proposed buildings on site.

In conclusion, the tallest proposed structure (5 stories) on the Millers Ponds site is not expected to have a significant adverse impact on views from the PIP.

**ATTACHMENTS:**

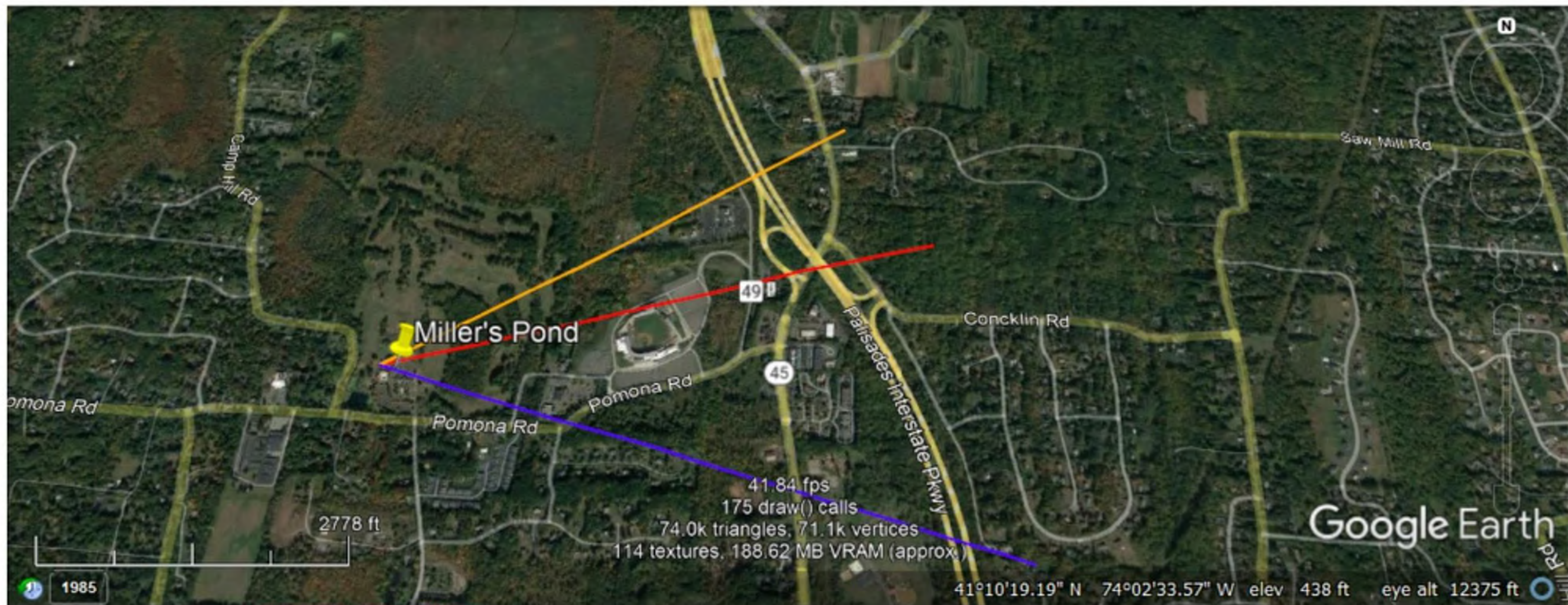
- View 1, 2, and 3 toward Millers Pond site from Palisades Interstate Parkway





View 1: Northernmost Line on PIP, Yellow Line



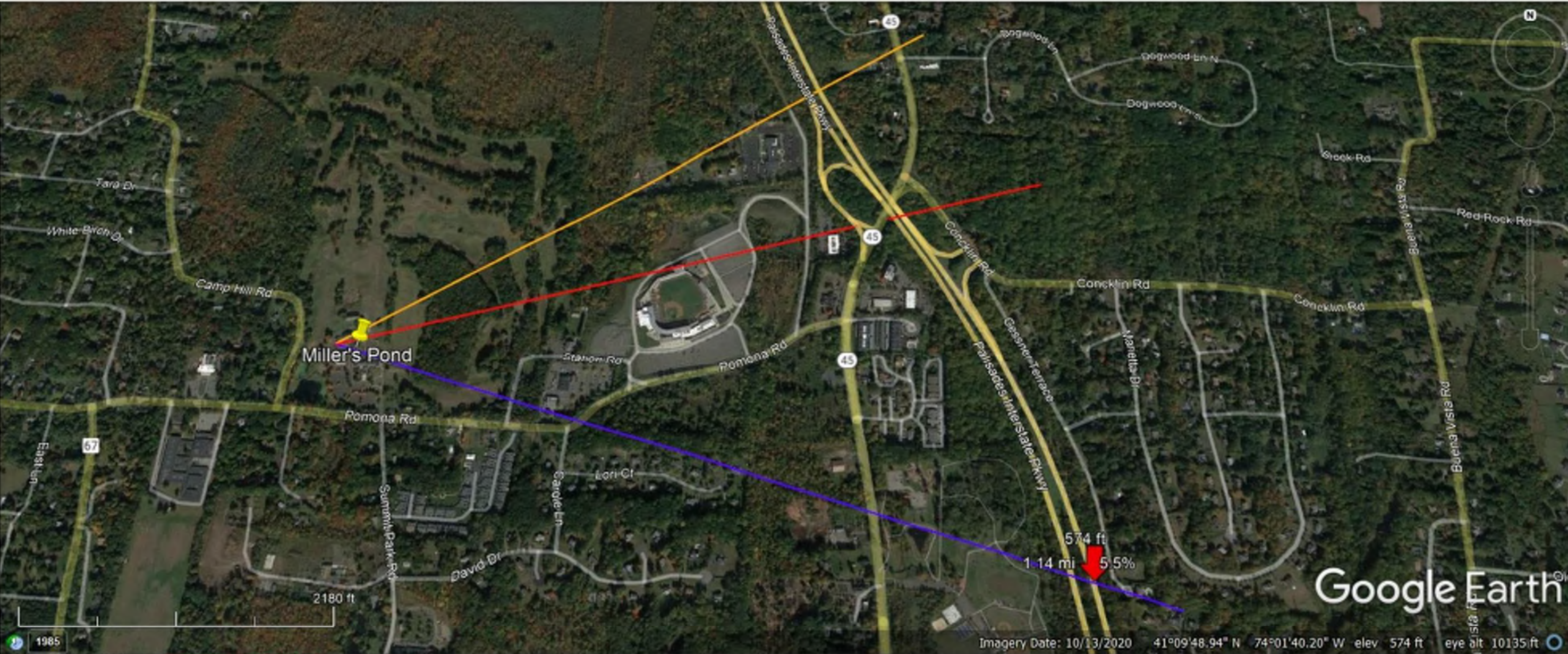


Graph: Min, Avg, Max **Elevation: 421, 469, 536 ft**

Range Totals: Distance: 1.09 mi Elev Gain/Loss: 214 ft, -154 ft Max Slope: 34.6%, -32.2% Avg Slope: 6.8%, -5.0%









## Emily Loughlin

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**From:** ROBERT TROSTLE <rtros82071@aol.com>  
**Sent:** Thursday, October 14, 2021 9:00 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** Nana Koch  
**Subject:** Robert Trostle-North East Ramapo DGEIS Comments Dated 10/14/2021  
**Attachments:** Talking points for Ramapo Town Meeting 101321.docx

## Talking points for Ramapo Town Meeting 10/13/21 -

1. Robert Trostle – 45 & 47 South Mountain Rd. ,New City, NY 10956 – Town of Ramapo – Bd member of the Skyview Acres Land Trust, Founding member of SMART (the **South Mountain Area Resources Taskforce**.)
2. Today I would like to discuss one issue- Open Space
3. Buried in the appendices of the DGEIS Appendix H additional SEQUA documentation on Page 40 of 530 paragraph C.2c the Supervisor states that ‘The Town of Ramapo has made Open Space acquisitions through an Open Space Program.
4. On page 92 question #11 Entitled Impact on Open Space and Recreation lines #8&9 state that “The Town of Ramapo has not adopted an Open Space Plan” these two statements would appear to contradict one another. Furthermore – in the executive summary of the DGEIS on page 286 under Conservation of Town Owned Lands states that “in 2018/2019 the Town Asset Review Committee (TARC) inventoried all Town owned properties. It started review of land characteristics and the potential future use or sale of these properties, including the possible desirability of preserving sites as open space.” Among those properties being or having been evaluated are the Mowbray Clark property, the Laico property, and the Crow House. (although the minutes do not seem to include these properties) My question is this- How can the Town evaluate whether or not to preserve land as Open Space when it has no Open Space Plan? What criteria are being used to evaluate Open Space needs? The DGEIS says some sites “may be eligible for recreation”.
5. The DGEIS goes on to state that “The decision whether to pursue enhanced open space preservation through direct budgeting or borrowing of funds with the proceeds of either of these used for land acquisition and permanent parkland is a choice of elected officials. If there were a choice to finance conservation of land, this would involve a considerable fiscal commitment”.
6. WE know that fiscal commitment was already made, and land was acquired as open space, the purchases, and money for same, were approved by public vote on bond issues. These commitments included the aforementioned properties and the Striker property which was to be open space and a small cluster of housing for first responders.. . Why then is the



Town Board going back on it's commitments? Why won't the Town designate these properties as Parklands?

Lastly, The DGEIS only frames the evaluation of preservation of open space in fiscal terms regarding property tax revenues and future revenues. It completely ignores the benefits that open space provides in terms of aquifer replenishment, recreation, education, environmental health, mental health, carbon sequestration and global warming. I know from Google Earth that almost all of you board members live in less densely populated neighborhoods with trees around your homes. Why is that? Why would you try to take that away from our community? If Ramapo has no Open space plan then Keep your commitment by declaring these areas parklands.

## Emily Loughlin

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**From:** Tom Winner <tom.winner.sr@gmail.com>  
**Sent:** Thursday, October 14, 2021 9:32 PM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com; Anne Winner  
**Subject:** Tom Winner- NE Ramapo DGEIS Comments Dated 10/14/2021

Ramapo Town Board,

1. My wife and I are very much in favor of dedicating Open Space in Northeast Ramapo, including Stryker (on Conklin Road) and 58A and 48A on South Mountain Road (including the Mowbray-Clark property).
2. Also, we oppose the commercial and neighborhood shopping zoning for Opportunity C (the undeveloped land across from the Orchards).
3. As for the plan for over 500 homes on the Old Minisceongo Golf Course (on Pomona Road), we are appalled at the disregard for the change this will impose on the characteristics of our community by dramatically increasing traffic, draining our municipal resources, and adversely affecting our water supply and environment.

We moved to Ramapo nine years ago to enjoy its natural beauty, its relatively quiet neighborhoods, and its diverse population. Please do change what we now have to something that is less attractive, more commercial, and overly populated.

Thank you,  
Thomas H. Winner

## Emily Loughlin

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**From:** Sara Oshervitz <OshervitzS@ramapo-ny.gov>  
**Sent:** Friday, October 15, 2021 4:54 PM  
**To:** Maureen Pehush  
**Subject:** Mimi Calhoun- Northeast Ramapo DGEIS Comments Dated 10/15/2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

Begin forwarded message:

**From:** Mimi Calhoun <mkc2@mac.com>  
**Date:** October 15, 2021 at 4:51:42 PM EDT  
**To:** Sara Oshervitz <OshervitzS@ramapo-ny.gov>  
**Subject:** Fwd: Northeast Ramapo DGEIS

Begin forwarded message:

**From:** Mimi Calhoun <[mkc2@mac.com](mailto:mkc2@mac.com)>  
**Subject:** Fwd: Northeast Ramapo DGEIS  
**Date:** October 15, 2021 at 4:47:59 PM GMT-4  
**To:** [TownofRamapoClerk@ramapo-ny.gov](mailto:TownofRamapoClerk@ramapo-ny.gov)

Begin forwarded message:

**From:** Mimi Calhoun <[mkc2@mac.com](mailto:mkc2@mac.com)>  
**Subject:** Northeast Ramapo DGEIS  
**Date:** October 15, 2021 at 4:42:29 PM GMT-4  
**To:** [TownofRamapoClerk@ramapo-ny.gov](mailto:TownofRamapoClerk@ramapo-ny.gov)  
**Cc:** [TownofRamapoClerk@ramapo-ny.gov](mailto:TownofRamapoClerk@ramapo-ny.gov);  
[sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com); [spechtm@ramapo-ny.gov](mailto:spechtm@ramapo-ny.gov);  
[osherovitzs@ramapo-ny.gov](mailto:osherovitzs@ramapo-ny.gov); [loganb@ramapo-ny.gov](mailto:loganb@ramapo-ny.gov);  
[rossmanr@ramapo-ny.gov](mailto:rossmanr@ramapo-ny.gov); [weissmandly@ramapo-ny.gov](mailto:weissmandly@ramapo-ny.gov);  
[wanounoud@ramapo-ny.gov](mailto:wanounoud@ramapo-ny.gov)

To the Town Board,

Skyview Acres has been my home for 41 years. It has been disturbing to watch the gradual deterioration of so many of the unique features of Northeast Ramapo. The streams that run through Skyview are slowly



drying up. The bird, bee, and butterfly populations have been shrinking. The shops in our strip malls have been closing. Traffic is increasingly heavy and noisy.

As a former Trustee on the East Ramapo School Board, I remain concerned about education in East Ramapo. In reading the planning report, there was mention of the expected increase in the number of students attending public schools. I did not see any mention of the expected increase in the number of students attending private schools. That number tends to be about three times greater than that of the public school population. That would mean even more traffic and congestion when schools are in session.

Given all that everyone is experiencing with climate change, it is vital that our elected officials place the highest priority on protecting the environment. Our Open Spaces must be protected through specific dedication. New housing must be scaled down to protect water resources. The town should include serious thinking and planning on how to incorporate and continually expand the town's use of alternative, sustainable energy. To exclude a focus on creating sustainable energy is to deny the serious threat to all of our lives and to the quality of our lives which we now all face.

Finally, the town must make sure that the final town plan includes the entire town. It does not make sense to have the impact of two major housing developments looked at separately merely because they are on two different sides of a boundary line. (Matterhorn and Miniscego Golf Course)

Sincerely,

Mimi Calhoun  
36 Dogwood Lane  
Pomona, NY 10970

## Emily Loughlin

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**From:** Teri Collins <tcollin4@optonline.net>  
**Sent:** Friday, October 15, 2021 7:53 AM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** Teri Collins- Northeast Ramapo DGEIS Comments Dated 10/15/2021

As a resident of Rockland County, I am compelled to comment on the Draft Generic Environmental Impact Statement (DGEIS) posted on your website. After closely reading the lengthy document, I still cannot fathom why there is such a concentration of effort on a single area of the town (Northeast corner) rather than a comprehensive plan for Ramapo as a whole. Certainly, environmental impacts know no borders. Here, the whole could be so much more than the sum of its parts yet the town is short-changing us with this segmented approach. Albeit without the benefit of a larger picture, my main concern on this DGEIS can simply be boiled down to WATER - "water water everywhere..."

Surely, the massive developments the town plans for "opportunity areas" in Northeast corner will affect this most valuable resource primarily in two ways:

**Drinking water** - Will there be enough drinking water in the public supply? Will existing wells be tapped or will new wells be needed? If supply is currently adequate, why was there an attempt several years ago to build a desalination plant? If new wells are needed, will there be an impact on private and community wells? Will it be safe? More population, more construction and more commercial enterprise means more PFAs and other contaminants in our drinking water. Suez may be able to add filtration systems to comply with the NY regulations and recover the cost over a large customer base but private and community well owners in this area, who will be adversely impacted through no fault of their own, may have no such means.

**Storm Water** - What plans are there for handling the extra water runoff that will come from more impervious surfaces and less forested land? There are streams in undeveloped properties east of Route 45 that lead down to the West Branch of the Hackensack (Lake Lucille) and it ultimately flows to the Lake DeForest reservoir, a significant drinking water source for many residents in Rockland County. Some of New Jersey also receives water from this lake in Clarkstown. What specific steps are being taken to address the downstream impacts to these water bodies? Will steps be taken to reduce phosphorus and nitrogen from entering the water from surrounding lands - there is a growing problem in our county with harmful algae bloom in lakes. Will there be a design for permanent erosion and sediment control? Will road drainage be improved to address the increased runoff - sections of curvy South Mountain Road are often flooded after rainstorms and are especially dangerous in winter when ice accumulates.

With irreversible climate change already upon us, every town, village, state and country needs to do its part to mitigate the impact. Taking out trees and increasing impervious surfaces is clearly counterproductive. Major US cities have all taken steps to mitigate the risks associated with rising sea levels and global temperatures. New York is considering proposals that involve giving land back to nature and San Francisco plans to protect and augment the city's tree canopy. What is Ramapo doing - taking land and trees away from nature to build city like developments. I urge the town to think big in a better way for the greater good. Scale back the developments which are only opportunities for some and realistically think about the future based upon an honest assessment of the present and the past.

Sincerely,

Teri Collins

[tcollin4@optonline.net](mailto:tcollin4@optonline.net)

2 Milsom Drive

New City, NY 10956



## Emily Loughlin

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**From:** jacqui drechsler <jacqui flute456@gmail.com>  
**Sent:** Friday, October 15, 2021 5:01 PM  
**To:** TOR Clerk; spechtm@ramaop-ny.gov; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou; sustainable.ramapo@gmail.com  
**Subject:** Jacqui Drechsler- Northeast Ramapo DGEIS Comments Dated 10/15/2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### COMMENTS ON RAMAPO DGEIS October 15, 2021

Although we are not residents of Northeast Ramapo, we write to share our thoughts on the Northeast Ramapo DGEIS Plan. We are all connected.

We hope our thoughts on this issue will be taken into consideration as Rockland County residents. Throughout the past several years we have come to and spoken at many meetings in Ramapo regarding land use, zoning and development.

#### 1. Community Character:

Open space land enhances community character helping to create a more diverse community as places for people to gather. Community character also means building within scale within communities, not out sizing developments.

#### 2. Open Space:

Parklands and open space lands must be identified and dedicated. For instance – the Striker, Mowbray-Clark, Leica and Henry Varnum Poor (a great American artist) properties. These should be for sale for development. Some of these properties were already dedicated as open space land. These spaces and others like them, must become dedicated open space land. This kind of land usage is for better for the mental and physical health of Rockland County residents. Green space is very important for one's well being and connection to the land – the earth. The land helps hold the earth in place, captures carbon and emits oxygen for all of us.

#### 3. Zoning:

There is no need for more commercial space as existing commercial areas are under utilized and can be re-purposed, re-imagined. The zoning for Opportunity C – the undeveloped land across from the Orchards - should remain residential RR-80 or should be rezoned as agricultural zoning.

#### 4. Minisceogo Golf Course:

Should not happen! However, knowing how the Town of Ramapo and Planning works, it seems that this will be developed. The high-density plan that is under consideration, will forever impact and change the characteristics and character of our communities, The number of units should be limited to 200 which could equal 1,500 to 2,000 people and poops. Any amount of units over 200 is unsustainable, There must not be anymore segregation in developed housing. That is illegal. Housing must be diverse in order for a community to be integrated and to succeed.

#### 5.The Ramapo Town Plans:

The Ramapo Towns Plans for unsupervised and reckless overdevelopment affects not only Ramapo, but all of Rockland County. Massive demands on Rockland Counties water supply, which can only come from inside of the county, is limited. The demand on our environment and sensitive wildlife areas and ecosystems is of great concern to us. Traffic issues of congestion/ of ingress and egress of emergency services will have impacts not just in the Ramapo communities, but throughout Rockland County as feeder roads get more and more jammed from congestion. This also causes air pollution which has been proven to be very harmful to the very young and the elderly. The stress on our water supply (lack of infinite resources, low pressure on fire hydrants with Suez) first responder services and community/neighborhood character must be taken into consideration.

We strongly urge all developers of any type of development, to engage in the practice of certified green development: geothermal heat pumps, solar roofs, green roofs, permeable paving and energy efficiencies that help Rockland County to become cleaner, greener Climate Smart Communities. Open space land is critical so that Rockland County does not become a massive heat island.

Ramapo and all of Rockland County must move forward with better, greener planning in order to preserve our quality of life and the quality of life for future generations who deserve a beautiful and sustainable County in which to live.

Sincerely,

Jacquelyn Drechsler, MSW and

Jocelyn DeCrescenzo

116 Sierra Vista Lane

Valley Cottage, N.Y 10989

1-845-270-5837

October 15, 2021

On Fri, Oct 15, 2021 at 4:53 PM jacqui drechsler <[jacqui flute456@gmail.com](mailto:jacqui flute456@gmail.com)> wrote:

To Whom It May Concern,

Please find comments from Jacquelyn Drechsler and Jocelyn DeCrescenzo attached regarding the RAMAPO DGEIS PLAN,

Sincerely,  
jacqui Drechsler



## Emily Loughlin

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**From:** Dorothea Foerster <dorothea.foerster@gmail.com>  
**Sent:** Friday, October 15, 2021 6:56 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Subject:** Dorothea Foerster-NE Ramapo DGEIS Comments Dated 10/15/2021

Please, keep the open space in North East Ramapo, including Stryker and 58A and 48A on South Mountain Rd.

I highly recommend to reject anycommercial and neighborhood shopping zoning For opportunity C, the undeveloped land across from the Orchards. This will have a huge impact on the traffic flow as does any commercial development. It will increase global warming.

Please reduce the plan for over 500 homes on the Minesceogo Golf Course on Polomatchs Road. This high density plan will change the characteristics of our community. It will increase traffic, drain or municipal resources, and heard a water supply and the environment.

Thank you for considering this!

Dorothea Foerster

## Emily Loughlin

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**From:** Anna E. Friedberg <anna.e.friedberg@gmail.com>  
**Sent:** Friday, October 15, 2021 3:12 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** Paul Nagin; sustainable.ramapo@gmail.com; Bob Trostle; Nana Trostle; Anna Friedberg  
**Subject:** Anna Friedberg- Northeast Ramapo DGEIS Coments Dated 10/15/2021  
**Attachments:** 2021-10-15 - Letter to Town re Comments on DGEIS - FINAL.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board,

Please see the attached letter on behalf of Skyview Acres and the Skyview Acres Land Trust with our comments and feedback on the Northeast Ramapo DGEIS. We request the town carefully and thoughtfully consider this feedback and revise the plans accordingly.

We look forward to hearing from you and remain willing to actively work with the town to engage in the planning process.

We will email the petitions under separate cover.

Sincerely,  
Anna Friedberg & Paul Nagin



October 15, 2021

**Via Email**

Town Supervisor Michael Specht  
237 Route 59  
Suffern, NY 10901

Town Clerk Sharon M. Osherovitz  
237 Route 59  
Suffern, NY 10901

*Subject: Northeast Ramapo DGEIS*

Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board:

We write on behalf of Skyview Acres, Corp. (“Skyview Acres”) and the Skyview Acres Land Trust (“SALT”) to provide comments on the Northeast Ramapo DGEIS and the town’s zoning law regarding Opportunity C. We are a diverse cooperative community that is committed to the sustainability of Ramapo. Further SALT maintains over 20 conservation easements in Northeast Ramapo, notably abutting the Striker Property, the property known as “Opportunity C” in the DGEIS, and the two town-owned properties on South Mountain Road (48A and 58A).

Our community is really scared, frustrated, and deeply concerned about the town’s plans for Northeast Ramapo and the impact on our quality of life. For the reasons outlined below, and shared during our public comments on September 13, and outlined in our January 20, 2021 letter (attached for ease of reference), we **strongly** urge the board to:

(1) Revise the DGEIS and to:

- a. **Dedicate Open Space**: the Striker Property and the two properties on South Mountain Road must be dedicated in perpetuity as open space, as these properties were purchased or donated with the intention of being used for open space and have been continuously used by the public for recreational activities.
- b. **Remove any commercial development of Opportunity C**: the community does not have a need nor does it want any more commercial development on Route 45, which is residential and agricultural lands.
- c. **Reduce Development & Promote Diversity in the Community**: limit the amount of development and ensure affordable housing is available for the entire existing diverse population.



- (2) Withdraw the zoning ordinance change for Opportunity C or, in the alternative, limit the zoning changes to allow agricultural activity only on Opportunity C.
- (3) Expand and improve the planning process, including obtaining increased community engagement, planning for the development of the whole town (instead of this piecemeal approach), and revising the plan to consider the impact of development occurring in neighboring towns and villages.

We have outlined below our specific feedback and comments on the DGEIS and the proposed zoning ordinance and urge the board to carefully consider this feedback, revisit and revise the DGEIS and planning process.

- **Overall Deficiencies in the Planning Process**

- *Comprehensive Planning for All of Ramapo is Needed:* We renew our concerns and objections to the piecemeal approach to planning for the town of Ramapo. It simply is not feasible or appropriate planning to take a piecemeal approach. The whole town of Ramapo must be considered in order to make a sustainable and reasonable plan for growth. The plan can't look at part of the region for development while suggesting the needs of the whole town must be considered in the development of this particular region. In other words, if a regional assessment is not done then only the needs of the particular region, Northeast Ramapo, must be considered in planning for the region and the needs of the town as a whole are irrelevant. Northeast Ramapo does not have a need for more development. It is nonsensical to suggest that the needs of the whole town should or could support development of a plan limited to just the Northeast region. In particular, failure to consider the development opportunities across the town, including underutilized space must occur before plans are made to develop land that is otherwise undeveloped (e.g., Opportunity C).
- *Development in Neighboring Towns and Villages must be Considered:* The DGEIS must consider the planning in neighboring towns and villages. For instance, the development of the Matterhorn nursery will necessarily impact traffic, water, noise and access to municipal services in Northeast Ramapo. That must be considered in this plan, but is not.
- *Meaningful Participation by the Community:* Community members have attempted to actively engage in this process, but the town's approach has thwarted serious participation. The handful of charrettes and town meetings in 2019 (and subsequent zoom updates in 2021) at best were informational sessions of what the town is considering. There was no opportunity for meaningful input or engagement. The public also does not know what the town is actually considering or planning so how can meaningful comments be shared. Further, this planning process has occurred during a global pandemic, which has precluded the community from meaningfully participating in the planning process. There are critical and important issues that require the ability to meet, engage in dialogue and review maps and other materials related to planning. Proceeding in the current *hasty* manner, with limited information, has significantly impeded meaningful participation in the planning process. Further, limited information

provided has inhibited our ability to comment (e.g., the surprise inclusion of Opportunity C – see below).

- *More Time to Evaluate the DGEIS is needed:* The DGEIS is thousands of pages, including a significant amount of technical information, which must be carefully analyzed. 45 days to comment and only holding one public hearing, in which no information from the town or town planners was provided is insufficient to engage the community on such an important initiative. The town should host workshops to engage the community and allow us to meaningfully participate in the planning process and what is being considered. We have done our best, with the limited time available, to provide our comments.
- *Incorporation of Feedback from Northeast Ramapo Constituents:* Despite the limited ability for the Skyview Acres Community to comment, we have faithfully attempted to do so. The DGEIS fails to incorporate or consider the strong desires of the community that have been shared with the town. The lack of any planning or dedication of open space to preserve this critical characteristic of the community is simply not even addressed in the DGEIS.
- **DGEIS Fails to Adequately Address Community Characteristics**
  - *Skyview Acres:* The DGEIS fails to adequately address the needs of Skyview Acres, a significant and historic community in the heart of Northeast Ramapo. Skyview Acres was created in 1946 and just celebrated its 75<sup>th</sup> Anniversary. The DGEIS incorrectly claims that Skyview Acres was built “circa 1990 to 2000”. This demonstrates the limited understanding and research completed on this area, especially given the importance of this community to the region and that the date of inception has been mentioned in several Town meetings and is clearly marked on Route 45 on the community signage visible to anyone traveling the area.
  - *Open Space:* One of the most desirable characteristics of the Skyview Acres community and Northeast Ramapo is open space, and yet the plan fails to consider open space, as noted throughout our comments. At best, the plan is “silent” as to the development of open space. However, without specific plans to dedicate/designate open space, this simply leaves these areas open for present or future development.
  - *Development Plan will fundamentally change the characteristics of the community:* The DGEIS fails to include any plans to preserve the community characteristics that attracted the current residents to this area. The DGEIS outlines how this area can be further developed with no consideration for preserving the existing characteristics of the community.
- **Commercial Zoning for Opportunity C Is Inappropriate & Procedurally Deficient**
  - *Deficient Notice:* The DGEIS asserts that community input regarding the draft plan was invited and considered through a series of public meetings and local resident surveys. In fact, no such input was ever solicited, considered, or even possible with regard to the proposed up-zoning of Opportunity C, which appears to have been added to the plan at the eleventh-hour. The relevant scoping documents did not include or mention Opportunity C area as a potential site for

development. Further, this area was not mentioned or discussed in any of the community planning sessions or charettes that have occurred. The proposed up-zoning of Opportunity C was never the subject of any mailed surveys or notices. Further, as far as we know, no prior notice of the proposed zoning changes to the area designated Opportunity C was provided either to the property owners within the area designated for rezoning nor to the owners of property within the requisite distance from the location under consideration for rezoning. The DGEIS asserts that the planners pursued community outreach consistent and solicited and considered community input consistent with the requirements of the environmental quality act and relevant zoning laws. But with respect to the proposed up-zoning of Opportunity C, there was no such outreach, no notice, no solicitation or consideration or community or impacted property owner input. At least with respect to the proposed up-zoning of Opportunity C, notice was utterly lacking and therefore patently deficient. The eleventh-hour inclusion of Opportunity C in the DGEIS has introduced a procedural flaw that threatens the plan in its entirety.

- *There is no Need for More Commercial Development on Route 45:* There is simply no need for additional commercial space in this specific area. The underutilization of the multiple commercial shopping areas on Route 202 demonstrate that additional commercial space is not needed. Members of the Skyview Community own part of the land being considered for up-zoning and affirmatively oppose this change. Further, the community directly adjacent to this space has made clear that they do not want commercial zoning. In fact, just the opposite, we have sought to maintain open space. In response to this feedback, the plan inexplicably now includes more development and more commercial development.
- *Impact of Development on Local Community was Not Considered:* The DGEIS fails to adequately consider the impact of development on Opportunity C on the existing community. In particular, the impact on traffic and noise to Cooper Morris Drive and Twin Pines Drive, Dogwood Lane, and Dogwood Place is not mentioned. The impact on sewage was not evaluated. Further, the impact on the water for the Skyview Acres community, all serviced by well water, was not considered, among other things. Further, the environmental impact was not considered. The land was not adequately assessed to determine the extent to which there may be environmental constraints or animal habitats. Further, this area is a vital corridor for animal migration and that was not considered.
- *Scenic South Mountain Road:* The development of Opportunity C fails to consider the impact on scenic and historic South Mountain Road.
- *Impact on Local Businesses:* The Orchards of Concklin is an important and historic business in the community. Additional development will have a negative impact on this business, which is a critical and vibrant part of the community.

- **Dedication of Open Space**

- *Open Space Benefits the Community and Offsets the Impact of Natural Disasters:* Open space provides significant benefits to the community, but has not been



considered in the DGEIS. The DGEIS simply evaluates the “financial value” of land. Open space has significant and important value to the environment, limiting the impact of natural disasters (which are becoming far too frequent), protection of air and water quality, and the quality of life to the community. These benefits must also be considered.

- DGEIS must plan for the preservation of Open Space: The current plan completely avoids the formal, permanent preservation of open space. The whole purpose of planning is to look ahead to make decisions. Failing to dedicate open space in Northeast Ramapo, especially for lands which were donated or purchased with the express purpose of being used for open space, essentially means that the town does not intend to preserve open space.
- Depending on the community to preserve open space is insufficient: The local community has demonstrated its commitment to preserving open space. SALT was organized for the specific purpose of preserving green spaces in this area. However, the town, as part of its planning process must also support the community. It cannot be left simply to the community itself to preserve and protect green spaces, woodlands, and wetlands this area from development. The town must support these efforts as well. The plan currently is singularly focused on what areas can be developed without planning for how that is balanced with areas that will not be developed. Simply stating that “mitigation” can offset the impact of development is insufficient. Specific and concrete plans are needed to balance any proposed development and to maintain the characteristics of the community.
- Open Space is Needed to Protect the Environment & Reduce the Impact of Climate Change: Recent storms have demonstrated the significant impact of natural disasters. The impact of large-scale storms, including flooding, is reduced when there is open space for the water to run off. Further, the sensitive nature of this area must be protected. In particular, the Striker property includes wetlands and habitats for animals that must be protected.
- A Plan for the Striker Property Must Be Defined: Claiming that there is “no current plan” to develop the Striker Property is of no comfort. The whole point of this process is to plan. And this plan must preserve open space now for the future. In particular, the town must dedicate the Striker Property and the two parcels on South Mountain Road (58A and 48A) as open space. The DGEIS, section 7.5, suggests that there are potential plans for development of the Striker Property as an educational campus. If the town insists on planning for the Northeast Ramapo section now, then the plan for the Striker Property must be open and transparent to all. Furthermore, for the plan to engage in planning the development of private school campuses on public lands that were purchased as open space is wholly wrong.
- **DGEIS Fails to Consider the Impact of Development on the Community**
  - The underlying data utilized is faulty: The census data is outdated and fails to consider the realities of our community.

- *Plan fails to adequately assess the impact on traffic and the environment:* Consideration of the impact of this plan on traffic (in particular on Twin Pines Drive, Dogwood Lane, Dogwood Place, and Cooper Morris Drive), water, the environment, sewage, and municipal services is inadequate.
- *DGEIS fails to adequately address the pipeline:* The DGEIS fails to adequately consider the impact (and plan around) the existence of the pipeline for development.
- **Development of Additional Housing in Opportunities A, B and D must be reduced and the housing available must be accessible to all members of the community**
  - *The current units planned for the Golf Course is Too High:* The number of units planned, over 500, for development must be reduced. If fully realized, this single development could add as many as 3,000 new residents to the area, essentially **doubling the population**. The community cannot sustain this much development on this portion of land, with one ingress and egress. The impact on traffic, water, and the municipal services will create havoc and chaos for the community.
  - *Current Plans Only serve to Reinforce Segregation in our Community:* The racial integration in Northeast Ramapo is well documented and of great concern. Skyview Acres is a long and storied community, actively engaged in the civil rights movement. This current development approach which throughout the Town of Ramapo has encouraged and facilitated segregated, all-white high density developments only serves to undermine the diverse and inclusive community that has long existed in this area.
  - *Housing Plans must be Varied:* The current housing structures must be varied and not limited to larger units. There must be plans for studios, one and two bedroom units, to serve all members, young and old, of the existing community.
  - *Accessibility to All:* the proposed housing must be accessible to all community members and ensure that the development does not result in whited-only housing clusters. The town must also require that the units are listed on the English MLS and other services that ensure all members of the community are aware of the availability of the units. Further, the housing units must not be **pre-sold**, but equally available to all community members.
  - *Assessment of Segregation in the Town:* The DGEIS fails to investigate and study the increasing segregation of housing and disparate impact on non-white communities in the Town as part of the planning process.
  - *East Ramapo Central School District (ERCSD) Must be Involved:* The Town must actively engage with the ERCSD to evaluate the costs of additional development. The lack of involvement of the ERCSD inherently impacted the DGEIS and the planning process because the impact that this planned development on the needs for schools, and associated costs to the school district must be considered as part of the overall plan.

- **Closing**

The current residents of Ramapo signed the enclosed petition<sup>1</sup> (along with a petition from neighbors and supporters) to emphasize our concerns regarding the current plan and request that the Town Board carefully consider these comments and feedback and revise this process as outlined in this letter.

Sincerely,



Anna Friedberg  
President, Skyview Acres  
E: anna.e.friedberg@gmail.com  
M: 917-584-6434

Paul Nagin  
President, SALT  
E: chimbotech@yahoo.com  
M: 845-558-1565

CC:

Kenneth Zebrowski, NY State Assembly  
Edward Day, Rockland County Executive  
Harriet Cornell, Rockland County Legislature  
George Hoehmann, Town of Clarkstown Supervisor

---

<sup>1</sup> A separate written protest pursuant to New York Consolidated Laws, Town Law - TWN § 265 has also been submitted regarding the town's plan for zoning changes to Opportunity C, which was signed by some of the property owners representing over 20% of the area designated for rezoning and over 20% of the owners of property within the requisite distance from the location under consideration for rezoning.



# **Attachment**



January 20, 2021

**Via Email**

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

*Subject: Request to Table January 20<sup>th</sup> Vote on Scoping Plan*

Dear Mr. Specht and Members of the Town Board:

We write on behalf of Skyview Acres, Corp. (“Skyview Acres”) and the Skyview Acres Land Trust (“SALT”). We are a diverse cooperative community that is committed to the sustainability of Ramapo. We **strongly** urge the board to table the vote on the scoping document today. We respectfully make this request because proceeding with the scoping document this evening is premature in the planning process as discussed below. Further, while we believe proceeding with the scoping plan at this juncture is premature, should the town proceed with the scoping plan, then revisions to the scoping plan must be made as outlined in this letter before it is approved.

Moving forward with a scoping document for Northeast Ramapo without a plan and no comprehensive assessment of the town’s needs is premature and unnecessary. Further, moving forward with this assessment during a global pandemic only serves to inhibit public engagement and will result in questionable findings on impact. For instance, an assessment of traffic patterns during this time when social gatherings are prohibited and normal work patterns are temporarily place on hold cannot serve as a basis to determine what normal traffic patterns would be. An accurate assessment of the impact on development cannot be made under these circumstances. Finally, the scoping document fails to consider a number of critical issues that must be considered in order to assess the impact of any development plan and are outlined in **Appendix A** at the end of this letter. These items must be included as part of the scoping plan.

The Skyview Acres community would like to work together with the Town on comprehensive planning, but this current approach is out of order. Beginning with the scoping process has limited utility. As an initial matter focusing exclusively on Northeast Ramapo is inappropriate given the needs of the community in this particular region and environmental sensitivity of this area. While we understand the town believes a region by region approach is most appropriate because each region is different, the town can't have it both ways. The plan can't look at part of the region for development while suggesting the needs of the whole town must be considered in the development of this particular region. In other words, if a regional assessment is done then only the needs of that particular region must be considered in planning for the region and the needs of the town as a whole are irrelevant. Northeast Ramapo does not have a need for more development. It is nonsensical to suggest that the needs of the whole town should or could support development of a plan limited to just the Northeast region.

We strongly urge the town to evaluate the needs of the entire town and the land use across all 62.2 square miles of Ramapo. This work can and should begin now. After this is completed then it is appropriate to determine where in the town development should occur (even by region) and what space should be preserved for open space. This piecemeal approach undermines the concept of comprehensive planning that the town so desperately needs.

Finally, community input on what is needed for the town is critical at this juncture. The handful of charrettes and town meetings in 2019 at best were informational sessions of what the town is considering. There was no opportunity for meaningful input or engagement. Further, the public still does not know what the town is actually considering or planning. How can the town begin scoping and study the impact for a plan that doesn't exist?<sup>1</sup>

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<sup>1</sup> See May 7, 2019 letter to Mr. Specht outlining inconsistent positions regarding property under consideration for planning of the Northeast Region.



This current approach of proceeding with the scoping plan is a misuse of time and resources. We urge the town to work collaboratively with the community now to systematically and thoughtfully assess the needs for the town of Ramapo, conduct an inventory of available space and land use and then amend the comprehensive plan. A scoping plan can then commence once a plan has been developed.

Sincerely,

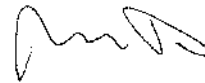


Anna Friedberg

President, Skyview Acres

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M: 917-584-6434



Paul Nagin

President, SALT

E: [chimbotech@yahoo.com](mailto:chimbotech@yahoo.com)

M: 845-558-1565

CC:

Kenneth Zebrowski, NY State Assembly

Edward Day, Rockland County Executive

Harriet Cornell, Rockland County Legislature

George Hoehmann, Town of Clarkstown Supervisor

### **Appendix A: Items that Must be Considered in Scoping Document**

- Consolidated maps of existing combined environmental constraints map on a Town wide and specific levels showing:
  - steep slopes
  - Sole Source Aquifers systems and groundwater recharge and well fields a
  - Aquifer Protection Map Overlay
  - Scenic Road map Overlay
  - National wetland inventory
  - 100 year Floodplains
  - DEC wetlands
  - Local wetlands
  - overhead utility lines and easements
  - natural gas pipelines
- Maps showing properties developed since 2004 and build out analysis based on current zoning.
- Inventory of all approved projects and all applications before the board and their projection water usage and sewer needs.
- Affordable housing maps – what has been built since 2004?
- Lands purchased with municipal funds for open space, park, and recreational areas. It also needs to show all public lands sold since 2004.
- Traffic studies for the **entire** Town, not just Northeast Ramapo.
- Fiscal studies regarding how much property is tax exempt and cost of new development on public schools and impact on tax revenues based on approval of condos, vs single family homes.
- Analysis of apartment buildings vacancies, including off-market vacancies.
- Analysis of racial trends and household income throughout the Town.
- Analysis for Fire Department and Police Department services.

## Emily Loughlin

---

**From:** Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)>  
**Sent:** Friday, October 15, 2021 3:26 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** Paul Nagin; sustainable.ramapo@gmail.com; Bob Trostle; Nana Trostle  
**Subject:** Anna Friedberg Northeast Ramapo DGEIS (1of 3) Comments Dtaed 10/15/2021  
**Attachments:** Community Petition - 10-2021.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

Please see the community petition - email 1 of 3.

Best,  
Anna & Paul

On Fri, Oct 15, 2021 at 3:12 PM Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)> wrote:

Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board,

Please see the attached letter on behalf of Skyview Acres and the Skyview Acres Land Trust with our comments and feedback on the Northeast Ramapo DGEIS. We request the town carefully and thoughtfully consider this feedback and revise the plans accordingly.

We look forward to hearing from you and remain willing to actively work with the town to engage in the planning process.

We will email the petitions under separate cover.

Sincerely,  
Anna Friedberg & Paul Nagin



**Keep South Mountain Green**  
(Out of Town Signatures)

10/9/21  
10/10/21  
10/11/21 10/12/21

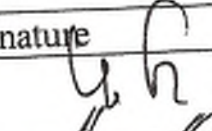
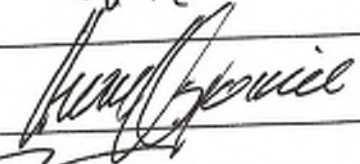
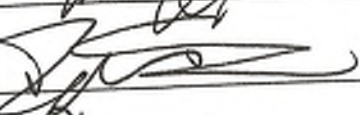
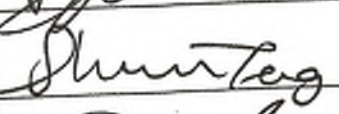
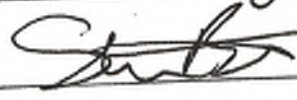

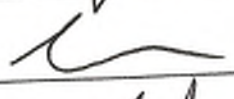

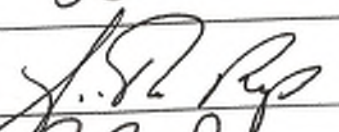


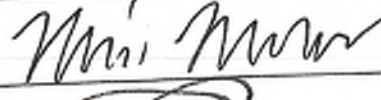

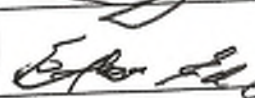
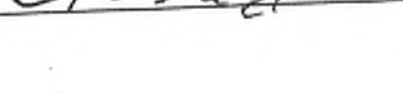
We are cyclists, hikers, apple pickers and others who are drawn to the unique natural beauty of the South Mountain Road area. Commercial development of land directly across the street from the Concklin Orchards (designated as Opportunity C in the town's Draft Generic Environmental Impact Study (DGEIS), to include multi-story residential/commercial units with gas stations, movie theatres and the like, would likely destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area in question is a destination for thousands of people each year, particularly because of the rural and scenic nature of South Mountain Road and its surrounds.

NOTE: In particular, South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.


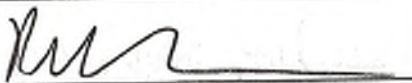

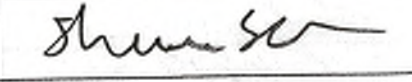
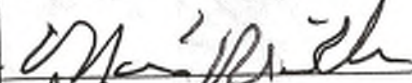

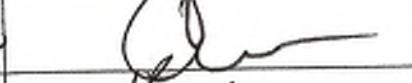
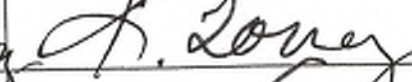
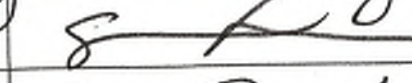
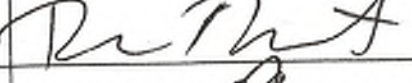
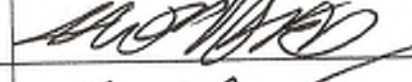
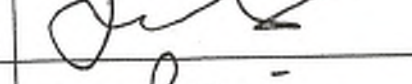

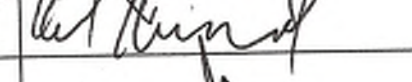

Therefore, we the undersigned ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land that would facilitate this destruction and change the character of the community.

Print Name	Signature	Address/State of Residence	Email address
1 TINA ERFER	<i>Tina Erfer</i>	69 Lakewood Drive Denville, N.J. 07834	TEDANCE@ Live.com
2 Aaron Breehe	<i>Aaron Breehe</i>	12 DUCKPOND PLACE, WILSON	aaron.breehe@ gmail.com
3 Josiah Longstaffe	<i>Josiah Longstaffe</i>	509 W 110th St. NY, NY	Josiah.Longstaffe@gmail.com
4 Kathy Bachinsky	<i>K. Bachinsky</i>	4352 N. San Andrés West Palm Beach, FL 33411	Plounder50d@ yahoo.com
5 Eric Bachinsky	<i>E. Bachinsky</i>	4352 N. San Andrés WPB. FL. 33411	N/A
6 Cynthia O'Keefe	<i>Cynthia O'Keefe</i>	1003 Garden Street #3 Hoboken, NJ 07030	CynthiaO@ yahoo.com
7 MORIN RAMMER	<i>Morin Rammer</i>	144 Susan Place New Milford NJ 07646	m.rammer35@ optimum.net



Print Name	Signature	Address/State of Residence	Email address
8 Luis Astudillo		174 1st Ave Cresskill NJ 07626	luis.astudillo@ycp.edu
9 John Ospina		175 Rochelle Ave Rochelle Park, NJ 07662	Johnospina@gmail.com
10 David Smith		60 Haven Ave, apt 8B New York, NY 10032	dsmith@gmail.com
11 Shavonne Teng		60 Haven Ave New York, NY 10032	stst2741@columbia.edu
12 Steven Brown		New York, NY 10028	
13 MANUELA JUAN		Brooklyn, NY 11248	manuela@gmail.com
14 CHRISTIAN GARCIA		BROOKLYN, NY 11248	"
15 Dan Weisz		150 W 95 10025	synglet@gmail.com
16 Andy Schuman		10 White St #2 NY NY 10013	
17 Samantha Rys		P.O. Box 793 Pine Bush NY 12564	samantharys@frontier.net
18 John McColl		43 W 16th Apt 8D New York, NY 10011	mccolljohn10@gmail.com
19 Sammy Gabe		235 E 46th St New York, NY 10017	Susanna@gmail.com
20 Kevin Mulder		Queens NY 11101	Kevin631@aol.com
21 MARK MAZEL		90 Eldridge St #4	mark.mazel@columbia.edu
22 Ethan Bull		121 La Salle St #2, New York, NY 10027	cib2123etc.columbia.edu



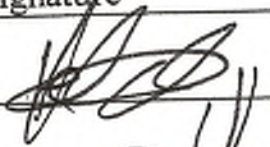

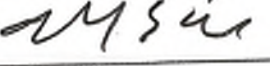
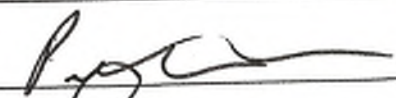




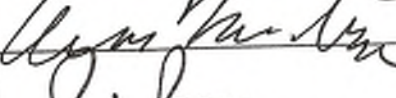
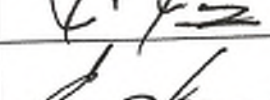

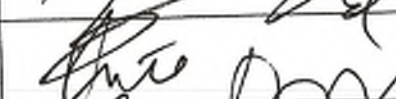
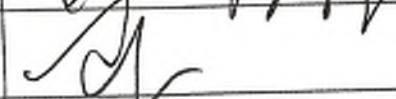
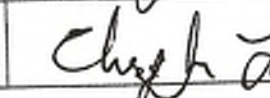

Print Name	Signature	Address/State of Residence	Email address
23 Kyle Kaenan		240 E 82nd St New York, NY 10028	kyle.kaenan16@gmail.com
24 Ricky Russomano		565 E 92nd St NY, NY 10028	Ricky.Russomano@gmail.com
25 Edith Zhang		507 W 113 St NYC	edith.zhang77@gmail.com
26 Sharon See		725 Jefferson St Hoboken NJ 07030	sharon.see@psychod.com
27 Min Math		46 Orchard St Brooklyn, NY 11239	minmath@gmail.com
28 David Wilson		405 West 4th Ave NYC	david.wilson@gmail.com
29 Charlie Bey		Tappan N.Y.	
30 Kate Torrey		72 W. Hudson Ave, #A5 Englewood, NJ 07631	
31 Nicholas Santos		1563 St. Marks Ave Brooklyn, NY 11239	Nicksantos23@gmail.com
32 R. Popovic		75 CLY 70th. Ln. 10528	VIRAFILMS@MAC.COM
33 David Hathaway		567 North 5th St Rye, N.Y. 10580	d.hathaway@gmail.com
34 Wendell Lunaqui		22 Cypress St. Fairfield, NJ	
35 Eulene Quiapo		1047 BURGENTON AVE. PARLIN, NJ	
36 KAREL KUMAR		675 SECOND AVE ST LAUREL COTTAGE NY 10028	KPKumar@gmail.com
37 Joshua Cruz		Spotswood, NJ	



Print Name	Signature	Address/State of Residence	Email address
38 Rosanne Schwartz	Rosanne Schwartz	2 Salisbury Point S Hack NY 10760	
39 C Turner	Cyril Turner	200 Radcliff	
40 M. Molini	M. Molini	18 Hudson Ave. Haverstraw	
41 Robin Rodriguez	Robin Rodriguez	70 Susan Dr New City	
42 John Roman	John Roman	3403 Nostrand av. Brooklyn	
43 Mikhail Levin	Mikhail Levin	2302 Edin St, Brooklyn	
44 Sander Nemick	Sander Nemick	3901 Norwanna Ave Haverstraw	
45 Julio De Leon	Julio De Leon	GARNERVILLE 12. SUFFERN LAKE T.	
46 MANNY COLETTA	MANNY COLETTA	54 ELLINGTON RD EDISON NJ	
47 Roy Fischman	Roy Fischman	81 Oakdale St Staten Island NY	
48 Michael HAYS	Michael HAYS	117 LEXON. NYACK NY	
49 Robert Helmer	Robert Helmer	210 H. Hap Lee Hack	
50 Mark Walters	Mark Walters	861 E 24th St BX NY 10010	
51 Ricardo Bortez	Ricardo Bortez	612 Edge Park Rd White Plains	
52 DOMENICO GRILLI	DOMENICO GRILLI	908 PARK AVE HOBOKEN NJ	

DCIRILLI@ICLOUD.COM

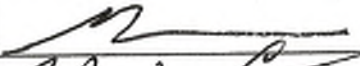
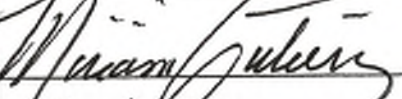

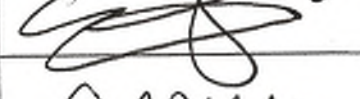
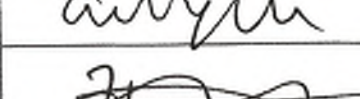
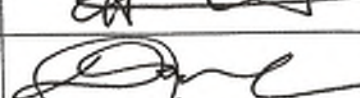


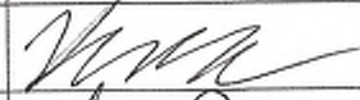
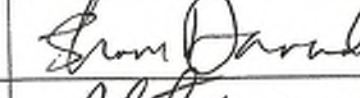
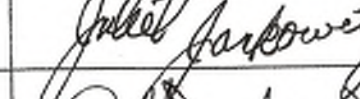
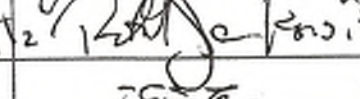

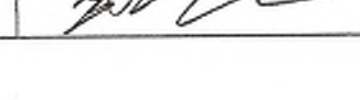



Print Name	Signature	Address/State of Residence	Email address
53 HELDER		425 Washington Blvd Jersey City	
54 V. BORISZTEIN		4 CLENWOOD DR. MANHATTAN, NY	
55 MIKE MANUEL		19 PALISADE DR. MANHATTAN, NY	MANUEL@MAC.COM (Sonsville)
56 Peter Romeo		519 Copper Cherry Wood	pjohnromeo@gmail.com
57 Mue Vum		5157 11th Street Middle Village, NY	muivum@me.com
58 Robert Rios		728 Jacqueline Dr. Valley Cottage, NY	
59 C. Workinger		43 Top of the World, MMNK 10543	
60 J. George		11	
61 E. Kinson		4 Orient Ct. Newark	
62 J. Jones		2700 Bridge Bronx, NY	
63 Emily Conant		18 Riverside Dr. NY, NY	
64 Jane Vogel		32 W 126th NY, NY	
65 Kate S. Angelo		1 SARACENT CT MANHATTAN, NY	
66 Theodor Kargman		500 E 5th St, New York New York	
67 Chris Freeman		190 F.R. Ave Midland Park NJ.	



Print Name	Signature	Address/State of Residence	Email address
68 Peggy Frizzell	Peggy Frizzell	07401 84 Myrtle Ave. Alendale NJ	pfrizzell215@gmail.com
69 Laura Schulte	Laura Schulte	225 W. 106th St. NY NY	LESCHULT@gmail.com
70 Beate Ullrich	Beate Ullrich	1385 York Ave NY NY	
71 Nina Dornan	Nina Dornan	580 Prospect Ave	NinaDornan@yahoo.com
72 H. Dornan	H. Dornan	530 Prospect Ave <sup>Manhasset</sup> NY 10580	PNDDornan@yahoo.com
73 Andrea McNamara	Andrea McNamara	26 Hudson Rd Washingtonville	Andrea.McNamara@avon.com
74 David G. Molloy	David G. Molloy	LINDEN, NJ 07036 1119 GEORGE DR.	David.G.Molloy@gmail.com
75 Ellen Lader Smith	Ellen Lader Smith	Centerville CT Montville NJ 07045	
76 Pat Alier	Pat Alier	43 Sussler Rd Terry	
77 William Smith	William Smith	601 W 57th St NY	
78 Bruce Burr	Bruce Burr	57 Walnut Drive Upper Saddle River NJ	
79 Jeffrey Burr	Jeffrey Burr	57 WALNUT DRIVE Upper Saddle River NJ 07458	
80 Dennis Schaefer	Dennis Schaefer	580 E 63rd St NYC	
81 Anna Popag	Anna Popag	67-30 Clyde St Forest Hills NY	
82 Courtney Mallay	Courtney Mallay	230 E 79th St, SC New York, NY 10075	



Print Name	Signature	Address/State of Residence	Email address
83 R. Brown		714 Orange Ave NJ	
84 Miriam Gutierrez		NYC, NY	
85 MARIA DIAZ		N.B. NY	
86 Emily Chang		<del>#</del> The Van Dorn NYC, NY 10019	
87 Asurey Lee		NYC, NY	
88 Priscilla Huh		Pattisades Park NJ	
89 Daniel Eem		21 E 59th ST NY, NY 10022	
90 CHUNG H LEE		TEMAFLY, NJ	
91 Reid Orvedahl		222 W 15th St NYC NY 10011	
92 Krishn Trapani		1128 Lydig Ave Bronx, NY 10461	
93 Shannon Darvall		381 Broadway #3H Dobbs Ferry, NY 10522	
94 Juliet Jenkovitz		1247 Poplar Ave Mountainside NJ 07092	
95 Robert Jenkovitz		1247 Poplar Ave Mountainside 07092	
96 Wang Ziyuan		NYC, N.Y.	
97 Daniel Ha		152 Harvard Pl NJ	

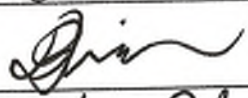
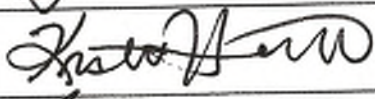
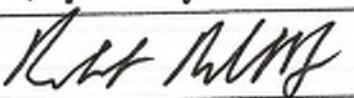
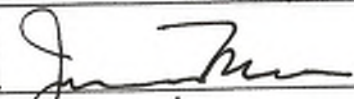
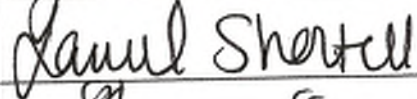
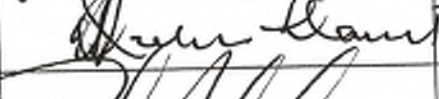
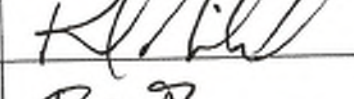
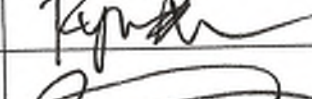

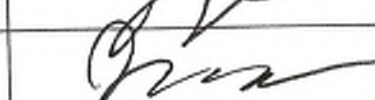

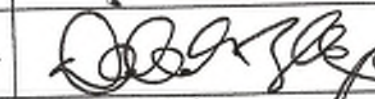
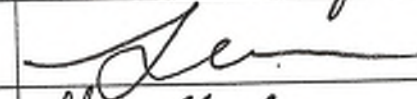




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98 Gregg Walker		3520 77th St Jamaica Heights, NY	greggwalker@yahoo.com
99 Bonnie de Guzman		1961 Hillside Ave. Union Ny	bonnie.fileray@gmail.com
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105 Gouri Nagaraja	Gouri Nagaraja	TWP of Washington N.J.	N.J.
106 Mysore Nagaraja	Mysore Nagaraja	" " " "	N.J.
107 Ted Weirick		20 East 18th St CACTY KING	N.Y.
108 Carmen Henry		11 Avenue at Port Imperial WNY. NY. 07093 Apt 129	N.J.
109 Danielle Lyn		6801 Shore Road 1001 edge Blvd #5A Brooklyn, N.Y. 11209	dwill1110@hotmail.com
110 Amel Mohamed-Wagdy		" " " "	aw082414@gmail.com
111 Peter Luch		654 Beach St 07676	
112 PAMELA LANGLAIS		654 BEECH ST. 07676	
113 Rachel Feinstein		1 Locust Drive 10506	rfeinstein@gmail.com
114 Melissa Melnick		677 Seneca Ave 11385	Melissa.Melnick@gmail.com
115 Kate Elder		" "	
116 Albert Luch		100 Wiloughby St. Brooklyn NY	lx100n@gmail.com

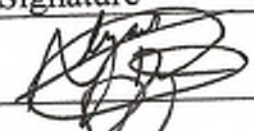
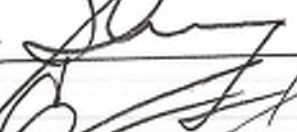
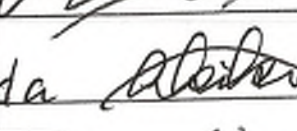

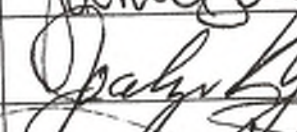

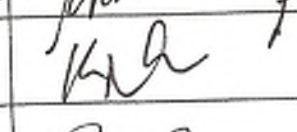
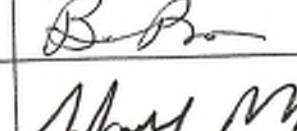







Name	Signature	Address	Phone	Email
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79/18 Frankie Zinnanti	FZ	1921 Linden Street Ridgewood NY 11385	718 223-0100	FZinnanti1@gmail.com
80/19 Sabrina Zinnanti	Sabrina Zinnanti	1921 Linden Street Ridgewood NY 11385	718 223-0100	Szinnanti2@gmail.com
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82/21 Davina Kerebo	Davina	306 W. 116th St NY NY 10026	718 223-0100	davina.kerebo@gmail.com
83/22 Alexis Spencer	Alexis Spencer	2694 Valentine Ave NY Bronx, NY 10468	718 223-0100	Alexis.spencer@icloud.com
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89/28 Larry Gelfe	Larry Gelfe	20 Cobblestone Cross Norwood N.J.		
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91/30 Art Bickford	Art Bickford	15 Consuelo Place Oakdale N.Y. 11769		
92/31 Danielle Rava	Danielle Rava	74-03 260th St Aven Oaks, NY 11004		DSitnick@gmail.com
93/32				

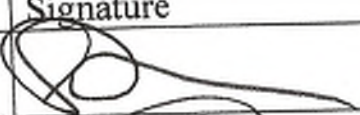
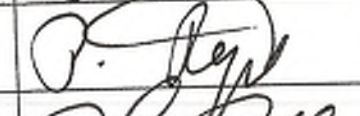
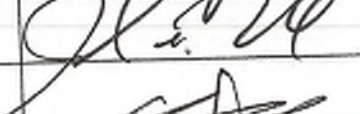

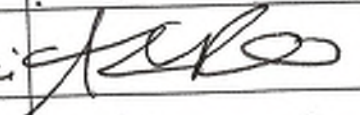

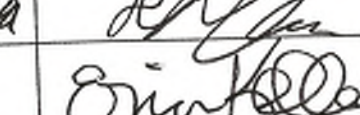
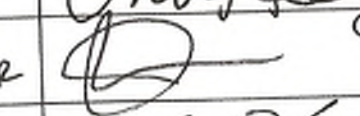
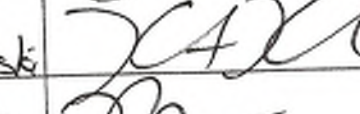
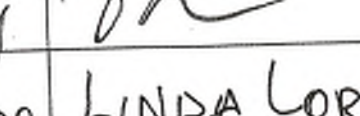
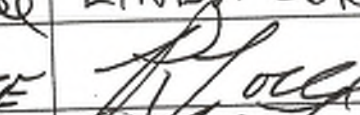
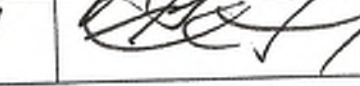




Print Name	Signature	Address/State of Residence	Email address
133 DAVID GOLDMAN		213 02 73 <sup>rd</sup> AVE #2B BAYSIDE, NY	idazel80@gmail.com
134 KRISTIN HASTET		4 MARY ANN CT STONY POINT, NY 10980	HASTET@LIVE.COM
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140 Ryan Brewer		340 Haven Ave, Apt 4P NY, NY 10033	ryanbrewer@gmail.com
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142 Lisa Rangel		"	lisa@lisarangel.com
143 Duke Rangel		"	dukedanielrangel@gmail.com
144 Jane Rangel		"	davescravat@comcast.net
145 DEBORAH ENOCH		3101 BOARDWALK ATLANTIC CITY, NJ 08401	
146 Sylvie Aljion		PO Box 1202 Ojai, CA 91324	schkorena@earthlink.net
147 Grana Mylan		108 36th Avenue Queens, NY	Trund09@gmail.com

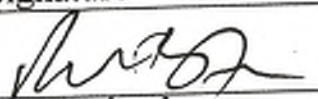
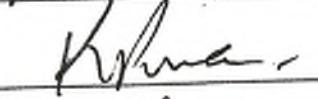
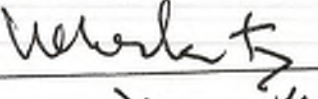
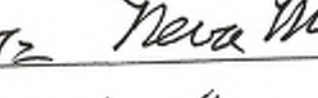
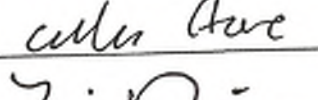


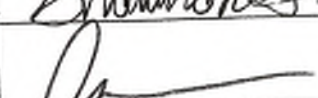
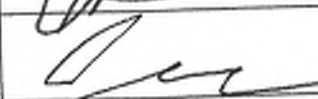
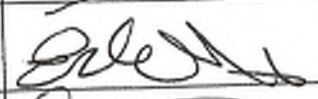

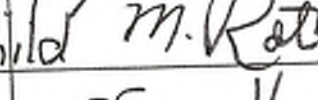
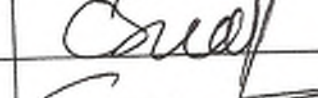




Print Name	Signature	Address/State of Residence	Email address
148 Alijande Ruz		197 Linda Sue Lane Myerstown Pennsylvania 17067	Alljunks@gmail.com
149 Glenn Rayon		100 Barclay Place 18E Bronx NY 10475	BKrunn@msu.com
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151 Akiko Matsuda		10 West End Ave, NY, NY	
152		10 West End Ave NY NY	
153 Jamie Santoro		52 Willoughby Rd. Shelton, CT 06484	Hoper2@gmail.com
154 Jocelyn Grash		10 Megon Lane Pawmonk NY 10504	JKGRASH@aol.com
155 Dennis White		604 Linden Ave Teaneck NJ 07666	DennisW500@gmail.com
156 Rhonda White		604 Linden Ave Teaneck NJ 07666	
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161 Paulina Tokar		32-63 37th St #3B Astoria, NY 1103	ptobasamir2@gmail.com
162 Corissa Turkel		1160 Cassel Ave Bklyn Stue, NY 11216	wildfire784@aol.com

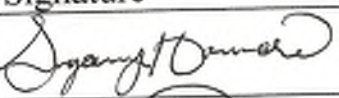
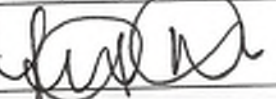
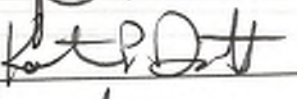
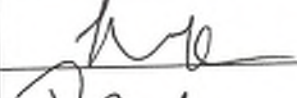

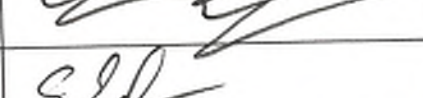

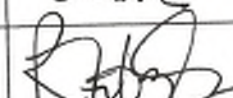
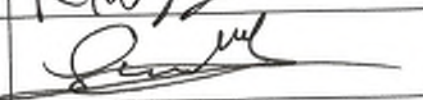
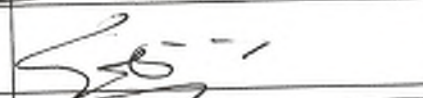

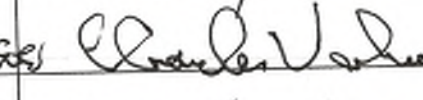
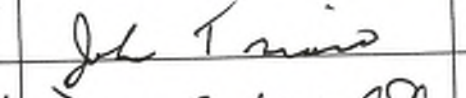
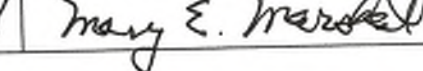



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164 PATRICK REPA		309 Rt 22 Brewster, NY	
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181 NEVA MOSKOWITZ		Tiburon, CA	
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192 Connor Mearns		445 Wacker Ave Brooklyn NY 11224	



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194 Bria Punch		709 Warburton Ave Yonkers, NY, 10701	
195 Katherine Devitt		933 E. Saddle River Rd Hoboken, NJ 07423	
196 KUNA Meini		132W 58th St NY NY 10019	
197 JOSH DEAN		95 VILLARD AVE HASTINGS-ON-HUDSON 10706	
198 Maria Martelli		956 Main St Freshkill, NY 12524	
199 Sam Bachman		546 19th St, Brooklyn, NY 11218	
200 Amanda MacDougald		546 19th St Brooklyn NY 11218	
201 Rebecca Fitzgerald		200 Atlantic Ave Lynchburg, VA 23803	
202 Jose L Lopez			
203 ERIC LIBBY		27 UPPER JOELYN AVE FRAMINGHAM, MA 01701	
204 ANNE BYRANT		2601 Jefferson Circle Seaside, FL 32139	
205 CHARLES VANDER		17 SOUTHWICK RD FT. WASHINGTON, PA 15035	
206 JONAS TRIANO		697 BLUE HILL RD RIVERVALE, NJ.	
207 Mary Marshall		96 Ayers Ct. #28, Teaneck, NJ 07666	

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209 Anita Marshall	<i>[Signature]</i>	2 Grey Lock Terrace Irvington, NY	skyviewjane@gmail.com
210 David W. Harold	<i>[Signature]</i>	352 S. Mountain Rd # ST JOHN	McDank@aol.com
211 ROBERT DEBONIS	<i>[Signature]</i>	111 BRICK CHURCH RD.	drbobdebons@gmail.com
212 Franklin Gilbert	<i>[Signature]</i>	380 Lendx Ave * 9A NYC 27 10027	chirofly@aol.com
213			
214			
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216			
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## Emily Loughlin

---

**From:** Anna E. Friedberg <anna.e.friedberg@gmail.com>  
**Sent:** Friday, October 15, 2021 3:28 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** Paul Nagin; sustainable.ramapo@gmail.com; Bob Trostle; Nana Trostle  
**Subject:** Anna Friedberg- Northeast Ramapo DGEIS (2 of 3) Comments Dated 10/15/2021  
**Attachments:** Resident Petition - 10-2021 - Part 1 of 2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

Please see the resident petition - email 2 of 3.

Best,  
Anna & Paul

On Fri, Oct 15, 2021 at 3:26 PM Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)> wrote:  
All,

Please see the community petition - email 1 of 3.

Best,  
Anna & Paul

On Fri, Oct 15, 2021 at 3:12 PM Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)> wrote:  
Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board,

Please see the attached letter on behalf of Skyview Acres and the Skyview Acres Land Trust with our comments and feedback on the Northeast Ramapo DGEIS. We request the town carefully and thoughtfully consider this feedback and revise the plans accordingly.

We look forward to hearing from you and remain willing to actively work with the town to engage in the planning process.

We will email the petitions under separate cover.

Sincerely,  
Anna Friedberg & Paul Nagin

Keep South Mountain Green  
(Ramapo and Rockland Residents)

10/9/21  
10/10/21  
10/11/21  
10/12/21

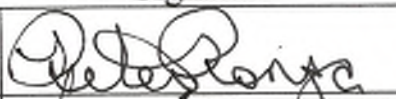
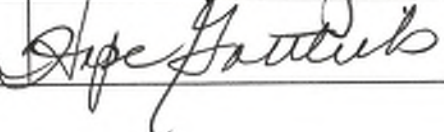
We are tax-paying, voting residents of this Town, who value natural beauty, agriculture, and wildlife." For residents, the "green" concerns include the impact of open space development on drinking water, wildlife, forests, traffic and the quiet enjoyment of our own homes.

Commercial development of land on Rt. 45, directly across the street from the Concklin Orchards (designated as Opportunity C in the town's Draft Generic Environmental Impact Study (DGEIS), to include multi-story residential/commercial units with gas stations, movie theatres and the like, would destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area is a destination for thousands of cyclists and apple pickers, each year, particularly because of the rural and scenic nature of South Mountain Road and its surrounds. The increase in traffic, due to Opportunity C development, would drive cyclists and fruit pickers away because of the hazards associated with more cars on the road.



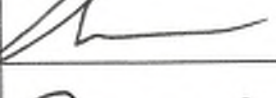

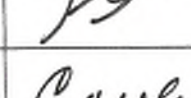
Our lives are richer for proximity to the designated Scenic Road District, which the Town of Ramapo established to preserve its "natural, open character" as "a critical feature of the unique heritage of the Town of Ramapo whose preservation enriches and benefits both residents and visitors" (Town of Ramapo Code Chapter 215). The Ramapo Scenic Road District adjoins the Historic Roads of Clarkstown and the New York State Scenic lands of the Palisades Parkway. Ramapo's proposed zoning changes on Rt. 45 do not give adequate process to the impact in Ramapo and adjoining areas in these scenic areas. Ramapo has not addressed the needs of its own residents or those of Clarkstown who purchased homes and established lives with an explicit understanding of the town's commitment to the Scenic Roadway area's character. Residents, whose drinking water depends on local aquifers, whose safety is affected by road traffic conditions and storm runoff stand to be affected by development threatening local quality of life. We deserve better!

NOTE: In particular, South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.

Therefore, we the undersigned ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land that would facilitate this destruction and change the character of the community.

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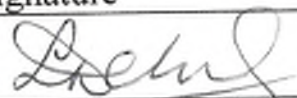
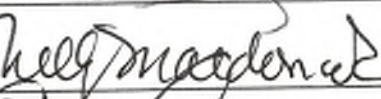

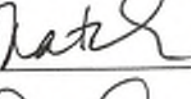
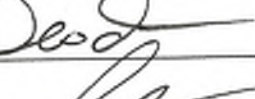


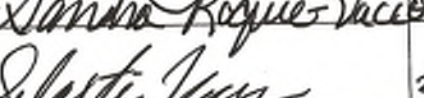
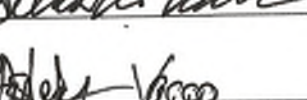
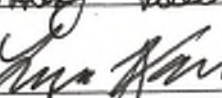


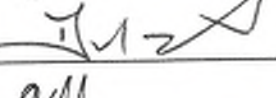


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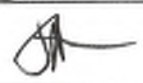



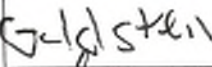
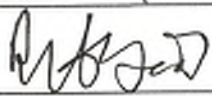

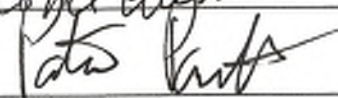
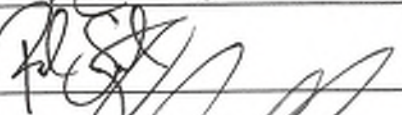
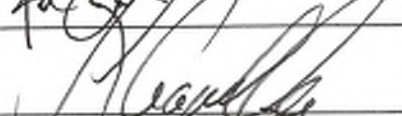
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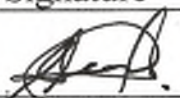
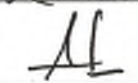
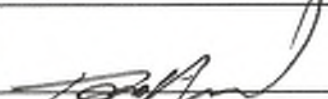


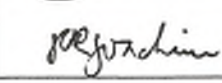



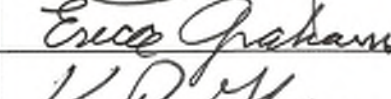
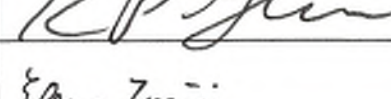
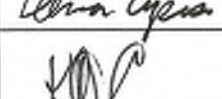
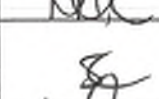
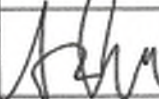
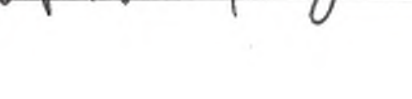


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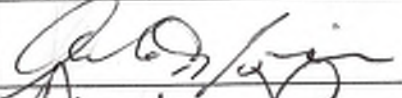
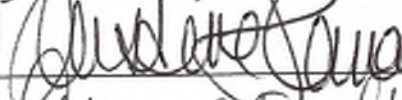
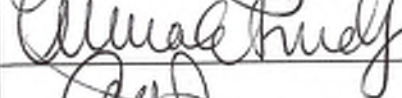



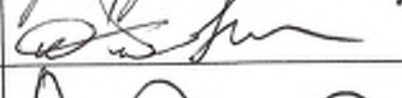
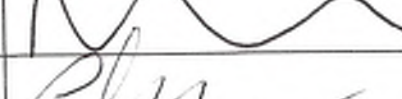
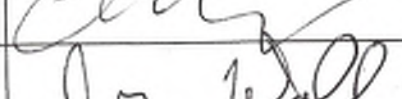

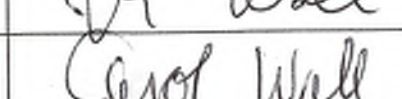
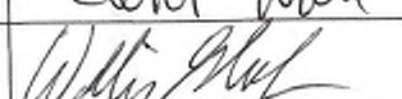

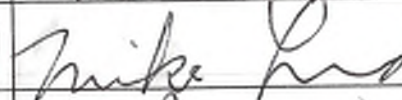
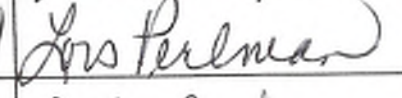
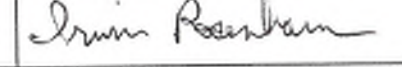



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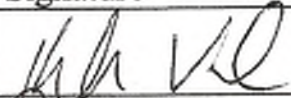
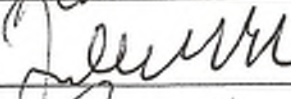
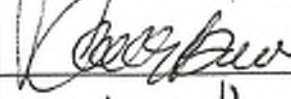

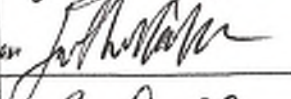
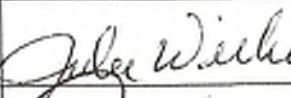

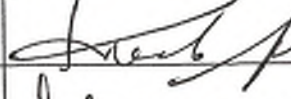
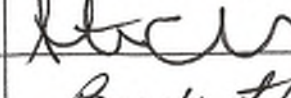
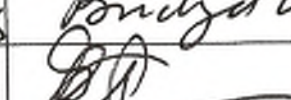
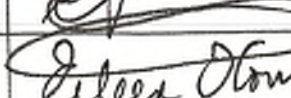
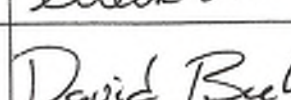



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115 JULIE WILLIAMS		2 MILSON DRIVE NEW CITY 10956	JUWIL@OPTONLINE.NET
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117 SALLO RICCARDO		1 TARWS RD WEST NYACK 10994	RICCARDO.SALLO@gmail.com
118 Stephanie Sallo		1 Marcus Rd W Nyack NY 10994	Twocher@aol.com
119 Bridget Cummings		9 Spruce Ln West Nyack NY 10994	bridgetcummings5@gmail.com
120 Glen Cummings		9 Spruce Lane, West Nyack	GPCummings04@gmail.com
121 Eileen O'Connor		18 Pomona Lane NY	Eileen.oconnor555@gmail.com
122 	David Belcher	4 Rollins Lane New City	dw@petroedgellany.com



Print Name	Signature	Address	Email address
123 Claudia Bahssin	Claudia Bahssin	4 Bellows Lane, New City, NY 10956	c.bahs@aol.com
124 Pat. Crescenzo	Pat. Crescenzo	205 Battalion St. #10980	CRESCENZOpat@comcast.net
125 Jeff Rosen	Jeff Rosen	20 Larentara Rd. Pomona	HypnoticAd.com
126 Sue Ridge	Susan Ridge	242 Birchwood Ave NYACK	scr060@gmail.com
127 Stanley Viter	Stanley Viter	712 PO Box 712 Suffern, NY	StanV914@yahoo.com
128 Bano Oden	Bano Oden	41 Rte 210 Stony Pt 10980	kbock118@aol.com
129 RACHAEL BRYANT	Rachael Bryant	107 EAST ECKERSON ROAD SPRING VALLEY, NY 10977	libbitit.rachael@gmail.com
130 Carolyn Cairns	Carolyn Cairns	2 Aklie PK Nyack NY 10960	Cairnclopt@yahoo.com
131 Alexa Vogelsang	Alexa Vogelsang	339 Phillips Hill Rd New City NY 10956	alexavogelsang@aol.com
132 Sney BARCOCK	Sney Barcock	27 BARCOCK DR. CARRVILLE	versap57@optonline.net
133 DARRIN BARCOCK	Darrin Barcock	" "	plumbarscock@optonline.net
134 Gabriella Cabassa	Gabriella Cabassa	9 Kohut St. Stony Point	Gabriella Cabassa@gmail.com
135 Loida Cabassa	Loida Cabassa	9 Kohut St. Stony Point NY	ncabassa@verizon.net
136 Kerry Luzon	Kerry Luzon	2 B Miller Dr. Stony Point	Kluzon@verizon.net
137 Kristen Luzon	Kristen Luzon	2 B Miller Dr. Stony Point	kristenluzon@northrockland.org

## Emily Loughlin

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**From:** Anna E. Friedberg <anna.e.friedberg@gmail.com>  
**Sent:** Friday, October 15, 2021 3:28 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** Paul Nagin; sustainable.ramapo@gmail.com; Bob Trostle; Nana Trostle  
**Subject:** Anna Friedberg- Northeast Ramapo DGEIS (3 of 3) omments Dated 10/15/2021  
**Attachments:** Resident Petition - 10-2021 - Part 2 of 2.pdf; 2021-10-15 - Letter to Town re Comments on DGEIS - FINAL.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

Please see the resident petition - email 3 of 3.

Best,  
Anna & Paul

On Fri, Oct 15, 2021 at 3:27 PM Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)> wrote:  
All,

Please see the resident petition - email 2 of 3.

Best,  
Anna & Paul

On Fri, Oct 15, 2021 at 3:26 PM Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)> wrote:  
All,

Please see the community petition - email 1 of 3.

Best,  
Anna & Paul

On Fri, Oct 15, 2021 at 3:12 PM Anna E. Friedberg <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)> wrote:  
Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board,

Please see the attached letter on behalf of Skyview Acres and the Skyview Acres Land Trust with our comments and feedback on the Northeast Ramapo DGEIS. We request the town carefully and thoughtfully consider this feedback and revise the plans accordingly.

We look forward to hearing from you and remain willing to actively work with the town to engage in the planning process.

We will email the petitions under separate cover.

Sincerely,  
Anna Friedberg & Paul Nagin



Keep South Mountain Green  
(Ramapo and Rockland Residents)

10/9/21  
10/10/21  
10/11/21  
10/12/21

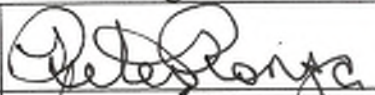
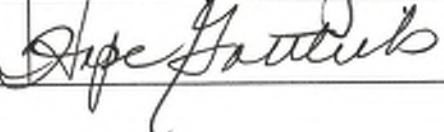
We are tax-paying, voting residents of this Town, who value natural beauty, agriculture, and wildlife." For residents, the "green" concerns include the impact of open space development on drinking water, wildlife, forests, traffic and the quiet enjoyment of our own homes.

Commercial development of land on Rt. 45, directly across the street from the Concklin Orchards (designated as Opportunity C in the town's Draft Generic Environmental Impact Study (DGEIS), to include multi-story residential/commercial units with gas stations, movie theatres and the like, would destroy all that makes this area a magnet, drawing visitors from across the metropolitan area. The area is a destination for thousands of cyclists and apple pickers, each year, particularly because of the rural and scenic nature of South Mountain Road and its surrounds. The increase in traffic, due to Opportunity C development, would drive cyclists and fruit pickers away because of the hazards associated with more cars on the road.

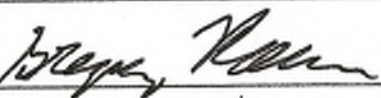




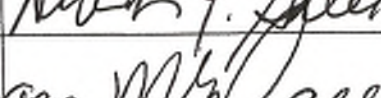
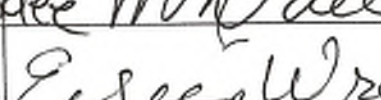
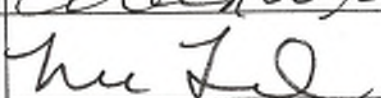
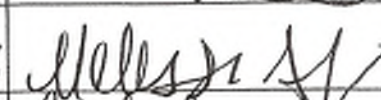
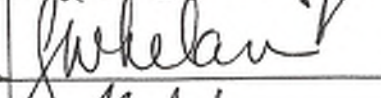
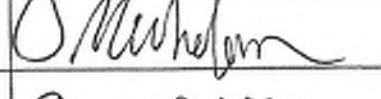
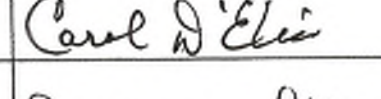
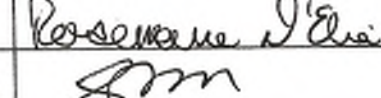

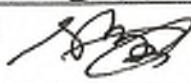
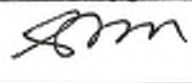
Our lives are richer for proximity to the designated Scenic Road District, which the Town of Ramapo established to preserve its "natural, open character" as "a critical feature of the unique heritage of the Town of Ramapo whose preservation enriches and benefits both residents and visitors" (Town of Ramapo Code Chapter 215). The Ramapo Scenic Road District adjoins the Historic Roads of Clarkstown and the New York State Scenic lands of the Palisades Parkway. Ramapo's proposed zoning changes on Rt. 45 do not give adequate process to the impact in Ramapo and adjoining areas in these scenic areas. Ramapo has not addressed the needs of its own residents or those of Clarkstown who purchased homes and established lives with an explicit understanding of the town's commitment to the Scenic Roadway area's character. Residents, whose drinking water depends on local aquifers, whose safety is affected by road traffic conditions and storm runoff stand to be affected by development threatening local quality of life. We deserve better!

NOTE: In particular, South Mountain Road is visited by thousands of bicyclists each year who enjoy its glorious scenery. However, the road's grade and blind curves present safety challenges for drivers and cyclists sharing its narrow lanes. Retail and entertainment development on Route 45 would increase traffic, and exacerbate the hazards. For the safety of both visitors and residents in Ramapo and Clarkstown, we request a more thorough study of the impact of increased traffic on this winding mountain road, which serves as a main east-west corridor for the area.

Therefore, we the undersigned ask the Planning Board of the Town of Ramapo to reject the proposed zoning changes to this area of land that would facilitate this destruction and change the character of the community.

Print Name	Signature	Address	Email address
1 PETER RONGA		38 WESTSIDE AVE NY <sup>HAWAIIAN</sup>	psan@aol.com
2 HOPE GOTTLIEB		118 Crystal Hill Dr, <sup>PERMONA</sup>	hopegottlieb312@gmail.com

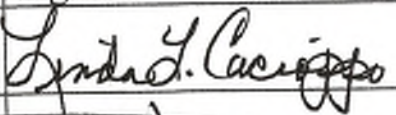

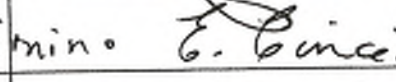

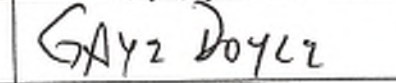
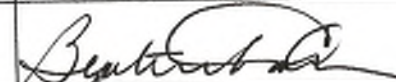
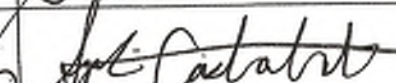
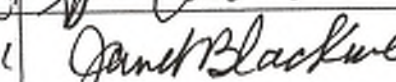
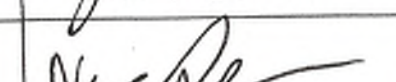
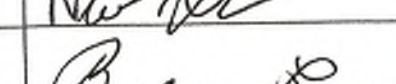
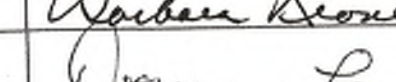





Print Name	Signature	Address	Email address
138 Gregory Roman		5 Camp Hill Road Pomona, NY 10976	
139 Beverly Patterson		31 Twin Lakes Drive <sup>Airmont NY</sup>	Pattersonbe@gmail.com
140 Amy Watson		31 Twin Lakes Drive <sup>Airmont NY</sup>	
141 Amanda Uhrig		31 W maple ave Suffern NY 10901	
142 Ann M. Uhrig		31 W maple ave Suffern NY 10901	
143 Deborah P. Gatti		at Eastman Dr. Barnerville, NY 10923	dgatti01@gmail.com
144 Maureen Griffin Dae McVae		38 S Main Rd New City NY 10956	
145 Eileen Wren		180 Bulsartown Rd Stony Point NY	
146 Nicole Lind		8 Chase Ave South Nyack 10960	n1ind67@gmail.com
147 Melissa Vannuzzi		18 Charles Ln. IC Pomona, NY 10970	
148 Jackie Whelan		16 Pine Drive Stony Point NY 10980	
149 Megan Whelan		16 Pine Drive Stony Point NY 10980	
150 Carol D'Elia		7 Malone Ave Garrisonville	
151 R. D'Elia		58 Watson Cir. W. # 10993	
152  Sutapa Baks		34 Heritage Dr. New City, NY 10956	

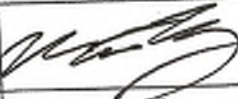
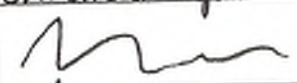


Print Name	Signature	Address	Email address
153 Lauren Sagula	Lauren Sagula	56 New York Ave Congers	LaurenSagula@gmail.com
154 Ana Montalvo	Ana Montalvo	99 Ohio Rd 99	anasaguisilias@gmail.com
155		Spring Valley NY.	
156 Diana Castro	Diana Castro	Garnerville NY	diac315@aol.com
157 Deborah Castro	Deborah Castro	103 Perry St. Nyack NY	castrodmc9@gmail.com
158 J Glazer	J Glazer	33 Solunit Ln, Tamkang	cafe
159 Jennifer Lipins	Jennifer Lipins	8 Ormian Dr. Pomona	JenniferLipins@yahoo.com
160 Margaret Handler	Margaret Handler	269 Zwickler Rd Pomona NY 10970	mhandler711@gmail.com
161 Julia LaSpina	Julia LaSpina	23 Buckingham Ct	juliaaspina@gmail.com
162 Tara Hilliard	Tara Hilliard	100 N Grant Ave Congers NY 10920	tarnb98@optonline.net
163 James McABE	James McABE	3216 151st Rd	
164 Matthew Olano	Matthew Olano	86 Pomona Rd Suffern NY 10991	Molano188@gmail.com
165 Nicholas Olano	Nicholas Olano	86 Pomona Rd Suffern NY 10991	nicko9005@gmail.com
166 Margaret French	Margaret French	86 Pomona Rd Suffern NY 10991	olanocornere@hotmail.com
167 Amanda Harris	Amanda Harris	82 Buckingham Ct 10970	Twinsmom0327@gmail.com



Print Name	Signature	Address	Email address
168 LINDA L. CACIOPPO		6 ELIZABETH PL. Gunnville NY 10923	MAMABEAR058@ AOL.COM
169 Randi Hasson		4 Rookery Cn. 4 Roman Ct W. NYACK N.Y.	Jthasson635@aol.com eicincimino@gmail.com
170 Eileen Cincimino		6. Cincimino	
171 Michelle Kurek		3 ALEXANDER AVE	cosmetichymichelle@gmail.com
172 Gay Doyle		6 Barlane Sp. Valley	gsdoyle705@verizon.net
173 Beatrice Kahn		6 Neptune Ct Sound	ibeckeehy@gmail.com
174 Sophia Castaldo		54 DUSTMAN Lane Bardonia NY	sphicelle@me.com
175 Janet Blackwell		14 Crescent Dr	Jblowell@aol.com
176 Nikki Leone		5 FORDY DRIVE Smy Point NY	
177 Barbara Leone		5 FORDY DR Stony Brook NY	
178 Donna Leone		5 FORDY DR Stony Brook, N.Y.	
179 Kelly Pokosovsky		17 FAIRVIEW DR. TOMKINS COVE NY 10986	
180 Stephen Pokosovsky		17 FAIRVIEW DR. TOMKINS COVE NY 10986	
181 Teresa Bellabey		136 Duffuss Lane Blauvelt NY 10913	teebasha@gmail.com



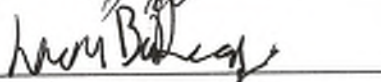

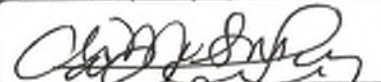

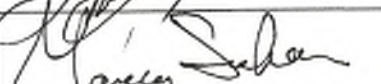
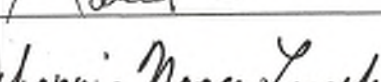
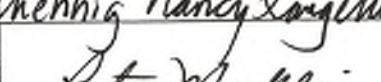
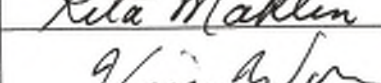






Print Name	Signature	Address	Email address
182 Eric C Bellaby	R.O. Box 177	New City, NY 10956	
183 Matthew Feeney		7202 Overhill Dr. Pomona, NY 10970	mtfeen14@gmail.com
184 Leslie Bishum	133 Pipe Town Hill Rd Nanuet NY	Leslie Bishum	lesleb621@gmail.com
185 KATHLEEN MURPHY	KATHLEEN MURPHY	39 BACKBERG Mtn. Rd	MOORE1386@yahoo
186 Kathleen Rosenberger	Kathleen Rosenberger	11 Bianchini Dr	Kathyandjim@optonline.net
187 KARRIE QUICK	KARRIE QUICK	55 HAILEY DR. POMONA	karriepotter@gmail.com
188 Amanda Pepe	Amanda Pepe	Valley Cottage	apepe32@gmail.com
189 KIM PEPE		Valley Cottage	npepe32@gmail.com
190 JIMIE BOSLEY	JIMIE BOSLEY	Valley Cottage	ARTZEE06@aol.com
191 Allison Castaldi	Allison Castaldi	Bardonia, NY	babe61497@aol.com
192 Louis Castaldi	Louis Castaldi	Bardonia, NY	louisJohnI@icloud.com
193 Reji Purackal	Reji Purackal	Storm Point NY	Purackalreji@yahoo.com
194 Lori McWeeney	Lori McWeeney	Cornerville NY	mcweeney.lori@gmail.com
195 SISTER LESLEY BLOCK	Sister Lesley Block	SPARKILL NY 10976	
196 David Dacorora	David Dacorora	51 Diltz Rd Pomona 10970	



Print Name	Signature	Address	Email address
197 CRYSTAL DOCTOROW	<i>Crystal Doctorow</i>	51 DILTZ RD POMONA	
198 Julia Beckovich	<i>Julia Beckovich</i>	172 N FRANKLIN STREET	
199 M. Beckovich	<i>M Beckovich</i>	845 Piermont Ave Brent	
200 Lois Joseph	<i>Lois Joseph</i>	5 Clark Place W.C	
201 DONNA Lundgren	<i>Donna Lundgren</i>	10 W Newcousham Rd	
202 Kevin Brand	<i>Kevin Brand</i>	180 Center St PR NY 10965	
203 Dana Brand	<i>Dana Brand</i>	180 Center St. PR NY 10965	
204 Ashley Nixon	<i>Ashley Nixon</i>	69 S. Broadway Apt. 3 10960	
205 James A. Marin	<i>James A. Marin</i>	27 <sup>th</sup> DE Heritage New City 10964	
206 ANDREW WALSTEAD	<i>Andrew Walstead</i>	3 TANAROCK RD POMONA, N.Y 10970	
207 Jacqueline Cherney	<i>Jacqueline Cherney</i>	8 COOPER MORRIS POMONA NY 10970	
208 Doreen James	<i>Doreen James</i>	8144 Lane Pomona NY 10970	
209 Ana Saavedra	<i>Ana Saavedra</i>	102 Battalion Drive Stony Point NY 10980	
210 Roxanne Sdangi	<i>Roxanne Sdangi</i>	2 Hidden Valley Dr Suffern NY 10901	



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211 Robert Trastle		45 SO. MTN. RD. NEW CITY NY (Ramapo)	rtros82071@aol.com
212 Andrew Hornstein		81 S. Mt. Rd New City	drah@optonline.net
213 Laura Buckley		7 Cardinal Court W. Nyack NY 10994	cardvark2005@gmail.com
214 Avis Kassner		21 Rose town Rd Tomkins Cove, NY 10986	avis.kassner@yahoo.com
215 Astrid Castaneda		34 Bethune Blvd. Unit 203, Spring Valley NY 10977	tatyjocho@hotmail.com
216 Jeff Scheer		46 Palisades Ct. Bronx, NY 10477	jeffs922@yahoo.com
217 Marcia Scheer		46 Palisades Ct., Bronx, NY	
218 <del>Nancy</del> Nancy Langenhennig Nancy Langenhennig		312 Bulsontown Rd <sup>Stony Point NY</sup>	
219 Rita Maklin		4 Maplewood Lane New City, N.Y. 10956	ritamaklin@gmail.com
220 Viggo Worum		134 Mott Farm rd. Tomkins Cove, N.Y. 10986	
221 Terri Thal		8 Lake Road New City, NY 10956	thal.terri@gmail.com
222 Gina Aguirre		5 Rockridge Dr Thiells, NY 10984	ladygagui7@gmail.com
223 Joanne F. Mulligan		10 Overlook Sloatsburg 10977	JFM6090@yahoo.com
224 Terrie Dickerson		5 Greenacre Way New Hempstead 10977	tdickerson83@gmail.com



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225 Kristin Willgren	K Willgren	1 Ladentown Rd, Pomona	kwillgren@gmail.com
226 Mary Jeanne Lovinger	Mary Jeanne Lovinger	33 S. Airmont Rd. Soffern	mjlouinger@gmail.com
227 Jack Lovinger	Jack Lovinger	33 S. Airmont Rd. Soffern	<del>jack</del> aussiejak@aol.com
228 PERMUT HARVEY	Permut Harvey	27 CUMBER RD S. POINT	PERMUTMAN SP1@GMAIL.COM
229 EMILY HARVEY	Emily Harvey	27 CUMBER RD S. POINT	
230 Masha Gerson	M Gerson	28 N Ridge Rd Pomona	
231 George McGuire	George McGuire	24 SHORE Rd New City	845-629-2800 wlc
232 Kathleen Chertney Hall	Kathleen Chertney Hall	24 Cooper Rd Pomona	364-5335
233 Doris Uman	Doris Uman	24 Midway Rd, Chestnut Ridge	
234 Joe Duke	Joe Duke	552 Kensiott Supply	
235 MARY JO SMITH	Mary Jo Smith	302 Laurel Rd PR NY	
236 Margherite Weigl	Margherite Weigl	29 Woodfield Rd Pomona N.Y.	
237 PAUL WEIGL	Paul Weigl	29 WOODFIELD RD POMONA	
238 Daniel Petrov	D Petrov	288 S. Th. Rd. S. Point	

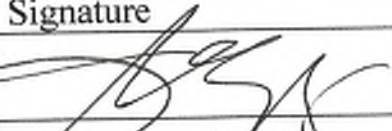
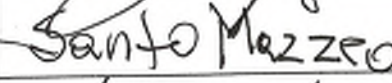


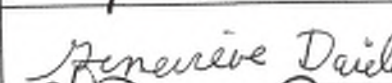
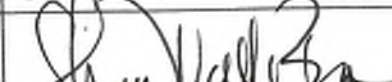
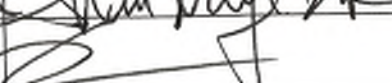
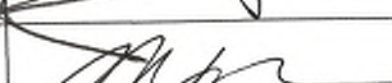
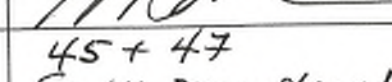
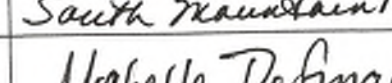
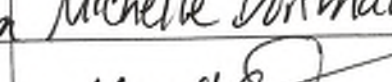
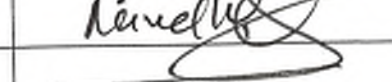
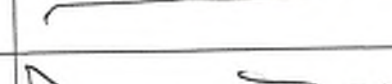


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239 Sue Greenstein	<i>Sue Greenstein</i>	1 Shewood Ridge Rd	tiptopsoe@aol.com
240 HANKS VOGEL	<i>Henry Vogel</i>	16 Hemlock Trail	
241 Deborah deFuria	<i>Deborah deFuria</i>	29 Old Rt. 9W Tomkins Cove, NY	
242 Tom Winner	<i>Tom Winner</i>	4 E. GATE RD. MONTBALD	TOMWINNERSR@GMAIL.COM
243 Pete Karyuk	<i>Pete Karyuk</i>	29 John St, New City	mrKaryuk@optonline.net
244 Barbara Honigman	<i>Barbara Honigman</i>	5 Galbraith Rd Suffern NY 10901	
245 Susan Wilber	<i>Susan Wilber</i>	358 W Main St.	10956
246 Jean Cerbonick	<i>Jean Cerbonick</i>	29 Bruck Ct Sv.	WICEK@optonline
247 Sumiko Ednie	<i>Sumiko Ednie</i>	32 CRICKETOWN RD	STONY POINT SUMIKOSP@aol.com
248 JUDITH ANDERSEN	<i>Judith Andersen</i>	20 SHORE RD	JUDY ANDERSEN 46@gmail.com ✓
249 Barbara McCole	<i>Barbara McCole</i>	20 Shore Rd NC	bmccole40@gmail.com ✓
250 MAGGIE CARNEY	<i>Maggie Carney</i>	80 N Middletown Rd Ramapo NY	
251 KATHY SHEA	<i>Kathy Shea</i>	2 Helen Trace Gary Point	
252	<i>[Signature]</i>	11 Freda Dr	



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257 Clare Sheridan	Clare Sheridan	"	"
258 Lorna	Lorna	Suffern 1183	
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260 Denise Locitto	Denise Locitto	23 Bander New City NY 10956	Dlomaravde@gmail.com
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265 Sharon Klass	Sharon Klass	11 Morning Glade Rd New City NY 10956	sklass2@gmail.com
266 Stella Lubitz	STELLA Lubitz	21 Popover Lane S. Pomona, NY 10970	see daughter's email.



Print Name	Signature	Address	Email address
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268 Santo Mazzeo			
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270 Lora Mattucco		4 Highway Ave Tappan NY 10987	lora-217@yahoo.com
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277 Marcel Wong		270 N. Main St Apt 1A Spring Valley	
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281 RACHEL SAUNDERS	Rachel Saund	6 Halsonview Dr. Tomkins Cove	RASAUNDS@ <sup>mail</sup> com
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284 Allie Bruckel	Allie Bruckel	39 Mountain view mthg Stardust NY 10980	a.bruckel@gmail.com
285 [Signature]	Michael Goetz	5 River Lane West Nyack, NY	
286 Sarah Goetz	Sarah Goetz	5 Arner Lane West Nyack, NY 10994	
287 Vann Goldstein	Vann Goldstein	5 Dogwood Lane Pomona, NY 10970	
288 Patrick Conroy	Patrick Conroy	9 Dogwood Lane Pomona	
289 Lauren Conroy	Lauren Conroy	9 Dogwood Lane Pomona <sup>NY</sup>	
290 Richard L. Cicero	Richard L. Cicero	16 Bolowood Pomona	
291 Richard Miles	Richard Miles	10 Dogwood Lane Pomona	
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293 Cece Ritter	Cecilia A. Ritter	40 South Mountain Rd. New City, NY	
294 Kate Jewett	Kate Jewett	46 S. Mountain Rd New City, NY 10956	Kathleenjewett@gmail.com



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## Emily Loughlin

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**From:** Anna E. Friedberg <anna.e.friedberg@gmail.com>  
**Sent:** Friday, October 15, 2021 3:33 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** Paul Nagin  
**Subject:** Anna Friedberg -Communications- Northeast Ramapo DGEIS Comments Dated 10/15/2021  
**Attachments:** 2021-10-12 Freidberg Comments ERCSD Strategic Plan.docx; Extract from Pascack Ridge 2020-02-29 Notice of Findings sent to interested parties.pdf; 2021-08-11 DGEIS App G Fiscal Impacts.pdf; 2018-06-22 Wortham Letter Pascack Ridge.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Please see the attached communication I recently shared with the ERCSD regarding the Northeast Ramapo DGEIS and is also relevant comments to the Northeast Ramapo DGEIS.

Best,  
Anna

----- Forwarded message -----

From: **Anna E. Friedberg** <[anna.e.friedberg@gmail.com](mailto:anna.e.friedberg@gmail.com)>  
Date: Tue, Oct 12, 2021 at 4:25 PM  
Subject: Public Comment on AFI Plan and **\*\*Urgent time sensitive request\*\*** for input on Ramapo DGEIS  
To: <[Cellis@ercsd.org](mailto:Cellis@ercsd.org)>, <[kkivi@ercsd.org](mailto:kkivi@ercsd.org)>, <[bsinger444@gmail.com](mailto:bsinger444@gmail.com)>  
Cc: <[regent.wills@nysed.gov](mailto:regent.wills@nysed.gov)>, <[commissioner@nysed.gov](mailto:commissioner@nysed.gov)>, <[schools@nyclu.org](mailto:schools@nyclu.org)>, <[ZebrowskiK@nyassembly.gov](mailto:ZebrowskiK@nyassembly.gov)>, <[elijahrm@gmail.com](mailto:elijahrm@gmail.com)>, <[SchuetzD@co.rockland.ny.us](mailto:SchuetzD@co.rockland.ny.us)>

Hello,

Enclosed is my submission regarding the Public Hearing Comments on the ERCSD Long Term Strategic Academic & Fiscal Plan.

Also included is a **"time is of the essence" request for input by the Superintendent to submit written comments on the Town of Ramapo DGEIS by Friday October 15, 2021** to respond to the inadequate analysis of the proposed changes on the ERCSD.

This urgent request for input by the Superintendent is made in the context of my comments on the need to address this kind of participation in planning in the ERCSD Long Term Strategic Academic & Fiscal Plan and in future district operations.

Thank you,

Anna E Friedberg  
1 Dogwood Place  
Pomona, NY 10977

October 12, 2021

To: Superintendent Ellis, the Board and Monitor Singer of the East Ramapo Central School District

From: Anna Friedberg, Esq. 1 Dogwood Place Pomona, NY 10970

Re: Public Hearing Comments on the ERCSD Long Term Strategic Academic & Fiscal Plan

Thank you for the opportunity to comment on the ERCSD Long Term Strategic Academic & Fiscal Plan document that was posted to your website (the "Plan"). While I find it unacceptable that the public notice for the important public hearing regarding the Plan was only published in the Journal News on October 5<sup>th</sup> for a presentation and public hearing that same night, I congratulate the board for making this important document available online on the district website and for timely posting a video of the meeting on YouTube.

Due to the inadequate public notice, I ask the board to extend the comment period for at least one additional week and to submit a press release with details regarding the effort so that an article may be published in the local newspaper so that the public is more adequately noticed.

These comments include **a time is of the essence request for Superintendent Ellis to respond to the Town of Ramapo DGEIS by this Friday** and that the Plan be revised to address the need for ERCSD to fully participate in Town planning efforts to support the objectives of the Plan.

I am on the board of the Skyview Acres Homeowners Association and the Skyview Acre Land Trust. Skyview Acres and SALT are a vital part of the town of Ramapo. Skyview Acres is the first co-operative interracial community in Rockland County and is over 70 years old. SALT is organized to preserve and protect the ecosystem, the natural attributes and the beauty of the stream corridor surrounding the most northwestern tributary of the Hackensack River in Rockland County, New York; to preserve open space; to conserve and promote wildlife, fish and plant habitats; to safeguard mating corridors and biodiversity.

Those involved in our community are proud supporters of the ERCSD public school community and support all efforts to improve the planning and management of the district. I am an advocate for transparency in government and better municipal land use and fiscal planning in the Town of Ramapo. It is a fundamental responsibility for government to collect, organize and report accurate data to support data driven policy development. The lack of data and data driven policy recommendations in the Plan will certainly hinder public acceptance and support for the Plan, which is contrary to the stated mission to improve outreach to the residents to support improved budgets. Other than the somewhat vague references to a Community Advisory Board, there are no explicit objectives in the Plan to ensure that there is someone in the district tasked with collecting, analyzing, and reporting on fiscal data for the school district to the public in a way that enables the taxpayers to better understand the budget. There is a



gross misunderstanding that continues to be perpetuated by the Plan that the only cost of private school students on the ERCSD budget is related to transportation. While it is certainly a major cost line item, it is not the only cost and benefit to private school parents. It is imperative for future planning purposes and for successful outreach to the private school community that the full value of apportioned expenditures for private school students is accounted for and communicated. The superintendent and the board have a responsibility to help the large private school population recognize how much value their families are getting from school district so the families will be more supportive of the budget overall.

My unfortunately hasty, last-minute comments here are primarily regarding the important and glaring omissions in the plan related to lack of data and lack of involvement in planning efforts in general. And I ask that you specifically expand the Plan to provide the necessary data and analysis needed for ongoing and future zoning impact analysis on school service in the Town of Ramapo, and that the board fully participates in, and provide adequate data to the various Town of Ramapo boards in their public hearing processes for new development and zoning considerations. Below are my comments:

1. Basic school fiscal and census data is entirely missing from the Plan.<sup>1</sup> How can any reader understand the broad school district situation and understand the context of the Plan without basic data? This Plan is missing even broad stroke summary information.
2. Trend Data does not include past, present, or forecasted information on number of students being supported (public vs. private), number of schools being supported (public vs private schools), number of households being supported, number of teachers and school staff that are in the districts employ.
3. Trend Data is not properly labeled. I presume that trend data is meant to reflect percentages throughout, but this is not clear. All tables should be corrected to reflect the unit of measurement in the column headers where the data is presented.
4. There is an absolute lack of reference to or discussion of future fiscal planning throughout. The only forward-thinking statement I could find was “As the current level of district expenditures is not sustainable without the infusion of further state aid or Federal Funds stimulus monies, the district must make concerted effort to eliminate programs.” The current level of funding is based on the budget and the Town residents support (or lack of support for the budget). Nowhere is there even high-level budget information for the past few years, the current year, and for the future upcoming years withing the planning horizon of the Plan.
5. There is a statement in the conclusion that states: “The District must seek the community support necessary to create balanced budgets that provide sufficient levels of resources to be able to support implementation of the academic component of this Plan.” However, nowhere in the plan is there any discussion of what efforts are seen as necessary to educate the population at large on the budget itself. There should be recommendations and budgeting for quarterly public workshops to allow interested residents, and board members, to ask questions and get answers with respect to the

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<sup>1</sup> I saw only a single reference to 40,000 nonpublic students in the transportation section.

current or proposed budget. The current school district meeting format does not meet that goal.

6. Just as there is no high-level budget information included, there is no attempt to analyze the relative apportionment of costs between the public and private school communities. There is an outstanding need rough projections for current and near future budgets based on type of student (public vs private) to support school district planning or Town of Ramapo zoning efforts. (See below)
7. There are no statements at all regarding the need to coordinate with, or participate in planning, with the Town of Ramapo. There should be a process in place, and staffing assigned, for reviewing and responding to zoning and development planning environmental impact review processes. (See below.)

When the Ramapo Town Board engages in Comprehensive Planning and consideration of rezoning, and when its Planning Board considers large scale development efforts, the boards typically perform the role of Lead Agency in the State Environmental Quality Review processes that include studying the impact of such planning on community services like the those provided by the ERCSD. As an interested agency that is impacted by the decisions being contemplated, the ERCSD has a very important responsibility and role to play. The responsibility is in providing good planning data for the process; data that enables the boards to judge the impact of its decisions and the ERCSD's ability to handle the forecasted impacts.

On June 22, 2018, prior Superintendent Wortham responded to the DEIS for rezoning of Pascack Ridge - see attached letter to Ramapo Town Board. This letter did mention that there were other costs associated with private school students other than transportation: "These costs - including new building construction, special education, English language learner, and transportation services – could be in the tens of millions of dollars." However, no estimates were provided of any costs that could be relied on for the DEIS. Hence, the Town proceeded to complete the DEIS/FEIS/Findings based on a calculated impact for less students than Ms. Wortham projected and relied solely on their estimate of transportation costs for private school students – see section 11.6 of the Findings, page 32-35 – as the sole impact. The full Findings was sent to the school district on June 29, 2020; Section 11.6 is attached here for your reference.

On August 11, 2021, the Ramapo Town Board accepted a DGEIS for proposed changes to the Comprehensive Plan to greatly increase the residential density in the Northeast area of Ramapo. This DGEIS was presumably noticed to the ERCSD, and the public hearing is open for written comments until this Friday October 15, 2021

Appendix G contains the impact analysis on the ERCSD starting on page 12. Footnote 7 on page 12 makes it clear that the data presented and organized by the consultant to the Town **does not include input from ERCSD**: "Note: The East Ramapo Central School District was contacted for information in March, 2021 by phone and email with no response."

The Plans stated objective of improving public outreach must start immediately with a response to the Town of Ramapo regarding the representations made in Appendix G. Tables 19 and 20 summarize the Impact of the Development Scenarios on East Ramapo CSD and do not include projections of any costs or school resources for private school students to the district.(!)

- How can the Plan, the school superintendent, the school monitor, and the school board not address the need for accurate data and data analysis in important planning efforts?
- Does the ERCSD agree with the method of population projection based on 3.58 residents per household?
- What is the ERCSD estimate of population for public school households vs. private school households?
- Does ERCSD agree with all the numbers included as a basis for projections?
- Does ERCSD agree that private school student have no financial impact on the ERCSD?
- Can the ERCSD provide a breakdown direct costs per private school student (transportation, special educations, textbooks, lunches, etc.) and indirect costs (the apportionment of general and administrative costs that relate to administering services and any facilities uses by nonpublic school students)?

Data is not inherently bad or good; data is data. What is true is true. There can be no sincere attempt to improve community outreach or solve fiscal problems without adequate data collection, analysis, and dissemination.

The ERCSD should consider adopting a policy that promotes the need to encourage and support the maintenance of integrated communities and fostering mutual support among residents. All planning for new development should address the needs of existing families in any given neighborhood and provide housing opportunities that address all sizes and family types in the school district community equally. The provision of accurate planning information regarding the school census and comparison breakdowns of the school budget can only help to achieve this worthy objective.

Even if the ERCSD cannot provide a full detailed response by this Friday, it is imperative that Superintendent Ellis respond with a general agreement or disagreement with the findings presented in the document and provide commitment to providing accurate information within a short, specified timeframe.

Thank you

Anna E Friedberg, Esq.  
1 Dogwood Place  
Pomona NY 10970  
(917) 584-6434



**AFFIDAVIT OF SERVICE BY REGULAR MAIL**

STATE OF NEW YORK     )  
                                  )ss.:  
COUNTY OF ROCKLAND )

2020 JUN 29 11:11:21

Melinda Mallia, being duly sworn, deposes and says:

That I am over 18 years of age and reside at Suffern, New York.

That on the 29<sup>th</sup> day of June 2020 deponent served a copy of the annexed **Findings Statement, Resolution 2020-155, and Notice: Transmittal of Adopted SEQRA Findings Statement Pascack Ridge Comprehensive Plan and Zoning Map Amendments** by regular mail to the parties listed below by depositing a true copy thereof enclosed in a post-paid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service with the State of New York to:

**NYS Department of Environmental Conservation**  
Attn: Commissioner  
50 Wolf Road  
Albany, New York 12233-0001

**NYS Department of Transportation**  
50 Wolf Road  
Albany, NY 12232

**NYS Department of State**  
One Commerce Plaza,  
99 Washington Ave,  
Albany, NY 12231

**Rockland County Planning Department and Planning Board**  
50 Sanatorium Road, Building T  
Pomona, NY 10970

**Rockland County Drainage Agency**  
23 New Hempstead Rd.  
New City, NY 10956

**Rockland County Highway Department**  
23 New Hempstead Rd.  
New City, NY 10956

**Rockland County Sewer District #1**  
4 NY Route-340  
Orangeburg, NY 10962

**Rockland County Health Department**  
50 Sanatorium Road, Building D  
Pomona, NY 10970

**Rockland County Office of Fire and Emergency Services**  
35 Firemen's Memorial Dr.  
Pomona, NY 10970

**East Ramapo Central School District**  
105 South Madison Avenue  
Spring Valley, NY 10977

**Town of Clarkstown**  
10 Maple Avenue,  
New City, NY 10956

**Village of Spring Valley**  
200 North Main Street  
Spring Valley, N.Y. 10977

**Ramapo Valley Ambulance Corps**  
235 NYS Route 59  
Suffern, NY 10901

**East Spring Valley Fire District**  
60 Overlook Blvd,  
Nanuet, NY 10954

**Moleston Fire District**  
374-376 North Main St  
Spring Valley, NY – 10977

**Town of Ramapo**  
237 Route 59,  
Suffern NY  
Attn: Planning Board

**Town of Ramapo**  
237 Route 59,  
Suffern NY  
Attn: CDRC

**US Army Corps of Engineers**  
New York Area Office  
26 Federal Plaza  
NY, NY 10278

**US Environmental Protection Agency**  
Region II  
290 Broadway  
NY, NY 10007-1866

**Federal Environmental Management Agency**  
Region II  
26 Federal Plaza  
Suite 1307  
New York, NY 10278

**Suez Water**  
162 Old Mill Rd.  
West Nyack, NY 10994

**Orange and Rockland Utilities**  
500 NY-208  
Monroe, NY 10950

  
Melinda Mallia

Sworn to before me this  
29<sup>th</sup> day of June 2020.

  
Notary Public

**DORI KAPLAN**  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01KA6320062  
Qualified in Rockland County  
My Commission Expires 03-02-2023



**NOTICE  
TRANSMITTAL OF ADOPTED SEQRA FINDINGS STATEMENT  
PASCACK RIDGE  
COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS**

**Date:** June 26, 2020

**Lead Agency:** Town Board of the Town of Ramapo  
Ramapo Town Hall  
237 Route 59  
Suffern, NY 10901  
(845) 357-5100

**Implementing Authority:** This Notice is issued pursuant to 6 NYCRR 617.12 of the SEQRA implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

**Description of SEQRA Action:** As proposed, the Action would amend the 2004 Town of Ramapo Comprehensive Plan and rezone certain properties known as the Pascack Ridge properties, comprising approximately 27.6 acres of land, from the R-15 Zoning District to the MR-12 Zoning District to allow multifamily residential development on the rezoned property.

Following its environmental review of the Proposed Action, the Town Board adopted the attached Findings Statement on February 26, 2020 and selected an alternative that reduced the area being rezoned to approximately 22 acres, retains existing zoning along North Pascack Road, prohibits residential buildings on a 3.5 parcel at the northeast corner of the property, and limits development on the rezoned property to a maximum buildout of 224 units.

**Location of the Action:** The land to be rezoned is located in the Town of Ramapo and is generally bounded by the Village of Spring Valley municipal boundary on the west, Ewing Avenue on the north, North Pascack Road on the east and the Town of Clarkstown municipal boundary on the south.

**Findings Statement:** The Town Board of the Town of Ramapo, acting as SEQRA Lead Agency, adopted the attached SEQRA Finding Statement on February 26, 2020 and directed that the adopted Findings Statement be filed and circulated in accordance with the requirements of 6 NYCRR 617.12. The Findings Statement was filed in the Office of the Town Clerk on February 28, 2020, but the circulation of the Findings Statement was delayed due to the Declaration of a State of Emergency by Governor Cuomo, Rockland County Executive Day and Supervisor Specht, ensuing executive orders and the temporary closure of Town Hall.

**Involved agencies:** A list of involved/interested agencies is attached.

**Contact:** Office of the Town Supervisor, Town Hall, Suffern NY 10901 (845) 357-5100

By Order of the Town Board

LIST OF INVOLVED/INTERESTED SEORA AGENCIES

**NYS Department of Environmental Conservation**  
Attn: Commissioner  
50 Wolf Road  
Albany, New York 12233-0001

**NYS Department of Transportation**  
50 Wolf Road  
Albany, NY 12232

**NYS Department of State**  
One Commerce Plaza, 99 Washington Ave.  
Albany, NY 12231

**Rockland County Planning Department and Planning Board**  
50 Sanatorium Road, Building T  
Pomona, NY 10970

**Rockland County Drainage Agency**  
23 New Hempstead Rd.  
New City, NY

**Rockland County Highway Department**  
23 New Hempstead Rd  
New City, NY 10956

**Rockland County Sewer District #1**  
4 NY Route-340  
Orangeburg, NY 10962

**Rockland County Health Department**  
50 Sanatorium Road, Building D  
Pomona, NY 10970

**Rockland County Office of Fire and Emergency Services**  
35 Firemen's Memorial Dr  
Pomona, NY 10970

**East Ramapo Central School District**  
105 South Madison Avenue  
Spring Valley, NY 10977

**Town of Clarkstown**  
10 Maple Avenue  
New City, NY 10956

**Village of Spring Valley**  
200 North Main Street  
Spring Valley, NY 10977

**Ramapo Village Ambulance Corps**  
235 NYS Route 59  
Suffern, NY 10901

**East Spring Valley Fire District**  
60 Overlook Blvd. Nanuet, NY 10954

**Molestown Fire District**  
374-376 North Main St  
Spring Valley, NY - 10977

**Town of Ramapo**  
Town Hall, Suffern, NY  
- Planning Board  
- CRDC

**US Army Corps of Engineers**  
New York Area Office  
26 Federal Plaza  
NY, NY 10278

**US Environmental Protection Agency**  
Region II  
290 Broadway  
NY, NY 10007-1866

**Federal Environmental Management Agency**  
Region II  
26 Federal Plaza  
Suite 1307  
NY, NY 10278

**Suez Water**  
162 Old Mill Rd  
West Nyack, NY

**Orange and Rockland Utilities**  
500 NY-208  
Monroe, NY 10950

As Adopted: 2-26-20

**NEW YORK STATE  
ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

**FINDINGS OF FACT AND CONCLUSIONS  
PASCACK RIDGE COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE**

**Implementing Regulations:** This Findings Statement has been prepared pursuant to SEQRA, and its implementing regulations, which are set forth at 6 NYCRR 617. The Town Board of the Town of Ramapo, as the Lead Agency, makes the following findings:

**Name of Proposed Action:** Pascack Ridge Comprehensive Plan Amendment and Zone Change

**Description of Proposed Action:** The project proposes a Comprehensive Plan Amendment and a Zone Change for the purpose of rezoning 27.6 acres from R-15 Residential District (15,000 square feet per lot) to MR-12 Multifamily (maximum 12 dwelling units per acre). In order to comply with its SEQRA obligations, the Town Board required preparation of an Environmental Impact Statement that considered the potential significant adverse environmental impacts of a conceptual development of a theoretical maximum full buildout of the Site of 290 multifamily dwelling units on the subject property.

**Location of Proposed Action:** The Proposed Action is located in the eastern portion of the Town of Ramapo on the southwest corner of the intersection of North Pascack Road and Ewing Avenue. It adjoins the Village of Spring Valley to the west and the Town of Clarkstown to the south. The location of the Proposed Action is more particularly known and designated on the Tax Map of the Town of Ramapo as S/B/Ls 50.19-1-44; 50.19-1-45; 50.19-1-52; 50.19-1-51; 50.19-1-50; 50.19-1-49; 50.19-1-48; 50.19-1-47; 50.19-1-46; 50.19-1-71; 50.19-1-72; 57.07-1-3; 57.07-1-4; 57.07-1-2; 57.07-1-5; 57.07-1-7; 57.07-1-8; 57.07-1-8.1; 57.07-1-9; 57.07-1-10; 57.07-1-19; 50.19-1-61; 50.19-1-60; 50.19-1-59; 50.19-1-58; 50.19-1-57; 50.19-1-56; 50.19-1-55; 50.19-1-53; 50.19-1-68; 50.19-1-69; 50.19-1-70; 50.19-1-67; 50.19-1-66; 50.19-1-65; 50.19-1-64; 50.19-1-63 and 50.19-1-62, together with the right-of-way of Christa Lynn Drive, a private road.

**Lead Agency:** Town Board of the Town of Ramapo  
Town of Ramapo  
235 Route 59  
Suffern, New York 10901



**SEQRA FINDINGS OF FACT AND CONCLUSIONS**  
**PASCACK RIDGE COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE**

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11.6 Socioeconomics

The U.S. Census Bureau update of population cohorts in the Town of Ramapo is based on a 2015 total population estimate of 131,648 residents. The cohorts indicate that residents under age 19 years account for 39% of the total population in the Town of Ramapo. Almost 20% of the population are children of elementary school and middle school age, ranging from 5 years to 14 years old. Only 11% of the Town's population is age 65 or older.

The U.S. Census Bureau population estimate for 2016 indicates that a substantial population increase has occurred in the Town of Ramapo. Figures indicate the US Census Bureau estimates the Town of Ramapo population to have reached 136,235 people in July 2016. This represents an annual increase of 4,587 persons from the 2015 estimate, or an annual growth of 3.5% in total population. This growth reflects a historic pattern, which shows a marked acceleration of the Town's population growth over the past 45 years (DEIS, Table 30). The fact that nearly 40% of the Town's population is under the age of 19, and that many of these people are likely to remain and raise families in Ramapo, suggests that the Town's population will continue to grow.

The East Ramapo Central School District (ERCSD) serves the Pascack Ridge area for public schools. The district covers an area of 30 square miles and serves the Town of Ramapo and Villages of Pomona, Wesley Hills, Spring Valley, New Square, Chestnut Ridge and Kaser, and portions of the Village of Airmont and the Village of New Hempstead. The district has 14 public schools, including 2 middle schools and 2 high schools. Based on information updated on the website for the East Ramapo Central School District in 2015, the East Ramapo ERCSD consists of 10 elementary schools (including Pre-K/K and STEAM Academy}, in addition to the 2 middle schools and 2 high schools. Four elementary schools offer Grades K-3 and three serve Grades 4-6, with one serving grades 4-8 and an Early Childhood Development Center specifically for Pre-K and Kindergarten. The 2 middle schools serve Grades 7-8, and the 2 high schools serve Grades 9-12.

According to a New York State Department of Education report entitled *A New Beginning: A Report on the East Ramapo Central School District*, dated January 24, 2017, there were 33,350 students in the East Ramapo Central school district. Of this total, 24,700 attend nonpublic schools and 8,650 attend public school. The proportion of nonpublic students is approximately 74% of all students in the district, while the remaining 26% attend public school. The nonpublic enrollment has experienced increases of 5% annually, while the public school enrollment has grown at only 1.3% annually.

Of the 24,700 students attending nonpublic schools, many attend private schools such as Orthodox Jewish Yeshivas. The report notes that since 2004-2005 the District's private

**SEQRA FINDINGS OF FACT AND CONCLUSIONS**  
**PASCACK RIDGE COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE**

---

school population has increased 50%. Future nonpublic school enrollment growth is projected to be 4% to 5% per year. The information on private schools in Rockland County is based on information from the New York State Department of Education.

The Pascack Ridge Study area contains 27.6 acres and consists of 38 tax parcels in the Town of Ramapo, as detailed in the DEIS. The Study Area has a total aggregate current assessed value of \$4,505,785, based on the 2016 property tax assessment. The assessed value of the project is based on its partially vacant status with some residential development on particular parcels. The total taxes paid by the properties in Pascack Ridge is approximately \$115,002 annually. Taxes are paid to the Town, County, emergency services (Police, Ambulance, Fire District) and East Ramapo Central School District. Education costs account for the bulk of the residential property taxes paid.

Potential Impacts

*Population*

While population projections for the Site with the Proposed Action are subject to change during the site plan process, when the number of units and bedroom counts will be finalized, population estimates for the Pascack Ridge development have been projected based on the 2006 Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers for two-bedroom units. The estimates provided in the FEIS are based on the anticipated development of 224 units, half of which would be two-bedroom units and half would be five bedroom units. As the Rutgers guidance does not supply a multiplier for five-bedroom attached units, multipliers were generated for five-bedroom units based on population density information obtained from U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates for neighboring areas with a high presence of five or more bedroom units. Based on these data, the total projected increase in school-aged children from the Project with a buildout of 224 units evenly split between two-bedroom and five-bedroom units is 306. Based on the School District's present experience that approximately 75% of students will be provided a private education, it is projected that 77 additional students would enter the public school system, while the remaining 229 children would attend private schools, but would rely on the School District for transportation.

Based on the Rutgers multipliers, the total population increase of the Project with a buildout of 224 units evenly split between two-bedroom and five bedroom units is 893.

**SEQRA FINDINGS OF FACT AND CONCLUSIONS**  
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*Tax Revenues and Municipal Costs*

The property tax revenues generated by the Project are projected to be more than adequate to address the increased demand for services it would cause.

To project the per capita expense associated with the Project, the DEIS analysis divided the Town outside the Villages appropriation (\$6.8 million) by the Town outside of the Villages residents based on the 2010 U.S. Census (37,037 residents), and multiplied this by 0.60, to reflect the proportion of the Town budget that is funded by the property tax levy. Based on this, it is estimated that the potential municipal cost per person is \$111 as a result of the increased population and associated service requirements due to the Pascack Ridge development.

The estimated municipal cost at full buildout of the Project pursuant to the MR-12 zoning is \$117,882. In comparison, the projected property tax from the Project is approximately \$3,148,601 annually (DEIS, Table 32). The future property tax revenue to be generated by the Pascack Ridge development was based on a full buildout commensurate with MR-12 multifamily zoning. The estimated market value of the project is projected to be \$107.6 million based on unit sale prices from \$175,000 to \$495,000. The Town of Ramapo will receive increased revenues including approximately \$965,690 for public safety (DEIS, Table 32). Approximately \$1.8 million is projected to go directly to the East Ramapo Central School District. These figures provided in the DEIS reflect estimates at full-build out of 290 units.

Using the same 2016 assessed value tax rates and similar sale prices (2-bedroom units priced at \$275,000 per unit and 5-bedroom units priced at \$450,000 per unit) for the 224-unit development proposal discussed in the FEIS, the estimated project value would be \$79,750,000. The estimated project tax revenue would be \$2,035,481 of which \$418,923 is estimated to go towards police, fire and ambulance services, and \$1,347,457 will go to the East Ramapo Central School District.

The East Ramapo Central School District is projected to expend \$13,212 for instructional expenditures in 2017-2018 per public school student. Approximately 65% of the school budget is raised by tax levy. Applying 65% to \$13,212 results in a cost attributable to the tax levy of \$8,587 per student. Transportation costs are estimated by the district at approximately \$841 per year per student.

Based on the Concept Plans for the development provided in the FEIS, there will be an increase of 306 total school age students at Pascack Ridge, and the transportation expense would be \$257,346. The instructional expense associated with students attending public school is estimated to be \$661,199. This is a total of \$918,545. As stated above, \$1,347,457



**SEQRA FINDINGS OF FACT AND CONCLUSIONS**  
**PASCACK RIDGE COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE**

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of the projected tax revenue will go towards the East Ramapo Central School District. As a result of the Project, the School District would receive \$428,912 more than the cost of educating the public school-aged children from the Project.

*Employment*

The Project would create both temporary employment during the construction period and permanent employment when the Project is developed and occupied. It is anticipated that the proposed development will create roughly 124 construction jobs over the projected two-year construction period. The Applicant would use numerous trades and workers during the construction period. As reported by the New York State Department of Labor for the first quarter of 2017, the median annual wage for construction and extraction occupations in the Hudson valley region is approximately \$60,290.

Post construction during the operations period, the proposed development is expected to result in an increase of permanent employment within the surrounding areas of the project. Approximately 11 full-time jobs are expected to provide support services for the Project itself.

Mitigation Measures

No mitigation measures are necessary because the Project results in a net fiscal gain to both the Town of Ramapo and the East Ramapo Central School District. With increased people, the Project would bring increased net revenues and fiscal benefits to the East Ramapo Central School District, the Town, County and emergency service provider agencies. There is also an increase in jobs, employment and wages as a part of the Project, which will produce a positive economic impact. The anticipated increase in school aged children and population due to the proposed development is found to be not significant in comparison to the existing population of the School District. As a result of the Project, the tax revenue generated by the Project for the School District will be greater than the education and transportation costs for the school-age students residing in the Project.

**11.7 Community Facilities and Services**

The Town of Ramapo Police Department provides general law enforcement services, including traffic patrol, investigation services and other protective services. The Department is made up of 120 sworn officers and 25 civilian personnel. The Ramapo Police Department consists of the Patrol Division, the Special Services wing and the Headquarters Division. The Town of Ramapo Police Department is currently not at full strength, according to a letter dated February 21, 2018 from Ramapo Police Chief Brad Weide!, provided in the DEIS Appendix B.

**APPENDIX G:**  
**ECONOMIC AND FISCAL IMPACT ANALYSIS**

SUBMITTED TO:

MJ Engineering and Land Surveying, P.C.

# ECONOMIC AND FISCAL IMPACT ANALYSIS

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## NORTHEAST CORRIDOR – ZONING CHANGES

Town of Ramapo, NY

JUNE 2021

PREPARED BY:



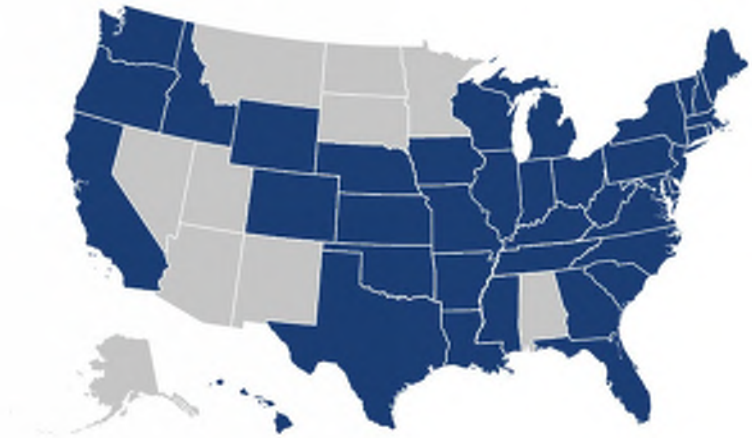
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Camoin 310 has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin 310 has served EDOs and local and state governments from Maine 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](http://www.camoinassociates.com). You can also find us on Twitter @camoinassociate and on Facebook.

Rachel Selsky  
*Principal*

Jessica Tagliafierro  
*Analyst*



# 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.

DRAFT

Table 1

Town of Ramapo Northeast Corridor: Buildout Analysis				
Existing Zoning Buildout Analysis				
Zoning District	Total Acreage	# Parcels	Commercial Area (sqft)	Dwelling Units <sup>A</sup>
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
<b>Total</b>	<b>275</b>	<b>23</b>	<b>439,618</b>	<b>381</b>
Proposed Zoning Option A <sup>E</sup>				
Zoning District	Total Acreage	# Parcels	Non-Residential Area (sqft) <sup>E</sup>	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) <sup>B</sup> (Miller Pond)	144.09	3	40,000	634
Flex Overlay Planned Unit Development (FOPUD) <sup>C</sup> (Gospel)	42.96	1	15,871	252
Community Shopping (CS) <sup>C</sup>	-	-	-	-
Mixed-Use District (MU-2) <sup>C</sup>	-	-	-	-
Professional Office District (PO) <sup>C</sup>	-	-	-	-
Residential District - 35K (R-35)	8.49	5	-	10
Residential District - 40K (R-40) <sup>C</sup>	-	-	-	-
Residential District - 50K (RR-50)	4.05	1	-	3
Residential District - 80K (RR-80)	26.46	6	-	12
<b>Total</b>	<b>276</b>	<b>24</b>	<b>831,271</b>	<b>1,098</b>
Proposed Zoning Option B <sup>F</sup>				
Zoning District	Total Acreage	# Parcels	Non-Residential Area (sqft) <sup>F</sup>	Dwelling Units <sup>AF</sup>
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) <sup>B</sup> (Miller Pond)	144.09	3	40,000	634
Flex Overlay Planned Unit Development (FOPUD) <sup>C</sup> (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
<b>Total</b>	<b>276</b>	<b>24</b>	<b>410,941</b>	<b>1,190</b>

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.

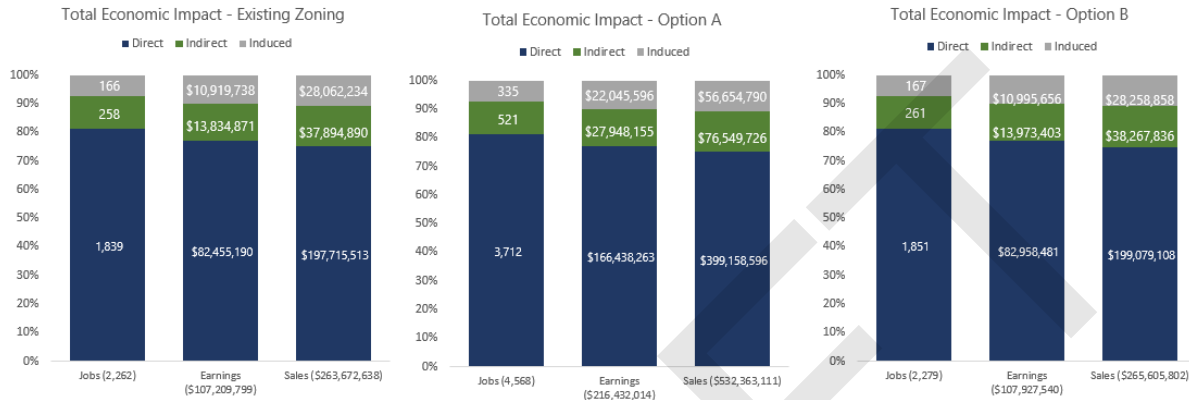
Camoin 310 was retained to conduct an objective economic and fiscal impact analysis of current zoning and the zoning change options on the Town of Ramapo as part of the zoning change process. Camoin 310 analyzed the net fiscal impact on the Town of Ramapo's budget and on the East Ramapo School District.



## 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 Ramapo<sup>1</sup> 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

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<sup>1</sup> 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		
Existing	Option A	Option B
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%<sup>2</sup> 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

Category	Impact of Household Spending					
	Spending Per HH	% Spent in Town	Amount Spent in Town	Existing (381 HH)	Option A (1,098 HH)	Option B (1,190 HH)
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.

<sup>2</sup> 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

<b>Economic Impact of Households</b>				
<b>Existing</b>				
	<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
<b>Total</b>	<b>38</b>	<b>1,771,429</b>		<b>4,434,701</b>
<b>Option A</b>				
	<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
<b>Total</b>	<b>109</b>	<b>5,105,064</b>		<b>12,780,321</b>
<b>Option B</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
<b>Total</b>	<b>118</b>	<b>\$ 5,532,810</b>	<b>\$</b>	<b>13,851,167</b>

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

<b>Impact of the Development Scenarios on Job Creation</b>							
	<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
<b>Total</b>		<b>439,618</b>	<b>1,808</b>	<b>831,271</b>	<b>3,624</b>	<b>410,941</b>	<b>1,756</b>

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

<b>Economic Impact of Commercial Development</b>				
<b>Existing</b>				
	<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
<b>Total</b>	<b>2,225</b>	<b>\$ 105,438,370</b>	<b>\$</b>	<b>259,237,936</b>
<b>Option A</b>				
	<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
<b>Total</b>	<b>4,459</b>	<b>\$ 211,326,951</b>	<b>\$</b>	<b>519,582,790</b>
<b>Option B</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
<b>Total</b>	<b>2,160</b>	<b>\$ 102,394,730</b>	<b>\$</b>	<b>251,754,635</b>

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

<b>Total Annual Economic Impact of Full Build Out</b>				
<b>Existing</b>				
	<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
<b>Total</b>	<b>2,262</b>	<b>\$ 107,209,799</b>	<b>\$</b>	<b>263,672,638</b>
<b>Option A</b>				
	<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
<b>Total</b>	<b>4,568</b>	<b>\$ 216,432,014</b>	<b>\$</b>	<b>532,363,111</b>
<b>Option B</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
<b>Total</b>	<b>2,279</b>	<b>\$ 107,927,540</b>	<b>\$</b>	<b>265,605,802</b>

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.<sup>3</sup>

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

<b>Average Number of Residents per Unit in Ramapo</b>	
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.

<sup>3</sup> 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**

<b>Commercial Development</b>			
	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
<b>Residential Development</b>			
	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
<b>Total Impact of Development on Assessed Value</b>			
	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 expenses<sup>4</sup> 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 revenues<sup>5</sup>. 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%

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

<sup>5</sup> 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.<sup>6</sup> 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				
	Existing	Option A	Option B	
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				
	Existing	Option A	Option B	
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				
	Existing	Option A	Option B	
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.

<sup>6</sup> These figures come from the Economic Impact section of the report.



Table 17

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

## 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.<sup>7</sup>

### 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.

<sup>7</sup> 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
<b>GENERAL FUND</b>				
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		
<b>TOTAL GENERAL FUND</b>	<b>\$ 40,150,280</b>			<b>\$ 3,985,067</b>

**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		
<b>TOTAL POLICE FUND</b>	<b>\$</b>	<b>40,240,888</b>			

**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		
<b>TOTAL TOWN OUTSIDE VILLAGE</b>	<b>\$</b>	<b>3,937,743</b>			

**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		
<b>TOTAL HIGHWAY TOWNWIDE</b>	<b>\$</b>	<b>2,500,288</b>			

**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		
<b>TOTAL HIGHWAY TOWN OUTSIDE VLGE</b>	<b>\$</b>	<b>10,465,743</b>			

**Refuse & Recycling Fund**

Total Refuse & Recycling Fund	\$	4,347,000	x		
<b>TOTAL REFUSE &amp; RECYCLING FUND</b>	<b>\$</b>	<b>4,347,000</b>			

**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		
<b>TOTAL SEWAGE TREATMENT/DISPOSAL</b>	<b>\$</b>	<b>2,518,911</b>			

**Water Fund**

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

**TOTAL VARIABLE EXPENDITURES**

\$ 7,399,040 \$ 54,810,260

Revenues		Fixed	Special	Variable	Resident	Variable	Commercial
<b>GENERAL FUND</b>							
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
<b>Total General Fund Revenue</b>	<b>\$</b>	<b>40,150,280</b>					
<b>POLICE FUND</b>							
Real Property Taxes	\$	39,815,888				\$	39,815,888
Payments in Lieu of Taxes	\$	220,000	x				
All Others	\$	205,000	x				
<b>Total Police Fund</b>	<b>\$</b>	<b>40,240,888</b>					
<b>TOWN OUTSIDE VILLAGE</b>							
Real Property Taxes	\$	1,304,743				\$	1,304,743
Payments in Lieu of Taxes	\$	-	x				
All Others	\$	2,433,000				\$	2,433,000
<b>TOTAL TOWN OUTSIDE VILLAGE</b>	<b>\$</b>	<b>3,737,743</b>					
<b>HIGHWAY TOWNWIDE</b>							
Real Property Taxes	\$	2,440,288				\$	2,440,288
All Others	\$	60,000				\$	60,000
<b>TOTAL HIGHWAY TOWNWIDE</b>	<b>\$</b>	<b>2,500,288</b>					
<b>HIGHWAY TOWN OUTSIDE VLG</b>							
Real Property Taxes	\$	8,006,743				\$	8,006,743
All others	\$	2,359,000	x				
<b>TOTAL HIGHWAY TOWN OUTSIDE VLG</b>	<b>\$</b>	<b>10,365,743</b>					
<b>REFUSE &amp; RECYCLING FUND</b>							
Real Property Taxes	\$	4,347,000				\$	4,347,000
All others	\$	-	x				
<b>TOTAL REFUSE &amp; RECYCLING FUND</b>	<b>\$</b>	<b>4,347,000</b>					
<b>COMBINED SEWERS</b>							
Real Property Taxes	\$	1,912,411				\$	1,912,411
All Others	\$	106,500	x				
<b>TOTAL COMBINED SEWERS</b>	<b>\$</b>	<b>2,018,911</b>					
<b>WATER FUND</b>							
Real Property Taxes	\$	1,648,000				\$	1,648,000
All Others	\$	6,000					
<b>TOTAL WATER FUND</b>	<b>\$</b>	<b>1,690,000</b>					
<b>TOTAL VARIABLE REVENUES</b>						0_ \$	98,908,353





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# *East Ramapo Central School District*

105 South Madison Avenue, Spring Valley, NY 10977

A Unified Community Educating the Whole Child ...

**Dr. Deborah L. Wortham**  
Superintendent of Schools  
845-577.6011

**Office of Buildings and Grounds**  
557 New Hempstead Road, Spring Valley, NY  
845-577-6480

**Obi Ifedigbo, AIA**  
Director of Facilities

June 22, 2018

Donna Holmqvist, AICP, PP  
Director of Planning Services  
Atzl Nasher & Zigler, P.C.  
234 North Main Street  
New City, New York 10956

RE: Pascack Ridge DEIS - Zoning Change Proposal  
171 N. Pascack Road Spring Valley NY 10977

Dear Ms. Holmqvist:

Please accept this letter as the East Ramapo Central School District's (District) response to your February 7, 2018 inquiry, regarding the proposed zoning ordinance amendment for the above referenced parcel.

The District's Office of Facilities and its Architect/Engineer consultant reviewed the project and its possible impact on the District. They determined that the impact would be fiscally significant relative to the physical plant, as well as operational/staffing requirements.

The proposal is to provide a total of 290 housing units with the number of bedrooms and the estimated number of children/students indicated in your letter as:

- 133 2-bedroom units at 1-2 children per unit is 133-266 children
- 133 6-bedroom units at 5-8 children per unit is 665-1,064 children
- 24 3-bedroom units at 2-4 children per unit is 48-96 children

The total number of students is projected to be in the range of 850 -1,430 children. As noted in your letter, this would represent a sixteen percent (16%) increase in student population if these were all public school children.

Based on the proposed location of the development, elementary aged children would be expected to attend either Kakiat Elementary School or Hempstead Elementary School.

As a unified community, the East Ramapo Central School District is committed to educating the whole child by providing a healthy, safe, supportive, engaging and challenging learning environment.

At present these schools are at capacity. For this reason, it is unlikely that they would be able to accommodate even a small number of these new students. Middle aged students would attend either Pomona Middle School or Chestnut Ridge Middle School and high school aged students either Spring Valley High School or Ramapo High School. Here again, these buildings are at or near capacity making it difficult for the District to accommodate the number of children. A map showing the location of the site and the nearby schools is attached.

At this time, it is not clear if the approximately 850 -1,430 children would attend public or non-public school. However, regardless of where they choose to attend, the District would be required to provide varying levels of services to all of them at significant costs. These costs - including new building construction, special education, English language learner, and transportation services - could be in the tens of millions of dollars.

Please contact my office if there are any questions.

Thank you.

Sincerely,



Dr. Deborah L. Wortham  
Superintendent of Schools

DLW:OI/JE

Encl: Map of development site & nearby schools.

cc: J. Eisenbach, President, Eisenbach & Ruhnke Engineering P.C.  
O. Ifedigbo, Director of Facilities, ERCSD  
V. Paci, Assistant Superintendent of Finance, ERCSD  
C. Szuberla, Chief State Monitor, NYSED  
D. Gerhardt, Partner, Harris Beach PLLC.  
H. Grossman, President, Board of Education



## Emily Loughlin

---

**From:** aglic1015@aol.com  
**Sent:** Friday, October 15, 2021 2:15 PM  
**To:** TOR Clerk  
**Subject:** D. Glickman- NE Ramapo DGEIS Comments Dtaed 10/15/2021  
**Attachments:** Town meeting Jonathan Lockman's letter-2021-09-13 NPV Remarks for Hearing.pdf

To the Town Board,

I'm a tax paying resident of Northeast Ramapo and I am writing to share my feedback and concerns on the Northeast Ramapo DGEIS Plan. I urge the Board to please consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained:** the plan must consider the character of the community, including the need for open space and a diverse community.
2. **Open space must be specifically dedicated:** the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.
3. **No commercial zoning for Opportunity C:** There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.
4. **Development on the Minisceogo Golf Course must be limited and more diverse:** A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.
5. **Reduce the Impact on the Community:** The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

D Glickman

**Remarks:** Jonathan Lockman, AICP, Principal Environmental Planner, Nelson, Pope & Voorhis, Representing ROSA 4 Rockland

**Hearing:** Town of Ramapo Town Board, September 13, 2021, 7 PM

**RE:**

1. Notice of Completion of DGEIS for the Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions;
2. Introductory Local Law - Flex Overlay Planned Unit Development
3. Introductory Local Law – Establishment of Commercial Corridor Zoning District and Zoning Map Change to Neighborhood Shopping District

We have reviewed all of the above documents, and offer the following comments. These comments are brief and straightforward; a more comprehensive memo will be entered into the record prior to the end of the written comment period on September 30, 2021.

1. **Thank you for the Opportunity to Comment.** We appreciate the opportunity to provide input on the Town's comprehensive plan update process, and we are still reviewing the enormous breadth of documents prepared that are the subject of these hearings.
2. **Scope, Format and Nature of the Comprehensive Plan Amendments.** In the hearing notices, the project is described as an "Amendment to the Comprehensive Plan." However, it appears to be a stand-alone addendum, and the 2004 Comprehensive Plan will not be amended, repealed, or replaced, and will remain in effect. The Town-Wide Existing Conditions Plan has a lot of information that is town wide, but some sections are focused on only the Northeast area; therefore the purpose and intention of the Town-Wide Existing Conditions report is unclear.

The Northeast Ramapo Development Plan (NRDP) is also not a separate document, but rather it is embedded in a DGEIS document which analyzes the potential impacts of NRDP, which is very confusing. Not only is the NRDP not a freestanding document, but also it does not appear to have any of its own stated goals and objectives, and apparently is relying on the existing 2004 Comprehensive Plan goals and objectives. The NRDP is limited in scope to an examination of the northeastern part of the Town but without any analysis based on the Town-Wide Existing Conditions, and does not explain why the Town is focusing on the Northeast area. This awkward organization makes it difficult for surrounding communities to evaluate the extensive contents.

3. **No Evaluation of Existing Zoning.** The comprehensive plan update does not include an evaluation of the laws enacted under the auspices of the 2004 Comprehensive Plan. These include:
  - (a) LL 8-2004: Scenic Tree District Law
  - (b) LL 9-2004: Adult Student Housing
  - (c) LL 10-2004: Comprehensive Zoning Code (rezoned Patrick Farm, rezoned some areas from R-15 to R15C)

- (d) Aquifer and Wellhead Protection Law
- (e) Viola Gardens Rezoning
- (f) Hearthstone Rezoning
- (g) Highview Hills Rezoning
- (h) Woodmont Hills Rezoning

During this Comprehensive Plan Update, it should be critical to figure out what worked and didn't work after the 2004 Comp Plan recommendations were made, in order to inform the decisions we are making today. Evaluation of existing zoning and existing planning regulations is missing. The DGEIS relies in many areas on existing code and regulations as a method of mitigation, which is improper, and certainly should not be relied upon without examining how those procedures are working or not working.

A review of the patterns of variances granted by the Zoning Board of Adjustment would also inform what aspects of the code don't work for developers, and what relief has been repeatedly asked for.

**Potential Traffic Impacts on the Entire Town and Region.** A traffic study is included in the DGEIS in Appendix F. The intersections studied and impacts examined only relate to the Northeast Ramapo area. We believe that traffic conditions should have been studied town-wide along with the other conditions included the "Update of Town-wide Existing Conditions Document." ROSA is concerned that the extensive development proposed in the opportunity areas of Northeast Ramapo will impact Villages at some distance, including Montebello and Suffern, and not just close Villages, like Pomona and New Hempstead.

We note that the Northeast Corridor of the Town of Ramapo's nearest access to Interstate 87/287 is at the North Airmont Road exit in the Village of Montebello. The traffic study did not consider the impacts on roadway capacity and intersections to the south and west, even though traffic leading from the New York State Thruway to the Northeast Corridor of Ramapo, particularly truck traffic, will begin in Suffern and Spring Valley. Not all traffic to the Northeast Corridor can use the Palisades Interstate Parkway, and in fact, truck traffic on the PIP is prohibited. Trucks must come to Northeast Ramapo on Routes 45 or 2002, or by way of 9W through Haverstraw.

4. **Stryker Property is Discussed at Length in the Alternatives Section 7.5. Is it an Opportunity Area?** It appears that development of the Stryker property as an "Educational Campus/Institution Area" is thoroughly outlined on pages 281 to 287. It is unclear whether this particular alternative is recommended or not, but it appears that is being treated as additional opportunity area which demands more background study in the DGEIS. The environmental constraints for that parcel – including streams, wetlands and a high-pressure gas pipeline – were not examined. The adopted DGEIS scope did not include recommendations for future uses of the Stryker property.



5. **Addition of NS for Area C**

Area C was not identified in scoping for any consideration and if there is intent to rezone this area there should a supplemental scoping for this area to identify other alternatives that should be considered.

6. **Problems Notes with the Proposed PUD Floating Zone**

We note a major defect in that the “Area and Bulk Requirements” in section §374-24 are missing from the local law. Without such requirements included, the local law cannot be properly evaluated, and a new GML referral and a new public hearing should be held.

Furthermore, we find another defect, namely that the prohibition of assembling properties not currently in common ownership for the creation of the PUD zone is only found in the “Purpose section.” The requirement that lands be in common ownership as of March 1, 2021, must be placed in section §376-24.A.1.a in order to become effective. It is a principle in code interpretation that purpose statements should not contain legal standards, as purpose statements are not enforceable.

ROSA is also concerned that the PUD zone may be applied in other areas of the Town outside of the Northeast Corridor, and these areas have not been adequately studied for impacts by the DGEIS. Although it is stated in Section 3 of the Local Law (Purpose), that the floating zone can be applied in lands of the “Northeast Corridor of the Town,” the term “Northeast Corridor” is not defined in section 4 of the Local Law, and we find this as a defect of its drafting. We do not believe that the purpose statement which refers to the “Comprehensive Plan as amended from time to time” can be relied upon to control the placement of the floating zone only in the Northeast Corridor. To not consider other possible future implementations of the zone is considered segmentation under SEQRA. Language should be included in the standards that the PUD can only be landed in the opportunity areas designated in this Northeast Ramapo Corridor Development Plan document, if that is the intent.

We also note that the PUD standards should include provisions for setting aside land for schools and/or places of worship within the neighborhood design, to promote walkability.

7. **Problems with Unclear Standards for the Commercial Corridor District.** We note problems with some of the standards for “CC Development” in §376-66.C. The section states that it allows: “A development that must consist of at least 70% commercial and/or office uses and may contain up to 30% residential uses.” The local law does not define the basis for how the mix of non-residential and residential uses will be determined. Will it be based on gross floor area of all levels? Land area? Building footprints? Will all proposed buildings be mixed use, or just some within each project?

If all residential uses must be located above the first floor of a mixed-use building, how could a maximum of 30% of the building for residential uses be achieved? Three story buildings are envisioned by the Local Law. If two stories of residential are located above first floor commercial, this would be 66% residential. These standards should be clarified.

Furthermore, the standards do not adequately address parking requirements. The size of parking lots often drive the maximum floor area of developments, and certainly take up the greatest share of land coverage. The issue is treated in a cursory manner in column F of the proposed Bulk Table. Standards for each potential use and rules for shared parking should be included in this Local Law.

8. **Miller's Pond.** What is the intent of including the Miller's Pond site plan in the DGEIS? If the intent of the DGEIS is to provide a basis for evaluating the impact of the Miller's Pond site plan and eliminate a future site-specific DEIS for the Miller's Pond Site Plan, this should be made clear, and all agencies should be properly put on notice.

**Closing.** ROSA has offered to work with the Town to cooperatively recommend methods to sustainably rezone portions of Ramapo to address increasing demand for housing, and I express that offer again today.

They are willing to hire professionals to participate in meaningful workshops with Town officials and consultants to develop clear planning documents that are more understandable and digestible to the public.

We ask you to please consider an update to this DGEIS to incorporate initial feedback, work on some reorganization, and to flesh out the scoping to include topics that were not raised at the initiation of the SEQR process.

## Emily Loughlin

---

**From:** howard goldstein <hbg2@mac.com>  
**Sent:** Friday, October 15, 2021 12:11 AM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Howard Goldstein- NE Ramapo DGEIS Comments Dated 10/15/2021

### To all involved in Town of Ramapo planning:

I am a longtime resident of Skyview Acres with concerns about plans for development of North East Ramapo. From what has so far been made known, I believe the proposed development will have a significant negative impact on my life and that of my neighbors.

As a medical doctor specialized in pathology, the study of disease, and as a scientist with knowledge of environmental matters, I offer the following for your consideration:

- The destruction of the natural world is permanent. Given the impact of climate change locally as in this nation, preservation of remaining forest coverage is essential.

This should be foremost in the minds of planners.

- Water is already a scarce resource in Ramapo. High density housing will further stress water and sewage needs. Asphalt and concrete covering naturally absorbing surfaces will reduce entry of precipitation and storm water into the aquifer I and my neighbors depend on.

- This is particularly germane to ideas floated about development of the Stryker property. That land was purchased for very limited residential development and to preserve open green space.

I have explored the natural beauty of the Stryker land numbers of times and have led nature walks into it. The trees and shrubs there absorb carbon dioxide and release oxygen. A good part of that property is wet land.

- What is the effect of proposed nearby dense housing on air quality?

The impact of such housing within half a mile of my residence will surely have an effect on air quality; have studies of this risk been done and reported?

- Significantly increased local traffic and use of the Palisade Parkway into the two lane road that is route 45 would cause difficulty entering or exiting Skyview Acres community. Have traffic studies been furnished? If so, what is the expected impact?

- Noise pollution is yet another health issue.

- Inserting a strip mall to route 45 in a so-called "opportunity zone" adjacent to Skyview would be unnecessary and an eyesore.

Much vacant commercial space exists on route 202 within a mile from our homes.

Local residents have not been asked if they desire such development adjacent to their properties or of changes in zoning that would affect them.

.....

All of these concern me. Rather than focus on the North East of Ramapo, I urge the Planning Board to invest in a comprehensive evaluation and planning for all of this complex township.



Howard B. Goldstein MD

*36 Dogwood Lane N.*  
*Pomona Y 10970*  
*845-354-8838*

## Emily Loughlin

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**From:** Julie Hirschfeld <juliehirschfeld.phd@gmail.com>  
**Sent:** Friday, October 15, 2021 1:58 PM  
**To:** TOR Clerk  
**Cc:** Michael Specht  
**Subject:** Julie Hirschfeld- NE Ramapo DGEIS Comments Dated 10/15/2021  
**Attachments:** PUBLIC COMMENT DGEIS.doc

Mr. Michael E. Specht Oct. 15, 2021

Supervisor

Town of Ramapo

237 Rt 59

Suffern, NY 1090

Dear Mr. Specht,

As a Ramapo homeowner on South Mountain Road, I am writing to express my deep concern over zoning changes being considered by the town, and to request your assistance in preventing serious damage to our safety, property values, and quality of life. Thank you for taking the time to read the following information about my concerns as a resident and taxpayer.

I live very near the area identified as Opportunity Area C so I am best equipped to remark on that location, but the flaws in how the DGEIS addresses issues relating to my neighborhood raise questions about the document as a whole. There are serious gaps in basic data, analysis, and policy development. The zoning proposal offers no clear guidance regarding potential development impacts or the specifics of mitigation, leaving our neighborhood open to exactly the disorganized "suburban sprawl" that the Town of Ramapo states it wants to avoid. The flaws of the DGEIS are serious enough to call into doubt its adequacy as a basis for approval of zoning changes.

I request that before further steps toward zoning changes are made, more meaningful data gathering, analysis, and collaboration take place with stakeholders such as local residents, the Palisades Interstate Park Commission, the Town of Clarkstown, and resources such as The Water Pollution Control Bureau and the Stormwater Consortium of Rockland County.

My first concern as a homeowner is in my own back yard. Ramapo paid Dr. Joseph Laico \$1.00 for the sale of his acreage to the Town of Ramapo, with the understanding that the land would be preserved as open space and not subject to development (with the possible exception of one house). My purchase of the rest of the South Mountain Road portion of his property, including a cottage designed by Henry Varnum Poor for pioneering female psychiatrist and art collector Dr. Lillian Malcove, was predicated on my own understanding that the natural character and environmental integrity of Ramapo-owned acreage would remain intact. It was thus shocking to read the DGEIS's references to "vacant" and "undeveloped" land at 58a South Mountain Road, rather than "Open Space" or "Parkland." The Mowbray Clark land, acquired with public money for Open Space, was similarly described. It was also stunning to find references to the potential for housing subdivision in our neighborhood's woods. I am concerned about the integrity of my drinking water, erosion, the natural setting of my home, and the loss of the recreational activities (hiking, snow-shoeing and cross-country skiing) that are a feature of life in our area.

Beyond my own property, I also have grave concerns about the proposed zoning change along a portion of Route 45 adjacent to the heritage farm The Orchards of Concklin. The zoning for "Neighborhood Shopping" would allow commercial uses including gas stations and laundromats. The DGEIS fails to acknowledge the basic fact that this change would entirely alter the character of our rural neighborhood, a designated Scenic Roadway. Area C would be transformed from a location of unique rural beauty, visited by thousands of nature-loving tourists each year, to a neighborhood indistinguishable from any other landscaped suburban shopping district.

There are numerous other problems which I would like to call to your attention:

**A. Lack of field work and reliance on incorrect, inadequate, outdated and/or conflicting data damages data quality and report credibility**

Conclusions based on inadequate data must be called into question. The DGEIS authors indicated that they worked from aerial views, maps, and town records in their assessment of conditions. They appear to have engaged in little to no fieldwork to understand the scenic, rural character of Area C: the sight lines and vistas, the conditions of the woodlands and wetlands, the safety challenges for drivers and residents of Route 45 and South Mountain Road, or the relationships between Area C and adjacent areas that would be affected by its development. Given the high stakes regarding public health (aquifer and flooding), safety (traffic on a narrow, winding road), and quality of life, the Town of Ramapo should not be willing to accept this superficial research as the basis for a major zoning decision.

The faulty data presentation of the DGEIS affects topics including but not limited to:

1. Stormwater volume and flow direction: good planning requires good data reflecting current conditions and expected changes from development under different scenarios
2. Pollutant run-off: the DGEIS should furnish data on known pollutants from petroleum-derived pavement material, runoff from businesses such as gas stations and laundry facilities, and maintenance and landscaping chemicals for any proposed housing or business development. Due care should be taken in any introduction of pollutants into an area of protected wells and aquifers, where shallow groundwater is relied on as a source of well replenishment and drinking water. "County water quality issues include potential contamination by nitrates from wastewater and fertilizers, volatile organic compounds (VOCs) from spills of industrial solvents and fuel components, and chlorides resulting primarily from de-icing of roads and parking areas" (Rockland County Comprehensive Plan, Chapter 7, Natural and Environmental Resources).
3. Environmental impact: the DGEIS focus is too narrow for every category of environmental impact assessed, looking only in a cursory fashion at conditions and impacts beyond legally protected animals or waterways, and with little attention beyond the borders of the opportunity zones. The importance of contiguous forested and open areas for wildlife diversity and watershed planning does not receive adequate, sustained consideration.
4. Flood plain: the DGEIS states that there are no floodplains in Area C; however, the banks of the stream south of South Mountain Road are classified as FEMA Flood Zone A, of moderate to high risk of flooding, and just over the border in Clarkstown, Lake Lucille is considered a FEMA Floodway. Increased runoff from paved and built acreage will compound flooding risk. Development will have an impact beyond Area C's borders.
5. Stream health: the DGEIS takes a dismissive rather than a protective attitude regarding non-regulated streams. The Rockland County Comprehensive Plan provides important information missing from the Ramapo document, making it clear that even "minor" streams deserve careful attention:

Hudson Valley streams are affected by a range of **stresses, such as increases in impervious surfaces, loss of vegetative cover, agricultural and lawn runoff, failing wastewater treatment (....)**. These stresses can cause erosion, polluted stormwater runoff, flooding, loss of groundwater recharge and unnaturally low stream flows. Water withdrawals and large-scale sewer infrastructure (that draws water from one basin, and discharges it into another basin) also affect stream flow. Streams and rivers become degraded from these stresses, **no longer providing healthy drinking water**, outdoor recreation or productive fish and wildlife habitat (emphasis added).
6. Global warming: the DGEIS makes no reference to current data on the increasing frequency and severity of storms, with flooding, downed trees and power lines, and associated effects on groundwater, erosion, emergency access, etc.
7. Demographic trends: in one DGEIS section, Northeast Ramapo's demographics are listed as averaging 5-6 family members, which calls into question the DGEIS assumption of smaller numbers of children expected in new housing, which in turn has impact on water use.



8. Emergency planning: the DGEIS provides no information on protecting resident safety and drinking water in the event of a breach of waste pipes, or of a wash-out of mitigation landscaping associated with storm damage
9. South Mountain Road general traffic conditions: Current traffic conditions and the impact of additional traffic flow on safety were inadequately assessed. The road is an important part of Rockland's tourism infrastructure, attracting thousands of bicyclists every year, but the narrow, winding lanes challenge the drivers and cyclists sharing the roadway. It has a low enough traffic volume that the situation is manageable, but the DGEIS has not thoroughly investigated the impact of additional volume. Clarkstown would also be affected by the traffic changes, so Ramapo bears additional responsibility for greater analysis regarding both the safety and the impact on a Clarkstown Historic Road.
10. South Mountain Road winter and storm conditions: Winter conditions on South Mountain Road can be treacherous, with snow-narrowed lanes and icy patches. Storms fell trees and power lines. After major storms it is sometimes impassable for hours or even days. Additional pressure on the area from increased traffic volume would add to the hazards for drivers and limit access for emergency vehicles.

**B. Illogical and conflicting statements demonstrate a need for a more thoughtful process and clearer communication with stakeholders:**

1. Residents' #1 priority is green space; no justification is offered for destroying it in Area C.: The DGEIS states that 75% of surveyed Ramapo residents prioritized preserving open green space as a value. It fails to explain how bringing strip mall development to a rural residential neighborhood aligns with this goal.
2. Destruction is not preservation: The DGEIS refers to Ramapo's regulations for preserving Scenic Roadways, but paradoxically proposes destroying Area C's essential character by changing it from a rural route to a suburban shopping district.
3. Deforestation, retail building, and parking lot paving are not solutions to "suburban sprawl." The DGEIS promotes a "walkable" Neighborhood Shopping district as preferable to "suburban sprawl." It is an absurdity to propose commercial development requiring deforestation and paving as an environmentally friendly "solution" to a non-existent "problem." Without the zoning change, there would be no need for concern for "suburban sprawl" in Area C.
4. "Walkable" retail doesn't "serve" a neighborhood where residents don't walk: No needs analysis has been offered to support claims that Area C would benefit from walkable retail options. The DGEIS's own traffic analysis shows virtually no pedestrian activity in this location. South Mountain Road's blind curves are dangerous for walking, and increased retail traffic would exacerbate the hazards to pedestrians. "Walkability" is admirable, but South Mountain Road is not suited for that purpose.
5. Residents can't walk there. Neighborhood population numbers can't support a new shopping area. So... when is a "Neighborhood Shopping" zone proposal NOT a "Neighborhood Shopping" zone proposal? One answer might be: when it alters the neighborhood character in a manner that increases chances of further development. There is some indication that the town may have intentions for broader residential development for our neighborhood than has yet been acknowledged. The DGEIS contains a sentence proposing higher density housing on South Mountain Road in exchange for land trust agreements, offering no further details, justification, or analysis. It also refers to the possibility of adding 15 housing units on "undeveloped" (forested) land, again with no environmental analysis. The "flexible" zoning proposal allows anyone who can assemble 20 acres to develop housing, with no reference to appropriateness or environmental review. Proposals for development along these lines have not yet been opened to analysis or critique. Higher-density residential development, and subdivision of existing open lands, can have significant environmental and quality-of-life impact, are at odds with the unique character and history of our neighborhood, and conflict with the principles set forth in the Scenic Byway regulations. Such proposals should be given their own serious analysis, and not be considered as having received implicit approval through casual inclusion in a larger document with a different focus.

**C. The DGEIS fails to provide actionable guidance for policy conclusions**

In nearly every category the DGEIS either maintains--on the basis of its relatively superficial and flawed research--that "no adverse impacts" would result, or it mentions the possibility of an impact of unspecified magnitude and type, and asserts without support that any such impact could be adequately addressed by a number of possible mitigation techniques, about which almost no information is offered. The language is so broad that the impact of potential development, and the effectiveness and appropriateness of mitigation options, are impossible to evaluate reliably or to set policy by. As a taxpayer I find this analysis shoddy and unacceptable. To provide actionable information for policy and legislative purposes, the DGEIS should base its analyses on more complete data, and provide modeling for scenarios of different variables to delineate specific development and impact profiles that can serve as the basis for policy and development guidance.

**D. The absence of clear policy regarding land use in a sensitive environmental area is contrary to good development practice**

The DGEIS leaves it to various Ramapo agencies (Planning Commission, Buildings Department, etc.) to respond in a piecemeal fashion to development proposals as they come in. A piecemeal approach would likely yield exactly the "suburban sprawl" that the DGEIS purports to oppose, and have serious public health and environmental consequences.

**E. The absence of more thoughtful policy recommendations for development is contrary to good government practice**

If zoning changes are put in place without established policy on levels of environmental, aesthetic, or safety impacts, or the appropriateness and adequacy of mitigation methods, the various Town agencies responsible for building and planning would essentially be put in the position of legislating on an ad hoc basis rather than enforcing regulations.

**F. The DGEIS omits local history and community values**

The DGEIS ignores local history that is meaningful to residents. This gap is particularly striking for Area C, with its storied tradition of environmental and social activism. Maxwell Anderson, Skyview Acres, and Martus Granirer and the West Branch Association are among the people and organizations who preserved the beauty that residents and visitors enjoy today. The DGEIS also does not address the sustained and vocal neighborhood response in 2002 to proposed commercial development along Route 45, during the negotiations regarding potential development of The Orchards. At that time, the owner of the Down to Earth nursery proposed extensive retail and housing development on his property and on the farm. These proposals were met with distress and activism by members of the South Mountain Road and Skyview Acres communities, which led to the preservation of the scenic rural view and heritage farm that are still enjoyed today. No data have been shown to suggest that the neighborhood's values have changed in the intervening years, yet the "Neighborhood Shopping" proposal has significant overlap with the 2002 development proposal.

Based on these many considerations on the inadequacy of the DGEIS, I respectfully request

- that the DGEIS be updated with 2020 census data and revised to correct the shortcomings identified above
- that "Opportunity Area C" zoning not be changed from RR-80 to Neighborhood Shopping, and
- that the Mowbray-Clark, Laico, and Crow House properties be dedicated explicitly as parkland per their original purchase intentions

I am happy to discuss these matters further and can be reached at [juliehirschfeld.phd@gmail.com](mailto:juliehirschfeld.phd@gmail.com) or 917-224-1922.

Sincerely yours,

Julie Hirschfeld

58A, 60, and 62 South Mountain Road

New City, NY 10956

Mr. Michael E. Specht  
Supervisor  
Town of Ramapo  
237 Rt 59  
Suffern, NY 1090

Oct. 15, 2021

Dear Mr. Specht,

As a Ramapo homeowner on South Mountain Road, I am writing to express my deep concern over zoning changes being considered by the town, and to request your assistance in preventing serious damage to our safety, property values, and quality of life. Thank you for taking the time to read the following information about my concerns as a resident and taxpayer.

I live very near the area identified as Opportunity Area C so I am best equipped to remark on that location, but the flaws in how the DGEIS addresses issues relating to my neighborhood raise questions about the document as a whole. There are serious gaps in basic data, analysis, and policy development. The zoning proposal offers no clear guidance regarding potential development impacts or the specifics of mitigation, leaving our neighborhood open to exactly the disorganized "suburban sprawl" that the Town of Ramapo states it wants to avoid. The flaws of the DGEIS are serious enough to call into doubt its adequacy as a basis for approval of zoning changes.

I request that before further steps toward zoning changes are made, more meaningful data gathering, analysis, and collaboration take place with stakeholders such as local residents, the Palisades Interstate Park Commission, the Town of Clarkstown, and resources such as The Water Pollution Control Bureau and the Stormwater Consortium of Rockland County.

My first concern as a homeowner is in my own back yard. Ramapo paid Dr. Joseph Laico \$1.00 for the sale of his acreage to the Town of Ramapo, with the understanding that the land would be preserved as open space and not subject to development (with the possible exception of one house). My purchase of the rest of the South Mountain Road portion of his property, including a cottage designed by Henry Varnum Poor for pioneering female psychiatrist and art collector Dr. Lillian Malcove, was predicated on my own understanding that the natural character and environmental integrity of Ramapo-owned acreage would remain intact. It was thus shocking to read the DGEIS's references to "vacant" and "undeveloped" land at 58a South Mountain Road, rather than "Open Space" or "Parkland." The Mowbray Clark land, acquired with public money for Open Space, was similarly described. It was also stunning to find references to the potential for housing subdivision in our neighborhood's woods. I am concerned about the integrity of my drinking water, erosion, the natural setting of my home, and the loss of the recreational activities (hiking, snow-shoeing and cross-country skiing) that are a feature of life in our area.

Beyond my own property, I also have grave concerns about the proposed zoning change along a portion of Route 45 adjacent to the heritage farm The Orchards of Concklin. The zoning for "Neighborhood Shopping" would allow commercial uses including gas stations and laundromats. The DGEIS fails to acknowledge the basic fact that this change would entirely alter the character of our rural neighborhood, a designated Scenic Roadway. Area C would be transformed from a location of unique rural beauty, visited by thousands of nature-loving tourists each year, to a neighborhood indistinguishable from any other landscaped suburban shopping district.



There are numerous other problems which I would like to call to your attention:

**A. Lack of field work and reliance on incorrect, inadequate, outdated and/or conflicting data damages data quality and report credibility**

Conclusions based on inadequate data must be called into question. The DGEIS authors indicated that they worked from aerial views, maps, and town records in their assessment of conditions. They appear to have engaged in little to no fieldwork to understand the scenic, rural character of Area C: the sight lines and vistas, the conditions of the woodlands and wetlands, the safety challenges for drivers and residents of Route 45 and South Mountain Road, or the relationships between Area C and adjacent areas that would be affected by its development. Given the high stakes regarding public health (aquifer and flooding), safety (traffic on a narrow, winding road), and quality of life, the Town of Ramapo should not be willing to accept this superficial research as the basis for a major zoning decision.

The faulty data presentation of the DGEIS affects topics including but not limited to:

1. Stormwater volume and flow direction: good planning requires good data reflecting current conditions and expected changes from development under different scenarios
2. Pollutant run-off: the DGEIS should furnish data on known pollutants from petroleum-derived pavement material, runoff from businesses such as gas stations and laundry facilities, and maintenance and landscaping chemicals for any proposed housing or business development. Due care should be taken in any introduction of pollutants into an area of protected wells and aquifers, where shallow groundwater is relied on as a source of well replenishment and drinking water. "County water quality issues include potential contamination by nitrates from wastewater and fertilizers, volatile organic compounds (VOCs) from spills of industrial solvents and fuel components, and chlorides resulting primarily from de-icing of roads and parking areas" (Rockland County Comprehensive Plan, Chapter 7, Natural and Environmental Resources).
3. Environmental impact: the DGEIS focus is too narrow for every category of environmental impact assessed, looking only in a cursory fashion at conditions and impacts beyond legally protected animals or waterways, and with little attention beyond the borders of the opportunity zones. The importance of contiguous forested and open areas for wildlife diversity and watershed planning does not receive adequate, sustained consideration.
4. Flood plain: the DGEIS states that there are no floodplains in Area C; however, the banks of the stream south of South Mountain Road are classified as FEMA Flood Zone A, of moderate to high risk of flooding, and just over the border in Clarkstown, Lake Lucille is considered a FEMA Floodway. Increased runoff from paved and built acreage will compound flooding risk. Development will have an impact beyond Area C's borders.
5. Stream health: the DGEIS takes a dismissive rather than a protective attitude regarding non-regulated streams. The Rockland County Comprehensive Plan provides important information missing from the Ramapo document, making it clear that even "minor" streams deserve careful attention:

Hudson Valley streams are affected by a range of **stresses, such as increases in impervious surfaces, loss of vegetative cover, agricultural and lawn runoff, failing wastewater treatment (...)**. These stresses can cause erosion, polluted stormwater runoff, flooding, loss of groundwater recharge and unnaturally low stream flows. Water withdrawals and large-scale sewer infrastructure (that draws water from one basin, and discharges it into another

basin) also affect stream flow. Streams and rivers become degraded from these stresses, **no longer providing healthy drinking water**, outdoor recreation or productive fish and wildlife habitat (emphasis added).

6. Global warming: the DGEIS makes no reference to current data on the increasing frequency and severity of storms, with flooding, downed trees and power lines, and associated effects on groundwater, erosion, emergency access, etc.
7. Demographic trends: in one DGEIS section, Northeast Ramapo's demographics are listed as averaging 5-6 family members, which calls into question the DGEIS assumption of smaller numbers of children expected in new housing, which in turn has impact on water use.
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**B. Illogical and conflicting statements demonstrate a need for a more thoughtful process and clearer communication with stakeholders:**

1. Residents' #1 priority is green space; no justification is offered for destroying it in Area C.: The DGEIS states that 75% of surveyed Ramapo residents prioritized preserving open green space as a value. It fails to explain how bringing strip mall development to a rural residential neighborhood aligns with this goal.
2. Destruction is not preservation: The DGEIS refers to Ramapo's regulations for preserving Scenic Roadways, but paradoxically proposes destroying Area C's essential character by changing it from a rural route to a suburban shopping district.
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### **C. The DGEIS fails to provide actionable guidance for policy conclusions**

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### **D. The absence of clear policy regarding land use in a sensitive environmental area is contrary to good development practice**

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**E. The absence of more thoughtful policy recommendations for development is contrary to good government practice**

If zoning changes are put in place without established policy on levels of environmental, aesthetic, or safety impacts, or the appropriateness and adequacy of mitigation methods, the various Town agencies responsible for building and planning would essentially be put in the position of legislating on an ad hoc basis rather than enforcing regulations.

**F. The DGEIS omits local history and community values**

The DGEIS ignores local history that is meaningful to residents. This gap is particularly striking for Area C, with its storied tradition of environmental and social activism. Maxwell Anderson, Skyview Acres, and Martus Granirer and the West Branch Association are among the people and organizations who preserved the beauty that residents and visitors enjoy today. The DGEIS also does not address the sustained and vocal neighborhood response in 2002 to proposed commercial development along Route 45, during the negotiations regarding potential development of The Orchards. At that time, the owner of the Down to Earth nursery proposed extensive retail and housing development on his property and on the farm. These proposals were met with distress and activism by members of the South Mountain Road and Skyview Acres communities, which led to the preservation of the scenic rural view and heritage farm that are still enjoyed today. No data have been shown to suggest that the neighborhood's values have changed in the intervening years, yet the "Neighborhood Shopping" proposal has significant overlap with the 2002 development proposal.

Based on these many considerations on the inadequacy of the DGEIS, I respectfully request

- that the DGEIS be updated with 2020 census data and revised to correct the shortcomings identified above
- that "Opportunity Area C" zoning not be changed from RR-80 to Neighborhood Shopping, and
- that the Mowbray-Clark, Laico, and Crow House properties be dedicated explicitly as parkland per their original purchase intentions

I am happy to discuss these matters further and can be reached at [juliehirschfeld.phd@gmail.com](mailto:juliehirschfeld.phd@gmail.com) or 917-224-1922.

Sincerely yours,

Julie Hirschfeld  
58A, 60, and 62 South Mountain Road  
New City, NY 10956

## Emily Loughlin

---

**From:** Thomas P. Hirschfeld <tom@hirschfeld.nyc>  
**Sent:** Friday, October 15, 2021 3:35 PM  
**To:** TOR Clerk; Brendel Logan  
**Subject:** Thomas Hirschfeld- Northeast Ramapo DGEIS Comments Dated 10/15/2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Brendel Logan  
Deputy Supervisor  
Town of Ramapo  
237 Rt 59  
Suffern, NY 1090

Oct. 15, 2021

Dear Mr. Logan,

As a Ramapo homeowner on South Mountain Road, I am writing to express my deep concern over actions currently being considered by the town, and to request your assistance in preventing serious damage to our property values and quality of life.

Ramapo's recently published Draft Generic Environmental Impact Statement (DGEIS) proposes a commercial corridor along Route 45 where it meets South Mountain Road. A shopping center, gas station, and movie theater are all potential occupants of land which is currently green and beautiful. This development would add superfluous retail space when existing shopping strips are already struggling just down the hill on Route 202. Even worse, it would degrade life on South Mountain Road in the following ways:

- The new paved areas would reduce our area's capacity to absorb groundwater, and could increase flooding.
- The shops (together with potential new homes nearby) could affect the level and quality of our aquifer. Like most South Mountain Road homeowners, we depend on our well for water.
- The noise, garbage, and vermin associated with retail strips would destroy the character of life on South Mountain Road.
- South Mountain Road is far too narrow and winding to sustain the traffic this development would bring. Accidents and fatalities could increase, and the thousands of bicyclists who currently enjoy the road would have less reason to visit Ramapo and the Concklin Orchards.

Can you please help to prevent this horrible change in zoning?

I am happy to discuss this matter further and can be reached at tom@hirschfeld.nyc or 917-826-5295.

Sincerely yours,  
Thomas P. Hirschfeld  
58A, 60, and 62 South Mountain Road

## Emily Loughlin

---

**From:** Krishna Das <hanumanbaba@icloud.com>  
**Sent:** Friday, October 15, 2021 2:16 PM  
**To:** TOR Clerk  
**Subject:** Jeff Kagel-Northeast Ramapo DGEIS Comment Dated 10/15/2021

To whom it may concern

- My Name is Jeffrey Kagel and I live at 22 Dogwood Lane South, in Skyview Acres, Pomona.

I am very disturbed at your plans for re-zoning and developing the Northeast corridor of Rockland County. I live just behind the Stryker land, and even though that property has been designated as free, open space, you continue to try to monetize it. It is very difficult to enter onto route 45 from Skyview as it is.... What you are proposing would create a disastrous traffic issue for all the CURRENT inhabitants.

I demand that you listen to the CURRENT inhabitants' wishes and cease and desist from this horrendous, vicious, anti-present inhabitant, self-serving development plan.

I ask you to do the following instead:

-Dedicate Open Space in Northeast Ramapo, including Stryker (on Conklin Road) and 58A and 48A on South Mountain Road (including the Mowbray-Clark property).

- Reject commercial and neighborhood shopping zoning for Opportunity C (the undeveloped land across from the Orchards).
- Reduce the plan for over 500 homes on Minescego Golf Course (on Pomona Road). This high-density plan will change the characteristics of our community – it will increase traffic, drain our municipal resources, and hurt our water supply and the environment.

Thank you.

Jeff M Kagel

22 Dogwood Lane South

Pomona NY 10970



## Emily Loughlin

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**From:** Linda Kirshenbaum <becomingme03@gmail.com>  
**Sent:** Friday, October 15, 2021 12:57 PM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com; Michael Specht; osharovitz@ramapo-ny.gov; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Linda Kirshenbaum- Northeast Ramapo DGEIS Comments Dtaed 10/15/2021

**Subject:** Northeast Ramapo DGEIS (Draft Generic Environmental Impact Study)

To the Town Board,

I'm a resident of Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained**: the plan must consider the character of the community, including the need for open space and a diverse community.

2. **Open space must be specifically dedicated**: the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

3. **No commercial zoning for Opportunity C**: There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

4. **Development on the Miniscego Golf Course must be limited and more diverse**: A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. **Reduce the Impact on the Community**: The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment are not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Linda Kirshenbaum

## Emily Loughlin

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**From:** Kay Kleinberg <kyklnbrg@aol.com>  
**Sent:** Friday, October 15, 2021 6:37 AM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Kay Kleinberg -Northeast Ramapo DGEIS Comments Dated 10/15/2021

To the Town Board,

I'm a life long resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained:** the plan must consider the character of the community, including the need for open space and a diverse community.
2. **Open space must be specifically dedicated:** the current plan does not specifically dedicate open space and simply identifies areas of development. . Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.
3. **No commercial zoning for Opportunity C:** There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.
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5. **Reduce the Impact on the Community:** The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

My name is Joseph Kleinberg. I was born and raised in the Skyview Acres Cooperative. I reside at 10 Cooper Morris Drive in Pomona. I am a lifetime reside of Rockland County and live in the home that my father built in 1948.

My property borders Opportunity C that is proposed for zoning commercial/mixed use. I vehemently oppose this idea for several reasons. In particular I have been given permission to speak on the behalf of the Gordon family, all of whom oppose the change in zoning that is meant for their property and that of the land immediately to its north. The advisors to the town that have written the DGEIS have themselves proposed this zone change without any input from the residents whose homes will be directly impacted by

the drastic measure. It is egregious to consider rezoning this residential property without the express permission/request from the owners.

Susan Gordon, who is no longer with us, originally purchased the 13.5 acres that are adjacent to the proposed Opportunity C for non-development and to be kept as open green space in perpetuity. If anything, she wished for it to be farmed in some matter, as the Concklin's have done for hundreds of years on the upper portion of the property directly across from the Down to Earth Nursery.

It is important to note, that much of the property at the bottom of Rt. 45, directly across from the Orchards is wetland. No one from the Town Board has walked the property in and around Opportunity C, other than to drive by on Rt. 45, making this proposal ridiculous. Additionally, the plan to develop this area does not include a traffic or an environmental impact study related to Cooper Morris Drive or Twin Pines Drive. Thus, it can be justifiably said that you are putting the cart before the horse in considering voting for a plan to change the zoning from residential to commercial zoning. The plan also fails to provide the study of the water needs of the community, again putting cart before the horse in considering a vote.

With all this said, the 13.5 acres owned by the Gordon's is not for sale, nor are the properties of other residents of Cooper Morris Drive. I am therefore asking you to remove the commercial/mixed use option from the DGEIS. The only zone change that would be acceptable in Opportunity C is for you to include farming.

Sincerely,

Joseph Kleinberg



## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Monday, October 18, 2021 7:47 AM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** FW: Nan Koch-Petition residents of Cooper Morris Dr- Northeast Ramapo DGEIS Dated 10/15/2021  
**Attachments:** Petition-Cooper Morris and Rt. 45 Residents-TWN 265.pdf

Sarah,  
This one will require a mapping exercise. We can discuss at 9 today.

**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**

ALBANY BUSINESS REVIEW



2020 BEST PLACES TO WORK

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**From:** Harry Grossman <grossmanh@ramapo-ny.gov>  
**Sent:** Friday, October 15, 2021 4:49 PM  
**To:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Fwd: Nan Koch-Petition residents of Cooper Morris Dr- Northeast Ramapo DGEIS Dated 10/15/2021

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone  
Get [Outlook for Android](#)

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**From:** TOR Clerk <[townoframapoclerk@ramapo-ny.gov](mailto:townoframapoclerk@ramapo-ny.gov)>  
**Sent:** Friday, October 15, 2021 4:46:50 PM  
**To:** Dennis Lynch <[LynchD@ramapo-ny.gov](mailto:LynchD@ramapo-ny.gov)>; Ben Gailey <[jbg@Jacobowitz.Com](mailto:jbg@Jacobowitz.Com)>; Ashley com <[aley@akrf.com](mailto:aley@akrf.com)>; Harry Grossman <[grossmanh@ramapo-ny.gov](mailto:grossmanh@ramapo-ny.gov)>  
**Subject:** FW: Nan Koch-Petition residents of Cooper Morris Dr- Northeast Ramapo DGEIS Dated 10/15/2021

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**From:** Nana Koch <[nana59@aol.com](mailto:nana59@aol.com)>  
**Sent:** Friday, October 15, 2021 4:00 PM  
**To:** TOR Clerk <[townoframapoclerk@ramapo-ny.gov](mailto:townoframapoclerk@ramapo-ny.gov)>  
**Cc:** Michael Specht <[SpechtM@ramapo-ny.gov](mailto:SpechtM@ramapo-ny.gov)>; Sara Osherovitz <[OsherovitzS@ramapo-ny.gov](mailto:OsherovitzS@ramapo-ny.gov)>; Brendel Logan <[loganb@ramapo-ny.gov](mailto:loganb@ramapo-ny.gov)>; Yehuda Weissmandl <[WeissmandlY@ramapo-ny.gov](mailto:WeissmandlY@ramapo-ny.gov)>; David Wanounou <[WanounouD@ramapo-ny.gov](mailto:WanounouD@ramapo-ny.gov)>; CountyExec@co.rockland.ny.us; [g.hoehmann@clarkstown.org](mailto:g.hoehmann@clarkstown.org); [ZebrowskiK@nyassembly.gov](mailto:ZebrowskiK@nyassembly.gov); [lawlerm@nyassembly.gov](mailto:lawlerm@nyassembly.gov)  
**Subject:** Nan Koch-Petition residents of Cooper Morris Dr- Northeast Ramapo DGEIS Dated 10/15/2021

Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board,

Please see the attached petition, signed by the residents of Cooper Morris Drive and Rt. 45 who live in the immediate area of Opportunity C. The families protest and object to the Town of Ramapo's proposed zoning map change and request revision to the plan and removal of Opportunity C. Please note the following statement in regards to the petition:

*Written Protest Pursuant to New York Consolidated Laws, Town Law - TWN § 265*



*We the undersigned submit this written protest pursuant to New York Consolidated Laws, Town Law - TWN § 265. We protest and object to the Town of Ramapo's proposal to amend the Zoning map, authorized by 376-21, titled "Zoning Map," by changing the zoning district designation from RR-80 (Residential) District to the NS (Neighborhood Shopping) District within the area shown on "Map B" of "Town of Ramapo Introductory Local Law Establishment of Commercial Corridor Zoning District and Zoning Map Change to Neighborhood Shopping Zoning District."*

We look forward to hearing from you and remain willing to actively work with the town to engage in the planning process.

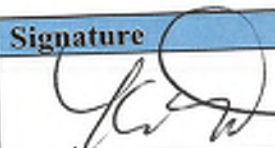
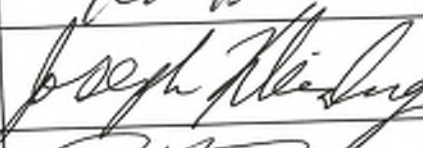
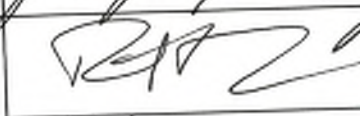
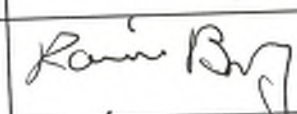
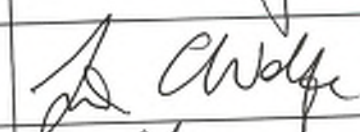
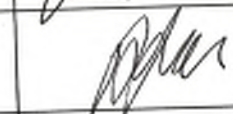

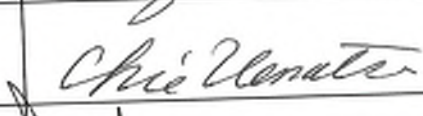

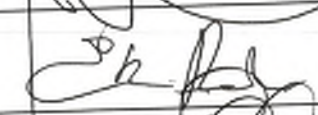

Sincerely,  
Nana Koch  
[Nana59@aol.com](mailto:Nana59@aol.com)  
845-664-4125

**Written Protest Pursuant to New York Consolidated Laws, Town Law - TWN § 265**

We the undersigned submit this written protest pursuant to New York Consolidated Laws, Town Law - TWN § 265. We protest and object to the Town of Ramapo's proposal to amend the Zoning map, authorized by 376-21, titled "Zoning Map," by changing the zoning district designation from RR-80 (Residential) District to the NS (Neighborhood Shopping) District within the area shown on "Map B" of "Town of Ramapo Introductory Local Law Establishment of Commercial Corridor Zoning District and Zoning Map Change to Neighborhood Shopping Zoning District."

Printed Name	Signature	Address	Lot Number
KAREN PERIS		1033 Route 45 Ramapo NY 10970	33.06-1-19
BRIAN SINTONIS		1035 Route 45 Ramapo, NY	33.06-1-20



Printed Name	Signature	Address	Lot Number
Kay Kleinberg		10 Cooper Morris Dr. Pomona NY 10970	33.11-1-35
Joseph Kleinberg		10 Cooper Morris Dr. Pomona NY 10970	33.11-1-38
Robert Bundy		2 Cooper Morris Dr. Pomona, NY 10970	
Raina Bundy		2 Cooper Morris Dr. Pomona, NY 10970	
Lisa Wolfe		1 Cooper Morris Drive Pomona, NY 10970	33.11-1-42
David Hayes		1 Cooper Morris Drive Pomona, NY, 10970	33.11-1-42
Minghui Hu		4 Cooper Morris Dr Pomona, NY 10970	33.11-1-36
Chie Uematsu		4 Cooper Morris Dr. Pomona, NY 10970	33.11-1-36
Matt Anderson		6 Cooper Morris Dr. Pomona, NY 10970	
Erica Robles		6 Cooper Morris Dr. Pomona, NY 10970	
Jacqueline Chervak		8 Cooper Morris Dr Pomona NY 10970	33.11.1-38

JacqChervak@gmail.com

[illegible]

[illegible]



[illegible]

[illegible]

[illegible]



202

Town of  
Haverstraw

Andrea Park Rd

202

Proposed  
NS District

Ellenbogen Memorial Dr

Cooper Morris Dr

Twin Pines Dr

45

Dogwood Ln

## MAP B

Proposed Neighborhood  
Shopping District

0 500 1,000 Feet





## Emily Loughlin

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**From:** Gen Len <genleonard@gmail.com>  
**Sent:** Friday, October 15, 2021 4:49 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Gen Leonard- Northeast Ramapo DGEIS Comments Dated 10/15/2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained**: the plan must consider the character of the community, including the need for open space and a diverse community.

2. **Open space must be specifically dedicated**: the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on [South Mountain Road \(48A](#) and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

3. **No commercial zoning for Opportunity C**: There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

4. **Development on the Minisceogo Golf Course must be limited and more diverse**: A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. **Reduce the Impact on the Community**: The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Gen Leonard

## Emily Loughlin

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**From:** Phyllis Levin <phyllis.levin@gmail.com>  
**Sent:** Friday, October 15, 2021 5:58 PM  
**To:** TOR Clerk  
**Subject:** Phyllis Levin- NE Ramapo DGEIS Comments Dated 10/15/2021

Please do not turn our town into another Monsey on every crosswalk.  
We should not be involved in under zoning and over populating.  
You will turn our beautiful town into a future disaster.  
Phyllis Levin



## Emily Loughlin

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**From:** Bruce Levine <levinebruce@msn.com>  
**Sent:** Friday, October 15, 2021 2:14 PM  
**To:** Sara Osherovitz; TOR Clerk  
**Subject:** Bruc Levine- Northeast Ramapo DGEIS and Local Laws Dated 10/15/2021  
**Attachments:** Comments from Bruce Levine NE Ramapo, PUDS and local laws.docx

See below.

Bruce M. Levine

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**From:** Bruce Levine  
**Sent:** Friday, October 15, 2021 11:58 AM  
**To:** TownOfRamapoTownClerk@Ramapo-NY.gov <TownOfRamapoTownClerk@Ramapo-NY.gov>  
**Cc:** supervisor@ramapo-ny.gov <supervisor@ramapo-ny.gov>  
**Subject:** Northeast Ramapo DGEIS and Local Laws  
To the Tonw Clerk:

See attached comments on Northeast Ramapo DGEIS and Local Laws.

Bruce M. Levine  
9 Robin Hood Road  
Montebello, NY 10901  
845-825-1439

## Comments from Bruce M. Levine on Northeast Ramapo DGEIS and Local Laws

To the Town of Ramapo Town Board:

These comments are for you to consider for both the proposed Northeast Ramapo Master Plan and for various proposed local laws including for PUDS and for Peddlers' Laws for the Peddlers' Law as it concerns solicitation for real estate sales by brokers.

### Comment 1

For any action by the town that concerns housing and development, especially any Master Plan Amendments or for proposed PUDS Law, the Town Board must consider the de jure and de facto segregation that has been going on in the Town of Ramapo. Housing should be built and sold or rented to every racial, ethnic and religious group in or potentially moving to the Town unincorporated area. I have made specific suggestions on how to fight segregation to the Town Board previously and repeat them here for your consideration on these proposals:

The Town must conduct a thorough study of Housing Segregation in all of the Town's zoning areas and also in the Villages within the town.

All of the following measures should be required after a study of existing conditions town-wide including in Villages within the town and prior to any change in the master plan:

The town should impose mandating bedroom mixes in all proposed developments 1, 2., 3 , 4 and 5, bedroom rental/condo or other forms of units or houses. The town needs to ascertain how many such units have been added in the last 20 years of each type.

The town must prohibit pre-selling of any units in the town of Ramapo and

the town must be given a list of any units that will go for sale or rental so it shall immediately post them on the website and no sale or rental shall take place before the site has listed these after they have been posted for ten days. This also will require a study.

The Town must also study the need for affordable housing in the town – again what has happened in the last 20 years and what is the need. Note there were only a few affordable units put in Ramapo Commons despite promises that they all would be. There was also a promise at the time that the Town would build affordable housing specifically in Northeast Ramapo. The town needs to look at lands it has sold off and see if any of these have led to affordable housing. Affordable housing is housing bought or rented at below market rates and with a limit on resale or on price increases for at least 20 years and subsidized by the state to ensure that these units are auctioned off after a process that is open to all who qualify.

Affordable Housing should be required in every multiple dwelling (over three units – including conversions or new buildings in R15-C).

No town sale of property that could be used for housing can be transferred without deed restrictions to the benefit of an affordable housing advocate or its successors and requiring the bedroom mix and other rules described above.

To fail to consider the issue of Segregation and these suggestions to fight it is, not only to potentially have court's disallow these local laws but also to subject the Town to Federal or State civil rights actions.

#### Comment 2

The Columbia/Algonquin natural gas pipelines run through properties that may be affected by the Northeast Master Plan and the proposed PUDS law. The Northeast SEQRA (haven't reviewed the SEQRA documents required for the PUDS Law) does consider it but in an inadequate way. The SEQRA and planning documents do not consider nor map the impact radius from the pipeline in all directions in the event of a pipeline explosion. Just imagine the impact if a school or dense housing was built near enough to the pipeline to be within such a zone of danger. On top of this, there must be specific plans built into your review that outline exit strategies for people living in or going to school in or working in such a radius or in areas cut off from major roads who might have trouble getting away from such an explosion or any ensuing fires. The Master Plan review must plan for these possibilities and should do so in the master plan amendments and then again in any specific site plans created for any proposed development near the pipeline.

#### Comment 3

There needs to be a comprehensive traffic analysis of the town and its surrounding villages to ensure that emergency services response time is up to national standards for helping people in emergencies. The traffic in parts of the town at certain hours is huge – I have personally experienced it and it is likely to grow. The Northeast Plan needs to have this analyzed on a townwide and an interior basis within the Northeast to justify any increased development or other changes that may bring more people to the area.

#### Comment 4

As to all of these comments and other potential ones, the town needs to recognize that its Master Plan is old. It ends to review all of the effects and impacts of the entire Master Plan. Anything that segments the process or passes floating zones like the proposed PUDS Law should not be done without a true, factual review of what has happened in the last several decades. That is part of what is wrong with segmentation as is being done with the northeast Plan and PUDS are really no different. Individual site specific SEQRA and other planning reviews



are inadequate and wrong for the people of the unincorporated areas and in the villages within the Town.

Thank you for your consideration of these comments.

Bruce M. Levine  
9 Robin Hood Road  
Montebello, NY 10901  
845-369-8709

## Emily Loughlin

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**From:** Sara Osherovitz <OsherovitzS@ramapo-ny.gov>  
**Sent:** Friday, October 15, 2021 4:19 PM  
**To:** Maureen Pehush  
**Subject:** Jonathan Lockman- Electronic Delivery of comments on Local Laws on PUD and CC/NS zoning, from ROSA 4 Rockland Comments Dated 10/15/2021  
**Attachments:** image001.png; 2021-10-15 Lockman Planning Consultant for ROSA Comments on PUD and CC Districts Local Laws.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

Begin forwarded message:

**From:** Jonathan Lockman <jlockman@nelsonpope.com>  
**Date:** October 15, 2021 at 2:39:45 PM EDT  
**To:** Sara Osherovitz <OsherovitzS@ramapo-ny.gov>, Sara Osherovitz <OsherovitzS@ramapo-ny.gov>, TOR Clerk <townoframapoclerk@ramapo-ny.gov>  
**Cc:** Deborah Munitz <deb@welcomedriver.com>  
**Subject:** Electronic Delivery of comments on Local Laws on PUD and CC/NS zoning, from ROSA 4 Rockland

Hello Ms. Osherovitz,  
Attached are comments on the above captioned Local Laws associated with implementation of the Comprehensive Plan Update. We will also deliver a hard copy.  
Thank you,  
Jonathan Lockman, representing ROSA 4 Rockland

**Jonathan T. Lockman, AICP**  
**Principal Environmental Planner**

Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901  
Long Island: 70 Maxess Road , Melville, NY 11747  
o: 845.368.1472 x104 c: 201.590.5324  
jlockman@nelsonpopevoorhis.com  
[nelsonpopevoorhis.com](http://nelsonpopevoorhis.com)

*This communication and any attachments are intended only for the use of the individual or entity named as the addressee. It may contain information which is privileged and/or confidential under applicable law. If you are not the intended recipient or such recipient's employee or agent, you are hereby notified that any dissemination, copy or disclosure of this communication is strictly prohibited and to notify the sender immediately.*



**MEMORANDUM**

TO: HON. TOWN BOARD MEMBERS, TOWN OF RAMAPO

FROM: JONATHAN LOCKMAN, AICP, PRINCIPAL ENVIRONMENTAL PLANNER  
ON BEHALF OF ROSA 4 ROCKLAND, INC

SUBJECT: LOCAL LAWS TO IMPLEMENT COMPREHENSIVE PLAN AMENDMENTS/UPDATE:  
1. INTRODUCTORY LOCAL LAW - FLEX OVERLAY PLANNED UNIT DEVELOPMENT. DATED 8-25-21.  
2. INTRODUCTORY LOCAL LAW – ESTABLISHMENT OF COMMERCIAL CORRIDOR ZONING DISTRICT AND ZONING MAP CHANGE TO NEIGHBORHOOD SHOPPING DISTRICT, DATED 8-25-21.

DATE: OCTOBER 15, 2021

\*\*\*\*\*

**Thank you.** We appreciate the opportunity to provide input on the Town’s proposed local laws to implement the Comprehensive Plan Update and offer the following comments:

1. **Problems Noted with the Proposed PUD Floating Zone**

- a. We note a major defect in that the “Table of General Use Requirements” which should list the permitted uses in the PUD district, is missing. Section §376-24, subpart A.2, entitled “Permitted Uses,” states “See Table of General Use Requirements.” As there is no such table attached to the Local Law, it is impossible to evaluate the potential uses that may be allowed in this new floating zone. We have pointed out this defect to the Town’s legal and planning consultant team, and we have not received a response. Once a list of permitted uses is developed for the proposed PUD District, the town should make a new GML referral and schedule a new public hearing on the corrected local law.
- b. Furthermore, we find another defect, namely that the “Table of Bulk Requirements” which should list the dimensional and area requirements for developments in the PUD floating zone, is missing, Section §376-24, subpart A.4, entitled “Area and Bulk Requirements,” states “See Table of Bulk Requirements.” As there is no such table attached to the Local Law, it is impossible to evaluate the density and dimensional impacts of the proposed floating zone. Once a bulk table is developed for the proposed PUD District, the town should make a new GML referral and schedule a new public hearing on the corrected local law.
- c. We object to the provisions in section 6 of the local law governing “Request for PUD Changes.” This section sets up a system where if the developer does not wish to submit a conforming plan, the Town Board may be petitioned for changes to the “district plan.” This establishes the possibility that even once specific dimensional requirements are added to the local law, they can be challenged by the applicant and watered down in any case by ad hoc relief as provided by the Village Board, rather than by a variance procedure administered by the Zoning Board of Appeals.



- d. The prohibition of assembling properties for the creation of the PUD zone that are not currently in common ownership is only found in the “Purpose section.” The requirement that lands be in common ownership as of March 1, 2021, must be placed in section §376-24.A.1.a in order to become effective. It is a principle in code interpretation that purpose statements should not contain legal standards, as purpose statements are not enforceable.
- e. ROSA is also concerned that the geographic scope of where PUD zone may be landed is not adequately defined. It is stated in Section 3 of the Local Law (Purpose), that the floating zone can be applied in lands “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.” It is stated in §376-24, subpart A.1, that a PUD district may be located on any land on public street that has “been recommended for PUD development by the Town’s Comprehensive Plan, as amended. We find this drafting as vague, and we recommend that the term “Northeast Corridor” is be defined in this section, with reference to a specific, dated map defining the recommended landing areas. We do not believe that the language that refers to the “Comprehensive Plan as amended” can be relied upon to control the placement of the floating zone only in the Northeast Corridor as depicted on the maps under consideration today. The allowable locations for the landing of the floating zone must be specified precisely as a standard in subpart A.1 of §376-24. Given the planned adoption of the Commercial Corridor and Neighborhood Shopping Districts in the other Local Law proposed, we recommend that the allowable locations for landing the PUD floating zone be limited to sites D and E as specifically depicted. See comment 2c below.
- f. We note that the PUD local law does not have any standards for developers to provide lands for necessary infrastructure. PUD standards should include provisions to require the setting aside of lands for schools, parks, and recreation, and/or places of worship within the neighborhood design, to promote walkability and to prevent the overburdening of existing facilities. ROSA is concerned that where land dedications or provisions for recreation infrastructure on-site has not been feasible or practical, the Town has required payment of in-lieu recreation fees as an alternative. If this approach is to be allowed, we recommend it be based on the value of the project being considered rather than on a flat fee per unit added.
- g. While the Plan text promotes walkability, the PUD local law lacks any requirements for the PUD to create pedestrian connections to the surrounding neighborhood services, so that each PUD does not become isolated, and that the only way to get out of the PUD is by car.
- h. No specific standards are included for the requirement of visual buffers, with minimum widths or specifications of plantings, and retaining large trees and natural vegetation. Some residents of Northeast Ramapo would be willing to support the higher densities of housing allowed by these local laws, if they were confident that it would be attractively sited with attractive paths and plantings that would complement this part of Town’s more rural character. Neighbors should be protected against their fears that new developments will clear cut all plant growth up to their property lines.
- i. The PUD standards lack specificity for determining the yield of the number of units. We noted in comment b above that there are no standards for bulk or area included. Once such a table is added to the local law, we would recommend that standards be included to subtract floodplains, steep slopes, and wetlands from the gross land area, before allowing developers to calculate the number of units their property can yield, at the determined rate. Without bulk or area tables, we do not know what is intended for a maximum floor area ratio, or the allowable density in units per acre. We do not recommend that all proposed PUD developments in the Town of Ramapo be allowed to use the same bulk and area

standards, regardless of what part of Town they are located in. We hope that when this local law is corrected and dimensional standards are added, the standards will reflect the setting of Northeast Ramapo, and will not just duplicate the “downtown” standards of the Route 59 corridor.

**2. Problems Noted with the Commercial Corridor and Neighborhood Shopping District.**

- a. We note problems with some of the standards for “CC Development” in §376-66.C. The section states that it allows: “A development that must consist of at least 70% commercial and/or office uses and may contain up to 30% residential uses.” The local law does not define the basis for how the mix of non-residential and residential uses will be determined. Will it be based on gross floor area of all levels? Land area? Building footprints? Will all proposed buildings be mixed use, or just some within each project?

If all residential uses must be located above the first floor of a mixed-use building, how could a maximum of 30% of the building for residential uses be achieved? Three story buildings are envisioned by the Local Law. If two stories of residential are located above first floor commercial, this would be 66% residential. These standards should be clarified. As written, the 70/30 ratio of non-residential to residential uses in this local law will prevent the successful implementation of walkable, mixed-use neighborhoods, rather than promote them.

The CC development standards proposed in §376-66.C.(1) state a maximum density for residential uses at six units per acre “less the area designated for commercial and/or office use.” If at least 70% of the site is required to be devoted to non-residential uses, this density requirement will not work. In most communities, the number of units allowed at a PUD site for is based on the size of the entire lot.

- b. The CC District standards do not adequately address parking requirements. The size of parking lots often drives the maximum floor area of developments, and certainly take up the greatest share of land coverage in any development, unless parking garages are constructed. The parking issues are treated in a cursory manner in column F of the proposed Bulk Table. Standards for each potential use and rules for shared parking should be included in this Local Law.
- c. The proposed extent of the Commercial Corridor District in Map A attached to the Local Law is equivalent to the Opportunity Areas A and B as described in the Northeast Ramapo map of opportunity areas. The proposed extent of the Neighborhood Shopping District in Map B attached to the Local Law is equivalent to the Opportunity Area D as described in the Northeast Ramapo map of opportunity areas. If the zoning of opportunity areas A and B are to be changed by this Local Law to CC. and the zoning of opportunity area C is to be changed to NS respectively, why would these areas also be made eligible for PUD rezoning by the other Local Law under consideration? See comment 1d above.
- d. Our comments on the PUD law in 1g and 1h above also apply to the CC and NS District. Standards for buffers, landscaping, and the calculation of density based on a net lot area, with environmentally sensitive areas subtracted, should be added.

**3. Notice.**

- a. §376-172 of the Town Code, subpart B(1), requires notice sent by first class mail to all owners of property within 500 feet of any property affected by a change in zoning district designation. We are not aware if this has been done for the five opportunity areas, and we would like to see a copy of the required affidavit indicating conformance with these requirements.

- b. §376-172 of the Town Code, subpart B(2), requires signs to be posted every three hundred feet at properties proposed for a change in zoning district designation. We are not aware if this has been done for the five opportunity areas, and we would like to see a copy of the required affidavit indicating conformance with these requirements.

**4. SEQRA.**

- a. When the scope for the DGEIS was developed, the local law creating the PUD floating zone, as well as the law creating zoning map changes to CC and NS, had not been developed. These ideas for new land uses in Northeast Ramapo had not been formulated. At the time of scoping, we objected to the idea of setting parameters for the development of an EIS for a comprehensive plan update that had not been written yet. The Buildout Analysis summary in section 6.7.2.5 does not adequately project the impact of both local laws on the potential for increased development in all of the Opportunity Areas. Maps should be provided indicating the geographic assumptions for the projection of new housing and non-residential development in Options A & B.
- b. The impacts of the proposed local laws presented are based upon population projections for buildouts detailed in the DGEIS. However, we note that the PUD law does not indicate any parameters or breakouts on the number of dwelling units with various numbers of bedrooms that will be allowed. The sewer analysis in the DGEIS by Laberge projected a potential for an additional 2,425 units with adoption of the local laws, with a potential yield of 7,820 bedrooms, or 15,640 persons.

In contradiction to this, the DGEIS is forecasting that after passage of the local laws, 1,190 additional units would be expected, which is only 809 additional units beyond what would be currently allowed under existing zoning. Without coherent, and logical forecasting of the projected population growth, the SEQRA impacts of these proposed local laws cannot be adequately analyzed.

**Closing.** ROSA has offered to work with the Town to cooperatively recommend methods to sustainably rezone portions of Ramapo to address increasing demand for housing. We look forward to working with the Town Board in such an endeavor. ROSA is willing to hire professionals to participate in meaningful workshops with Town officials and consultants to develop clear planning documents and local laws that are more understandable and digestible to the public and will achieve desired outcomes.

We ask you to please consider amending your proposed local laws implementing the Comprehensive Plan to incorporate our recommended improvements to standards and to better describe the geography to be impacted.



## Emily Loughlin

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**From:** jpmathew@optonline.net  
**Sent:** Saturday, October 9, 2021 1:56 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com  
**Subject:** Northeast Ramapo DGEIS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ramapo Town Board,

Your Plan in Northeast Ramapo must dedicate open space in Northeast Ramapo, including Stryker and 58A and 48A on South Mountain Rd. You must reject commercial and neighborhood shopping zoning for Opportunity C and you must reduce the plan for over 500 homes on Minesceogo Golf Course. This high-density plan will change the characteristics of our community-it will increase traffic, drain our municipal resources and hurt our water supply and environment.

John P Mathew  
Pomona

## Emily Loughlin

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**From:** Deborah Munitz <deb@welcomedriver.com>  
**Sent:** Friday, October 15, 2021 4:56 PM  
**To:** TOR Clerk  
**Cc:** Sara Osherovitz; ROSA 4 Rockland; Jonathan Lockman  
**Subject:** Deborah Munitz- ROSA- Northeast Ramapo DGEIS Comments Dated 10/15/2021  
**Attachments:** DGEIS 2021-10-15 ROSA Submission to TOR Final.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sara,

Enclosed is a comment letter from ROSA 4 Rockland Inc. I will send the referenced attachments separately. Most should be in the record already and I am wondering if it is easier for you to not have duplicative documents. There are documents submitted that have not been responded to in the past and we want to make sure they are finally responded to. Please advise.

We also refer to the letter submitted today by Jonathan Lockman of NPV. Please confirm that you have already received that document.

Thank you

Deborah



**ROSA 4 ROCKLAND INC.**

**RAMAPO ORGANIZED FOR SUSTAINABILITY AND A SAFE AQUIFER  
PO Box 712  
Pomona, NY 10970**

**[www.rosa4rockland.org](http://www.rosa4rockland.org)**

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October 15, 2021

Supervisor Specht and Town Board of Town of Ramapo  
237 Route 59

Suffern, NY 10901

RE: Town Board consideration of "Northeast DGEIS" and Two Local Laws

Dear Town Board:

We are writing on behalf of ROSA 4 Rockland Inc. ("ROSA") and its supporters in reaction to a document entitled:

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

The ROSA board and its volunteers have consistently expressed interest and willingness to work with the Town to make progress on updates to the Town Comprehensive Plan and continue to make this offer.

While there may be complaints and criticisms included herein, these comments are made for the record and are not personal in nature. The ROSA board and its volunteers continue to express sincere interest and willingness to work with the Town to create meaningful and supported updates to the Comprehensive Plan and help the Town fulfill the substantive requirements of SEQR to identify, analyze and mitigate the environmental impacts of amendments to the comprehensive plan that identify opportunities for sustainable growth in housing and commercial development.

There has been no forum provided by the Town for recommendations for improvement to zoning rules and regulations that to protect and preserve core environmental assets of the Town of Ramapo that make the Town of Ramapo a desirable place to live and to work into the future.

We advocate for more cooperative, transparent and methodical processes to collect and analyze data regarding town wide conditions, share that information with the public and challenge the public to participate in strategic planning and policy development based on accurate data. We continue to ask the Town Board to organize workshops with the public to engage the public in this process before creating final versions of 1) The Townwide Existing Conditions, 2) any amendment to the Comprehensive Plan, 3) Any local law designed to implement



the recommendations of any amendment to the Comprehensive Plan and finally, 4) any future revision to the DGEIS.

We ask that the Town Board review all the comments provided and reconsider the closing of the public hearing on the DGEIS and consider holding a workshop with interested parties like ROSA to rework the documentation and identify the processes needed to address all supplementation issues for SEQR.

#### **LISTEN TO THE LAND: CARRYING CAPACITY ANALYSIS**

In the Town consultant presentation to the public dated January 23, 2019, screen 23 was titled "Listen to the Land: Carrying Capacity Analysis". There was nothing in the DGEIS or the town wide conditions document that followed this stated methodology.

There was a reasonable expectation that the Town would provide environmental maps in the Townwide Existing Conditions document along with general identifications of lands not suitable for development. This kind of thinking was reflected in the 2004 Comprehensive Plan.

There are no recommendations anywhere regarding Town existing - or recommendations for new - policies to address environmental constraints in the face of increasing development pressure. This is a core weakness of the Townwide Existing Conditions document and discussions related to recommendations for development in Northeast Ramapo.

In the 2004 Comprehensive Plan, the focus on protection of environmental resource was to promote clustered development. There have been no applications for such development in Northeast Ramapo of which we are aware. The Town Comprehensive Plan makes recommendations for considering changes to clustering laws. There is no rationale provided as to why the Town is pushing for PUD zoning over the 2004 Comprehensive Plan recommendation and revisiting the need for developer incentives.

A workshop should be held to discuss how clustering laws could be improved to better incentivize developers and provide for more flexibility in the environmentally sensitive and the lower density areas of Ramapo.

Before passing new zoning laws that affect Northeast Ramapo which is one of the most environmentally constrained area in Ramapo the Town Board should consider methods of mitigation to laws to:

1. Protect the wetlands of Ramapo by implementing local regulations that require 100'-300' buffers around all federal, state and local wetlands and remove all wetland areas from net lot area calculations for any future multi family or multi use development not based on clustering provisions in order that that density is adjusted to reduce impact on these wetlands. The depth of the buffer to be made relative to the density being proposed.
2. Require natural vegetative buffers in the form of conservation easements between all existing residential zones and any new zoning. The depth of the required buffer should

relate to the difference in density and/or use between the zones and changes in building height as compared to the average existing building heights of the surrounding area.

3. Create a local law to specifically address development constraints in the vicinity of the high-pressure gas pipelines found in Northeast and Wester Ramapo. Such a law should specify development limitations and standard within the Potential Impact Radius of the high-pressure gas pipelines. The Town of Ramapo Town Board should consider gaining ownership of all pipeline easements and a certain portion of the Potential Impact Radius area to prevent future development and to create opportunities for walking and biking paths in the future.
4. Amend §376-42 to include all easements that prohibit or inhibit development including sewer and pipeline easements.
5. When the Town Board considers rezoning that alters the density allowances by more than 50% all development constrained area should be eliminated from net lot area calculations for the purpose of determining new density.

#### **THE DGEIS IS NOT SUFFICIENT FOR ANALYZING THE IMPACT OF THE TWO LOCAL LAWS AND THE RECOMMENDATIONS FOR REZONING**

ROSA engaged a professional planner to comment on the two local laws related to creating Planned Unit Development and Commercial Corridor zoning districts. The local laws did not exist at the time of the scoping hearing on August 19, 2021, and therefore we could not comment on the impacts of the local laws or ask for suitable alternatives to explore.

In addition to the comments submitted by Jonathan Lockman of Nelson, Pope and Voorhis, we ask that the Town Board recognize that the two local laws on their own will have a significant environmental impact that must be studied in a DGEIS format - potentially as a supplement/update to the current DGEIS - to address impacts and alternatives to mitigate impact.

ROSA asks the Town Board to do a SEQR determination on the two local laws and establish a separate scoping hearing on the two local laws for the purpose of creating either a local law specific DGEIS or an update/supplement to the current DGIES.

ROSA notes that Area C was not even identified as an opportunity area being considered for any changes in zoning at the time of scoping.

Topics include analyzing the impact of different density provisions of the new zoning so that density floats with the placement of the zone relative to existing zoning and not relative to the highest zoning in the Town(note: there is an open issue as to clarity of what is actually being proposed).

The visual impact of new zoning and impact on community character should be explored and examples establish. There is no vision expressed in the DGEIS through pictures or examples as to what could be built under the proposed local laws for residents to comment on.

There is no analysis of what depth of perimeter buffers should be required to protect surrounding neighborhoods from the effect of new development under disparate zoning.

There is no discussion on the growth inducing impacts of new zoning in Northeast Ramapo on future development in Monsey and Western Ramapo. Rezoning in one area of Ramapo will absolutely lead to new rezoning petitions elsewhere and there is no discussion as to whether such rezoning will be encouraged or discouraged and on what basis.

#### **THE DGEIS AND CURRENT NOTIFICATION PROCESS DOES NOT SUPPORT USING THE DGEIS AS A BASIS FOR A PUD APPLICATION FOR OPPORTUNITY AREAS A, D OR E**

For the same reasons expressed above regarding the public, and any involved agency for that matter, not being put on notice of the intent of the DGEIS to be applicable to local laws that did not exist at the time of scoping, it is not supportable for the DGEIS in its present form and based on the current SEQR processes to be used to avoid a site plan specific EIS for development of Areas A, D or E. It is imperative the owners, 500' neighbors, and involved agencies related to these areas be properly noticed of the actions and be given the opportunity to participate in the EIS process for these developments including scoping.

It is ROSA's understanding based on speaking with community members that the vast majority of the neighbors who will be affected are unaware that this process is even going on.

Any language regarding this intent should be removed from the DGEIS and from the local laws or the Town Board should engage in supplemental SEQR processed to enable proper consideration under the current process.

#### **STANDARDS USED FOR PROJECTIONS**

The Town of Ramapo is unique in our needs for housing diversity. The Town Board is wasting taxpayer resources when it allows its planning professionals to create analysis documents that don't relate to Ramapo's own reality. This approach leads to mistrust and doesn't support good planning. It is absolutely necessary for trust and rational planning purposes for the Town Board to direct its planners to analyze the Town's population trends at a level detail that will enable the Town to create new planning standards that make sense.

The 2020 census exists and there is no justification for the DGEIS or Town wide Existing Conditions to be based on anything but 2020 data and any historical data for trend analysis.

Data is available at a census block level. There is sufficient data in the census to support the analysis of average household size by housing style and location in the Town.

The Town can look at census blocks for different zoning districts to better understand how existing zoning districts lead to different population densities and diversity, and the differing housing needs within these different communities.



Housing sales analysis done by different zoning districts is needed to understand where there is inventory and where there is no inventory. The housing needs have not been adequately examined.

It is an absolute truth in Ramapo that everyone wants “affordable” housing but what does that really mean. For some this means they want condominiums because they are more interested in lower taxes than privacy and open space. Other residents truly mean they need affordable housing based on traditional definitions of affordable housing.

It is necessary to do more housing needs assessments to determine that the ration of different housing needs in the Town at large to ensure that to the Town identifying new housing opportunities for all groups within Ramapo. The section within the DGEIS that discusses these topics is generalized and not specific enough. General statements of needs are made but there are no specific recommendations for how these needs will be met through the recommendations being made. Where are the recommendations for requirements of different sized homes and apartments in the new opportunity areas made? Where is the recommendation for a percentage of affordable housing that are required for new PUD zoning or CC residential zoning specified? Certainly, there is nothing in the local laws that addresses these topics.

With respect to population forecasting, there is no justification to use Rutgers multipliers that don't address the unique characteristics of the Town of Ramapo where the vast majority of condominiums being developed have 3+ bedrooms. The Town of Ramapo should consider engaging Rutgers, or a planning professional with specific expertise, to review the 2020 Census and Ramapo zoning to develop better standards to use for Ramapo planning that are supported by actual data. Such planning effort is needed for this action and can help to rebuild the trust of Town residents in the Town's ability to plan as well as for other areas of the Town and in future applications before the Planning Board.

In the process of reviewing the 2020 Census information, the Town should review the demographic information and trends and compare it to the zoning districts. In the Pascack Ridge DEIS hearings there was a lot of concern raised about potential segregation caused by rezoning to multifamily standards without conditions. In 2004 when LL 10-2004 was being passed the Planning Board made recommendations to impose requirements for mixed sized units in new development project. The Town should be analyzing the existing development patterns to understand the sizing mix of the new development and document the bedroom sizes, the demographics and whether any affordable housing was allocated. Based on the information found, the Town can then either recognize the stated concerns of the public with respect to zoning fostering segregation (less diversity) and whether the Town has been adequately requiring true affordable housing that meets national standards.

The differences in the forecasts between DGEIS Appendix G and the Sewer study in Appendix E are substantial. The planning professionals should update the DGEIS to correct the way in which population projection (and the impact analysis based on population projects on traffic, water, sewer, community services, etc.) after the 2020 Census data has been analyzed and a methodology for translating the way in which development is being forecasted that relates to

bedroom count. Different housing needs can be forecast based on bedroom count and this is a more accurate way of planning for the very disparate needs of different population groups in Ramapo.

## **WATER SUPPLY/DEMAND**

Appendix A pages 150-156 address water supply and demand. Table 49 includes population figures without citing where these figures were sourced. Is this the population for Rockland County or the population served by Suez or other? Who created Table 49 and how were the numbers derived? How do these population figures relate to the population estimates elsewhere in the DGEIS?

This section, while generally informative, does not match the average and peak supply/demand figures that ROSA has been tracking since 2011 based on figures supplied by the Rockland County Department of Health ("RCDOH")

It has been an ongoing concern of ROSA and some of the other members of the Rockland Water Coalition that the Rockland County Department of Health has not created a methodology for tracking water supply requirements for new approved development projects and potential future development based on existing zoning to better support the SEQR process for water supply planning such as this.

This section of the document should be revisited and updated in its entirety based on Rockland County Department of Health data supplemented by an inventory of known development approvals that are not yet reflected in the current RCDOH figures.

The Rockland County Department of Health Data is not sufficient for forecasting future available supply for the purpose of considering rezoning since the RCDOH data does not include any cumulative accounting for development projects that have come before various Town municipal boards that have either been approved already or are in the pipeline for approval. And there is no accounting for under development based on existing zoning – i.e., the ability of existing landowners to redevelop their property at a higher density. This is work that Town consultants should address.

We will separately share a spreadsheet that summarizes all data that has been shared by the RCDOH under FOIL along with some non-professional attempts to account for development forecast and includes a rough work in progress effort to start accounting for development approved or being considered for approval. ROSA asks the Town Board to arrange for Town Building, Planning and Zoning professionals to meet with ROSA to review this spreadsheet and help identify opportunities to correct the entries and turn it into a spreadsheet that will be maintained by the Town BPZ department into the future.

This water supply section of the document does not address peak demand, does not address any discussion of drought planning, and does not mention or discuss the hidden demand represented by projects that had been approved but not built. Rockland County is restricted to water supplies within its borders and in light of climate change we need to plan for droughts.

The recent years of ample water cannot be relied on to last and we need to do a better job with water supply and water demand tracking. Ramapo can take the lead on doing a better planning job with analyzing and forecasting for demand by first accounting for what can be built under existing zoning and existing Planning Board and ZBA approvals.

Finally, Ramapo Planning with respect to forecasting water demand cannot be done in a vacuum. It is imperative to request the other municipalities in Rockland to submit their own forecasts. It is time for Ramapo, which is experiencing far more growth than the other Towns in Rockland County to take the lead on water planning and work with the RCDOH to develop a method to account on what the current conditions really are for forecasted water demand and to develop a method for updating the analysis on a quarterly basis to account for ongoing Planning Board approvals county wide.

## **TRAFFIC**

While Appendix F is impressive in terms of quantity of pages a cursory review of the traffic study reveals some quality concerns. Concerns about population projection and unit projections should cause the planning professionals to revisit the forecasts and rerun the traffic study with revised data. Before releasing the Town should require someone with traffic study expertise to review the document to make sure that is clear as to where it is draft and where it is final. A cursory review reveals Figure 2 is missing. There is no inclusion NYSDOT crash data maps to help a reader understand the scope of traffic accident counts. Appendix F of the Traffic Study is entirely missing.

There is no discussion as to how the national standards used for forecasting traffic relate to actual Ramapo reality. “Low rise Multifamily” standards are primarily used but are we comparing typical traffic in 880sf condos like those in Suffern’s Stonegate development, with the 4,000sf condos that are being built in Monsey?

Since the public, like the Town Board, are not traffic study professionals there should be a clearer explanation of the standards being used so that a resident can follow the study and understand if the average trips match general experience. We could not find the dates used for collecting baseline data. It may be there, but it is buried. Can you please explain where to find this information in a future release of the study?

A low-rise multi-family like Stonegate in Suffern with a 1 or 2 adults living in a unit might have only 1.5 trips but a 3–6-bedroom condo for a large family would be expected to have considerably more daily trips. This comparison must be examined And what are the size of the developments being forecast for the different areas with residential: A, C, D and E?

When you review some of the worst failing intersections like 24 and 26 one sees some unexplainable information. ROSA spoke with a traffic expert who did only a very cursory review who explained that the data on the solutions for those two intersections are questionable, inconsistent and do not appear rational.



While there was mention of Patrick Farm, there no mention of the impact of the New Hempstead rezoning in this study, or the planned development by the Rabbinical College of Tartikov, or any other anticipated growth in the area as outlined and reflected in the Sewer Study, when those changes will have a direct and cumulative effect on the traffic study for Northeast Ramapo.

Once the population numbers are revisited and reestablished and other updates are made, we hope that there will be another opportunity for the public to comments.

Finally with respect to traffic studies, there is no discussion of how existing residents and emergency services currently use the lower trafficked roads in northern Rt 45, Rt 202 and Pomona Road to navigate around and avoid higher trafficked areas. There is a great concern expressed by many that the alternative longer, but more predictable routes will become congested leaving no alternative paths to get emergency vehicles to fires and for people to be taken to Good Samaritan Hospital. There should be some method devised to investigate this further.

#### **TOWNWIDE EXISTING CONDITIONS**

The following comments relate to the document in Appendix A.

1. The date of the document should be corrected in the future. This is not the same document previously posted dated December 7, 2020.
2. Does not include any analysis what actions have taken place with respect to zoning or other regulations since the 2004 Comprehensive Plan and no analysis of the status of the recommended actions under the 2004 Comprehensive Plan.
3. There are no maps included that combine environmental constraints so that the Town Board and public can understand the suitability of lands for development.
4. There is no inventory of land use approvals that have not yet been issued building permits.
5. There is no inventory of land use approvals that have been issued building permits but are not yet built.
6. There is no analysis of ZBA variances that have been requested since the 2004 Comprehensive Plan to understand where the development pressure exists in the Town and where existing zoning should be reexamined.

#### **RESUBMISSION OF PRIOR COMMENTS TO WHICH HAVE NOT BEEN RESPONDED**

It is unfortunate but the DGEIS appears not to incorporate, acknowledge or respond to the vast majority comments raised to date by ROSA and Town residents who have participated in prior public meetings. This failure violates the principles and objective of comprehensive planning and in some instances, violates the procedural requirements of SEQRA/ The comments submitted in the DGEIS scoping hearing should have been addressed in the Final Scoping Document (See SEQR handbook

pp103-105 and in particular the requirement to “[i]nclude an explicit list of any prominent issues raised during agency and public scoping reviews but will not be included in the EIS. For each issue, explain the lead agency's specific basis and reasoning for eliminating it...”)

For this reason, we are resubmitting prior comments to the record of this DGEIS so that the Town will finally explain how the questions/issues/concern raised were either addressed or why they were not address in the scoping and DGEIS. These resubmissions include:

ROSA Letter of August 19, 2019, with the following attachment:

- a letter from Jonathan Lockman of Nelson, Pope and Voorhis, dated August 19, 2019, and,

ROSA Letter of January 20, 2021, with the following attachments:

- a public petition that we had not seen or acknowledge in the records. .
- a letter by attorney Gail Rubinfeld dated January 21, 2019, regarding comprehensive planning
- a letter from Jonathan Lockman of Nelson, Pope and Voorhis, dated January 20, 2021, and,
- a PACE Environmental Law Review article “Land Use Law in New York State: Playing "Hide & SEQRA" with the Elusive Comprehensive Plan” [Volume 11 Issue 2 Spring 1994] that discusses at length the role of Comprehensive Plans and SEQRA where “the author focuses on the potential use of SEQRA's procedural devices as a substitute for formal comprehensive planning, and the possible dangers which may result.”

## **REQUEST FOR WORKSHOPS BEFORE FINALIZATION**

In order to improve public participation and for the Town Board to better identify core issues of concern regarding future development under Town of Ramapo Zoning Code, and Planning Board regulations for input into amendment to the Town Comprehensive Plan and the creation of new zoning regulations, we ask that the Town hold multiple workshops that are well publicized.

1. Workshop on the Townwide development projects since 2004 to gather input from the public on what the main concerns have been regarding development that has occurred since the Comprehensive Plan was implemented. You can't fix problems that have not been identified going forward.
2. Workshop/charette designed to gather input on amendment to the Comprehensive Plan including for Northeast Ramapo. The single charette meeting held with the public on November 27, 2018, was held without any environmental maps and the consultants had

absolutely no knowledge of the area and could not answer any questions. The prior meeting

3. Workshop/charette designed to

And with respect to the emergency responders in the fire departments and in the ambulance corps, we ask that the Town provide a budget for those volunteer service organizations and support their efforts to participate in future planning processes.

#### OTHER COMMENTS/QUESTIONS

1. There is no clear comparison of existing zoning and proposed zoning. There are some tables that compare build out at a gross level but what is not obvious is the sheer extent of new zone area by area so that residents surrounding each area can understand what is being considered area by area. For example, no where it is clear that Area D that is currently zoned for 1 home per 2 acres is being considered for rezoning to approximately 6 home pers acre which is a twelve-fold increase. This is in violation of the recommendation of the 2004 Comprehensive Plan.
2. The introduction is confusing and does not explain the relationship of the DGEIS to the Town Wide Conditions
3. There is a statement: “The NRDP/DGEIS seeks to achieve these goals by proposing and assessing land use regulations that facilitate development within key Opportunity Areas **where a majority of future new growth is planned to occur.**” Why is the majority of the growth planned for this area when there is still tremendous growth occurring throughout other areas of Ramapo? This statement should be explained and supported.
4. There should have been included an update on goals from 2004 like the Town of Clarkstown did in its recent DGEIS. We request that the FEIS not be a supplement to the DGEIS but rather a rewrite of the DGEIS with the section on responses to DGEIS comments with references, where applicable, to sections in the FEIS and not in the DGEIS. The FEIS introduction should explain the main sections and how they will be used
5. DGEIS map references point to Town Wide Existing Conditions Maps; however, when you go to the Town Wide Existing Conditions and look in the TOC there is page number for the maps. You can’t do a text search – for example “Map 6” the map titles do not include map numbers.
6. Public outreach was bad. No use of EDDM to get out a mailer to everyone in and around the area.
7. There should be a glossary of acronyms. Some are buried. E.g., SBMC.
8. The Town released the document with a watermark that made the document difficult to review and comment on. This appears intentional since the Town was asked to correct this oversight and refused to correct it.
9. The August 11, 2019 Email submission from Deborah Munitz, Subject “Need to study tree coverage” with photographs and attached NY Times Article, dated August 9, 2019



titled: “Summer in the City Is Hot, but Some Neighborhoods Suffer More” asked to improve existing multi-family standards to make sure that adequate space is left for cooling trees in the higher density areas and why it is important to not allow multi-family zoning as currently defined to be transplanted as is into the lower density areas. The email asked that “new coding needs to do a much better job at protecting existing mature trees and ensuring adequate space for new trees, for requiring larger trees as part of the initial planning and requiring buffers designed for trees and vegetation to be implemented rather than being replaced by inadequate fencing”. The DGEIS did not respond to this email submission and the concepts highlighted in the NY Time articles should be addressed in the FEIS and the new local laws should be amended to incorporate tree preservation and replacement provisions.

10. Town wide existing conditions should address existing local laws and provide a workshop for discussion or forum for feedback:
  - a. The Scenic Road law needs to be strengthened. It was changed to allow the Planning Board to effectively ignore the objectives of the scenic road law itself. The SRL was envisioned for roads in primarily single-family neighborhoods and new standards should be added to address new types of development being introduced.
  - b. The aquifer and well head protection law was meant to protect ground water resources, but it does not currently address the impacts of massive cut and fill in the mapped area and in particularly the introduction of substantially large volume basements into the ground water areas that change ground water flow resulting in environmental impacts to existing vegetation and wetlands.
  - c. All bulk table requirement should be revisited to address problems with fire access needs to ensure that no variances are allowed that negate the ability to set up ladders with a 1:4 ration and sufficient clearing for ladder access at the bottom.
  - d. Land use map has split use for Stryker – why?
  - e. Land use map does not show lands owned by county and state along 202 and Rt 45
  - f. Townwide maps:
    - i. No inclusion of ESA locations related to sewer lines.
    - ii. No inclusion of NWI on hydrological maps
    - iii. No groundwater protection zones included
    - iv. No natural communities highlighted
    - v. No maps are included showing combined constraints:
    - vi. Could not find a high-pressure gas pipeline map.
    - vii. No map of high transmission electrical easements included.

11. The Town should revisit all building height provisions in the bulk table across all zones and determine a method for better addressing two versus three story buildings and the needs for aerial apparatus road throughout the Town.
12. The Town should revisit the prohibition on aerial apparatus roads where there are electrical utility lines.
13. The costs and impacts of significantly increasing population within the northeast Ramapo which is 100% within the 10 miles Indian Point evacuation zone. Although Indiana Point is closing down the risk of a nuclear disaster will remain for the foreseeable future as there is no current plan to remove radioactive materials from the site.
14. Open Space accounting: At the November 29, 2018, Northeast meeting and also in January of 2019 the Town made a commitment to complete an evaluation and accounting of all open space. The TARC committee did an in-depth review of just 5 parcels out of hundreds. The Town should complete its review and create a status report on all open space owned by the Town. All land acquired through status of land acquired through gifts and subdivision processes should be considered dedicated open space and treated accordingly if the Town wishes to change the use or change ownership in any way.
15. DGEIS mentions: "Construction of high-performance buildings and local systems of generating and delivering power to buildings will enable lower per capita energy use and better energy intensity of land uses." Where in the new local laws are there requirements for any building performance or energy saving mitigation?
16. Where in DGEIS or new local laws is there any discussion regarding green energy standards or the need for high-speed electric vehicle charging stations?
17. It is irrational to make recommendations to increase residential potential in existing mixed use and commercial spaces on Route 202 indicating commercial is less desirable than residential but then recommend Area C be rezoned from residential to commercial.
18. In comment on Millers' Pond there is a comment regarding: "Shallow spread foundations" but does not explain what that is or why. Does that mean there is a recommendation that there be no basements in that new development?
19. See pp 387ff regarding estimates of population and bedrooms in the Appendix E and compare to other parts of DGEIS
20. Sewer study mentions new service stations for Northeast Ramapo. This use should be specifically reconsidered for this area and potentially highly restricted due to the existence of well head and ground water protection zones in the area.
21. The fiscal impact on the ERCSD does not explain how the numbers used were sources and it appears that no impact at all was attributed to private school students which is a fallacious assumption.

22. I found a footnote that states: "EMS and Fire Department services are not part of Ramapo Municipal Government and are therefore not included in this analysis." This fairly astonishing particularly in light of the meeting held between Mr. Klatsky at the Hillcrest Fire Department in 2019 where he was told explicitly that there were volunteer retention and acquisition problems and that substantial increases in growth in Northeast Ramapo could cause the Fire Department to move from a volunteer mode to a paid for service which would have very substantial impacts for the area.
23. The DGEIS is forecasting 1,190 units of which it projects only 809 are more than currently allowed for under zoning. But this is not well spelled out and so it is not readily possible to figure out reality. The DGIES says 250 units for Area A . It is not clear if this is based on the approved MU-2 site plan which was enabled only through variances. And it says that currently 117 units could be built in the R-80 zoning lots, but it isn't clear how that breaks down, but we assume that 22 acres or so are related to Area C and the two lots of 4 acres in R-80 south of Rt 202 being added which are another couple of units. It could all use more investigation. Anyway, based on the DGEIS the Town is forecasting approximately 1,200 more residential units being added to the area. However, the Sewer study is showing a substantially higher number and it is not clear from Appendix B, or E or the DGIES how these figures are being arrived at.

We didn't yet find any list of number of existing homes/units in Northeast Ramapo to compare this growth against but there is an estimate of population that was found on p 106: "There were an estimated 2,298 persons in 2018 in Northeast Ramapo." This comparison should not be difficult to find or be so buried. In section 6.4.1.2 Potential Impacts which is where we expected an estimate of number of new people, we found nothing. WE finally found what we believe is the number buried in the police section on p 125: "Over the NRDP/DGEIS 20-year horizon, residential population in Northeast Ramapo is expected to rise by 3,928 - 4,260 residents."

So current residents being 2,298 would be expected to increase to 2,393 (p 121) would be changed to 4,260. The difference between 4,260 and 2,298 is 1,962. But this number is not at all rational since the bedroom account related to just the Miller's Pond development alone is listed as 2,460. So, they are projecting adding 2,460 bedrooms for Miller's Pond (based on 534 and not 634) and yet the increase in population being used for impact purposes for the entire area is only 1,962.

Something seems highly irrational with the population forecast projections.

24. There is no mention of the population/unit projection for New Hempstead. In November 2018, the Town said it was specifically working and sharing costs with New Hempstead to work in parallel on plans and yet in the end there is no mention or analysis of the rezoning changes for New Hempstead.



25. 6.2.1.5 SCORP section refers to SCORPS Table 3.1 which I could not find. Says pp 54-55?  
Mentions "RIN assessment" which is not defined.
26. What does "any future development limit tree cutting, enhance vegetation buffers where feasible and be consistent with the visual character of the surrounding area" mean?
27. Need to address ongoing failure of the Planning Board with require visual impact analysis, failure to incorporate Scenic Road District into planning, failure to require vegetative buffers for new development, failure to discuss any shifting of buildings to save trees.
28. Section on Greenprint appear fairly useless. Mostly highlights extremely narrow roads. Is it suggesting that trees be cut down along these roads to add sidewalks and/or bike paths? Or is it suggesting that greenery in these areas be preserved and maintained? Is there a suggestion that all new development must include publicly accessible walkways that connect with trails? Where is there an identification of trails.
29. What happened to the recommendation to develop walking trails in Mount Ivy park?

These comments are limited due to time constraints, and we ask again for the Town board to consider an adjournment for public comment and scheduling workshops to enable the public to ask question of the planning professional and get answers.

Sincerely yours,

The image shows two handwritten signatures in blue ink. The signature on the left is 'Suzanne Mitchell' and the signature on the right is 'Deborah Munitz'.

Suzanne Mitchell and Deborah Munitz  
Board Members  
ROSA 4 Rockland, Inc.

## Emily Loughlin

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**From:** Deborah Munitz <deb@welcomedriver.com>  
**Sent:** Friday, October 15, 2021 6:01 PM  
**To:** TOR Clerk  
**Cc:** Sara Osherovitz  
**Subject:** Deborah Munitz NE Ramapo DGEIS Comments-other attachments Dated 10/15/2021  
**Attachments:** 2019-08-19 ROSA Submission to Town Board NE Scoping.pdf; 2019.08.19 - Draft Scope - Comment Sumbitted at Meeting 4 - NPV Written Detailed Submission.pdf; 2021-01-20 NPV Lockman Letter for ROSA.pdf; NE Scoping 2021-01-20 ROSA Submission to Town Board.pdf; 2019-01-21 Rubenfeld ESQ Letter\_Comp Plan.pdf; Pace Article on Comp Plan v GEIS.pdf; 2021-01-20-18 Printout of 2020-2021 ROSA Petition re Northeast Plan.pdf

The letter from ROSA that was submitted today referenced the documents submitted in this email below to the board as part of the EIS process.

I wanted to make sure they were in the DGEIS record as I did not see them in the DGEIS or in the Final Scoping document.

Begin forwarded message:

**From:** Deborah Munitz <[deb@welcomedriver.com](mailto:deb@welcomedriver.com)>  
**Subject:** ROSA Submission asking for edits to Final Scoping prior to approval  
**Date:** January 20, 2021 at 6:50:21 PM EST  
**To:** Michael Specht <[SpechtM@ramapo-ny.gov](mailto:SpechtM@ramapo-ny.gov)>  
**Cc:** Brendel Logan <[loganb@ramapo-ny.gov](mailto:loganb@ramapo-ny.gov)>, David Wanounou <[dwanounou@gmail.com](mailto:dwanounou@gmail.com)>, Yehuda Weissmandl <[weissmandly@ramapo-ny.gov](mailto:weissmandly@ramapo-ny.gov)>, Michael Rossman <[rossmanm@ramapo-ny.gov](mailto:rossmanm@ramapo-ny.gov)>, Sara Osherovitz <[OsherovitzS@ramapo-ny.gov](mailto:OsherovitzS@ramapo-ny.gov)>, Mona Montal <[montalm@ramapo-ny.gov](mailto:montalm@ramapo-ny.gov)>, Michael Klatsky <[Klatskym@ramapo-ny.gov](mailto:Klatskym@ramapo-ny.gov)>, ROSA 4 Rockland <[rosa4rockland@gmail.com](mailto:rosa4rockland@gmail.com)>

Please accept these comments regarding the Town Board's decision tonight as to how to move forward. We hope to have the opportunity to work with the Town more closely to support its efforts.

Best wishes

Deborah Munitz for ROSA 4 Rockland



**ROSA 4 ROCKLAND INC.  
RAMAPO ORGANIZED FOR SUSTAINABILITY AND A SAFE AQUIFER**

**PO Box 712  
Pomona, NY 10970**

**[www.rosa4rockland.org](http://www.rosa4rockland.org)**

August 19, 2019

Planning Board Town of Ramapo  
237 Route 59  
Suffern, NY 10901

RE: Public Hearing of August 19, 2019 for unspecified action under SEQRA that purportedly will result in a recommendation for 1) changes to the Town Comprehensive Plan, 2) changes to Town zoning code, and 3) change in zoning in the Northeast area of unincorporated Ramapo

Dear Town Board:

We are writing on behalf of ROSA 4 Rockland and its supporters in reaction to a document entitled:

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)  
DRAFT SCOPING DOCUMENT for the Project titled: 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

It is utterly depressing that the Town Board has allowed this bastardized process of updating its comprehensive plan get this far after spending so much money on professionals and accomplishing next to nothing.

The Town does not serve either the residents of Ramapo who want zoning protected, nor residents of Ramapo looking affordable housing options, nor the developers of Ramapo chomping at the bit for a rezoning gift in their bank account by avoiding the hard but necessary work of updating the comprehensive plan comprehensively.

There is no question that one of the major objectives of any serious update to the comprehensive plan must be to 1) figure out what the comprehensive plan recommended, 2) analyze what was or wasn't done, 3) obtain feedback from residents on what did or did not work and then, and only then, 4) establish new objectives for the next update to the comprehensive plan.

The Town Board appears to be ignoring a rare opportunity to re-establish trust in the Town of Ramapo between the residents and the Town Board and to work to end divisiveness between different communities with differing values, by focusing on good planning processing, good planning principles and a open communications with sufficient notice throughout the process.



### **ROSA OFFERS PROFESSIONAL PLANNING COMMENTS TO TOWN BOARD**

ROSA 4 Rockland established itself from the beginning on the principles that the residents of Ramapo and Rockland County need to be represented by legal, environmental and planning experts in public hearings. In keeping with this mission, ROSA 4 Rockland Inc. has engaged professional planning experts at Nelson, Pope and Voorhis LLC ("NPV") to review the posted materials for tonight's public hearing and make comments. The letter written by NPV with today's date is hereby offered by and adopted by ROSA 4 Rockland. ROSA invites any other speakers tonight to adopt these comments.

### **ROSA OBJECTS TO THE SCHEDULING OF THIS MEETING AND REQUESTS AN ADJOURNMENT**

In January the Town Board promised that its efforts would continue in February and that Monsey and Hillcrest would be incorporated into the comprehensive planning efforts by March.

On February 28, 2019 the Town Board sent out an unsigned error ridden Full Environmental Impact Form purportedly related to this action with a Notice of Intent to be Lead Agency. This was signed over a month later and has never been subject to a public hearing. The action is improper and therefore ROSA is not commenting on the problematic FEF.

We urge the Town of Ramapo Board to initiate a true comprehensive planning process following New York Department of State Recommendation and good planning guidelines, and of course follow SEQRA when it comes time to review the draft plans, and give up on trying to bastardize the process in an effort to stymie public comment and opinion. ROSA is willing to help the Town get back on track in a timely fashion.

To announce public hearings in the dead of summer for dates in the dead of summer is an insult to every resident of Ramapo. Not only does it detract from interested people participating in the meeting but it also serves to deny groups like ROSA from being able to effectively engage professional reviewers and allowing them adequate time for their review.

**→ ROSA asks this board to adjourn the public hearing to allow for additional comments through mid September.**

### **ROSA SUBMITS PETITION**

ROSA 4 Rockland collected over 570 signatures from Ramapo residents earlier this year on a petition for consideration by the Town Board with respect to its Northeast Strategic Planning and updates to the Town Comprehensive Plan. We submit this petition to the Town Board tonight. ROSA will submit the signature pages at a future time in order to redact personal email addresses. When doing so, ROSA will not edit or withhold the content of the comments but makes this statement for the record that these are individual comments and do not necessarily reflect the opinions of ROSA 4 Rockland Inc or its mission; only the wording of the petition itself originated with ROSA. This should be incorporated into any planning done in relation to the Scoping Document being developed tonight. The wording of the Petition follows.

**ROSA PETITION – “CALL FOR REASON FOR STRATEGIC & COMPREHENSIVE PLANNING IN RAMAPO”**

TO: Town Board of the Town of Ramapo and any committees formed to advise on strategic or comprehensive planning of some or all of the Town of Ramapo

FROM: ROSA 4 Rockland and identified Petitioners

Like ROSA 4 Rockland, I am not anti-development but am for thorough planning and the preservation of the environment and community character of the Town of Ramapo. I agree with the following ROSA 4 Rockland recommendations related to comprehensive planning updates for the various areas throughout Ramapo designed to protect the health and safety of the residents of Ramapo:

1. The Comprehensive Plan should be comprehensive and look at Town needs, issues and concerns as a whole as the term “comprehensive” means before the public review and planner recommendation take place on a piecemeal basis.
2. The Town should start by providing accurate map(s) at the beginning of the planning process revealing all environmental constraints, vacant lands, and open space for public and planner consideration in future comprehensive planning.
3. All local wetlands including riparian buffers should be protected by conservation easement buffers similar to state wetlands. With the increased pressure of development in wetland laden vacant land, it is time for Ramapo to consider a new wetland protection law.
4. No increase in density and a decrease in density should be considered within the sole source aquifer area and 200’ of FEMA floodplains.
5. No increase in density and a decrease in density should be considered within 500’ of the 24” high-pressure gas pipelines in Ramapo.
6. In lower density residential areas, new bulk table standards should be developed for clustered multi-family development to enable new housing styles that are environmentally appropriate.
7. As per the recommendation of the current Comprehensive Plan the “Preservation of Existing Residential Zoning Patterns” should remain a goal of any update to the Comprehensive Plan.
8. Before any change in zoning patterns is considered the Town should provide a report on what development can still take place under existing zoning to meet housing demands.
9. I am generally opposed to any increase in housing density. Rezoning requests should be discouraged generally and any rezoning request in low density residential areas to higher density on lands should absolutely require specific and significant public benefits in favor of the immediate surrounding area that will be affected.
10. With respect to any requested changes in zoning density, As per the recommendations of the current Comprehensive Plan any consideration of a change in

zoning in low density residential neighbors be limited to one step down and not more; for e.g. R-40 density should be restricted to R-25 (see D-4)

**THE TOWN SHOULD BE HIRING INDEPENDENT ENVIRONMENTAL PROFESSIONALS TO ASSIST IN ITS ENVIRONMENTAL STUDIES**

In order to gain trust and respect from the residents at large, ROSA asks the Town to please consider hiring respected environmental professionals to take inventory of Town environmental resources. ROSA would like to be able to participate in making recommendations toward this goal.

And with respect to the emergency responders in the fire departments and in the ambulance corps, we ask the Town to provide a budget for those volunteer service organizations to tap into to support their own efforts to participate in future planning processes.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Deborah Munitz".

Deborah Munitz  
Board Member  
ROSA 4 Rockland, Inc.





This petition has collected  
570 signatures  
using the online tools at [www.ipetitions.com](http://www.ipetitions.com)

Printed on 2019-04-18

# Call for Reason for Strategic & Comprehensive Planning in Ramapo

About this petition

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NELSON, POPE & VOORHIS, LLC  
ENVIRONMENTAL • LAND USE • PLANNING  
www.nelsonpopevoorhis.com

**MEMORANDUM**

TO: TOWN BOARD, TOWN OF RAMAPO

FROM: JONATHAN LOCKMAN, AICP, PRINCIPAL ENVIRONMENTAL PLANNER  
ON BEHALF OF ROSA 4 ROCKLAND, INC. c/o DEBORAH MUNITZ

SUBJECT: COMMENTS REGARDING PUBLIC HEARING ON DGEIS DRAFT SCOPING DOCUMENT, AUGUST 19,  
2019 AT 7PM AT RAMAPO TOWN HALL, FOR THE FOLLOWING ACTIONS:

1. PROPOSED COMPREHENSIVE PLAN AMENDMENTS FOR THE NORTHEAST RAMAPO DEVELOPMENT PLAN;
2. PROPOSED COMPREHENSIVE PLAN UPDATE OF TOWN-WIDE EXISTING CONDITIONS;
3. PROPOSED TOWN CODE AMENDMENTS FOR NORTHEAST RAMAPO

DATE: AUGUST 19, 2019

CC: MAX STACH, AICP, STUART TURNER FAICP, NELSON, POPE & VOORHIS

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We have reviewed the following materials submitted for the Town of Ramapo Town Board SEQRA Public Scoping Session on August 19, 2019, for the preparation of this memorandum:

- Draft Generic Environmental Impact Statement (DGEIS) Draft Scoping Document, for Comprehensive Plan Amendment for the Northeast Ramapo Development Plan, Comprehensive Plan Update of Town-Wide Existing Conditions, and Code Amendments for Northeast Ramapo; Project Sponsor & Lead Agency- Town of Ramapo Town Board, dated July 11, 2019.
- Northeast Ramapo Strategic Plan (2019) Power Point Presentation, by Laberge Group & Dover, Kohl & Partners, dated 1-23-19.
- Overview Map, Town of Ramapo, by Laberge Group, undated.
- FEAF Part 3 with attached narrative, for "Town of Ramapo: 2018095," signed by David Gilmore AICP, dated 7-11-19.
- Resolution of SEQR Positive Declaration, Approval of Draft Scoping Outline, and Scheduling Public Scoping Session Concerning Comprehensive Plan Amendments and Town Code Amendments," dated July 11, 2019.
- Notice, Town of Ramapo Town Board SEQR Positive Declaration, Approval of Draft Scoping Outline, and Scheduling Public Scoping Session Concerning Comprehensive Plan Amendments and Town Code Amendments, for Public Scoping Session on August 19, 2019, notice dated July 17, 2019.

**Background and Context of the Proposed Scoping Session**

The actions which are the subject of this SEQR DGEIS Public Scoping Session as stated in the notice include: 1) Comprehensive Plan Amendments for the Northeast Ramapo Development Plan; 2) a Comprehensive Plan update of Town-wide Existing Conditions; and 3) Town Code Amendments for Northeast Ramapo.



A Draft Generic Environmental Impact Statement (DGEIS) Draft Scoping Document, dated July 11, 2019, has been circulated and comments solicited. **On its face, this description of the actions is wrong, as none of the three actions has been developed, and there are no drafts to review.**

ROSA 4 Rockland ("ROSA") objects to the Draft Scoping Document being developed at this time. Without a clear action to study under SEQR, or draft documents to review, this is an improper hearing under the SEQR Act. An EIS must be about an action or set of actions that is proposed, and it cannot be about an action that has no specifics figured out yet.

ROSA has consistently called upon the Town to focus on updating its Comprehensive Plan in a Comprehensive and organized fashion to restore trust and help end divisiveness in the Town of Ramapo. ROSA objects that the Town is contemplating the development of another piecemeal update to the Comprehensive Plan only for Northeast Ramapo, ***rather than for the entire community.***

Just two business days ago on last Thursday night, the Town Board held a hearing on Comprehensive Plan and Code amendments for the proposed Pascack Ridge Project. The fact that two separate parts of the Town are subject to procedures to adopt piecemeal planning, only two days apart, proves that a comprehensive effort to plan for the entire community is required now.

The work to create the Town of Ramapo's Comprehensive Plan was begun 17 years ago, culminating in the January 2004 update to the Comprehensive Plan. Comprehensive Plans are meant to be updated every 5 to 7 years, and the current Comprehensive Plan has not been revisited in 15+ years. The community has been waiting for a real comprehensive plan update, following a traditional comprehensive plan planning process.

Back in August of 2018 the Town was soliciting volunteers for a "Ramapo Strategic Plan Steering Committee." The committee should be established and charged with completing a full draft of a town-wide Comprehensive Plan update, address land use policies for the full community, as well as all of the usual issues examining traffic and transportation, housing, public facilities, utilities, and of course, protection of natural resources.

The Town of Ramapo has established zoning. The needs and desires of the residents who have lived in Ramapo for decades needs to be balanced against a desire for increased housing opportunities in the form of a comprehensive plan. The Town should be prioritizing the role of existing residents and planning professionals over the role of developers until after the comprehensive plan has been drafted.

The comprehensive plan update (when it is written) should include an evaluation of the laws enacted under the auspices of the 2004 Comprehensive Plan – what worked, what didn't - including but not limited to:

- LL 7-2004: Scenic Tree District Law and all subsequent changes
- LL 8-2004: Aquifer and Wellhead Protection Law
- LL 9-2004: Adult Student Housing
- LL 10-2004: Comprehensive Zoning Code
- LL 2-2005: Change of zoning near Sloatsburg from R-80 to RSH
- LL 1-2012: Schools, Accessory Changes, Sec. Dwelling Unit, Dorms
- Various rezoning efforts: Viola Gardens, Hearthstone Rezoning, Highview Hills Rezoning, Woodmont Hills Rezoning, and other

During the Comprehensive Plan Update, it is important to figure out what worked and didn't work after the 2004 Comp Plan recommendations were made, before making any new recommendations. Once the past Plan Implementation is evaluated and a Plan Update is developed, separate SEQR processes should be established to review drafts – considering the Comp Plan Update and any set of attendant Code Changes as two separate Type 1 actions.

Each of these steps will be complex in a dynamic and complex community as the Town of Ramapo, to be considered in sequence: First the Comprehensive Plan; and then the Proposed Code Amendments to Implement the Comprehensive Plan Update. Merging the two steps into one Type 1 action muddies the waters, and limits opportunities for thorough review and participation by the public.

The hearing tonight is different than most SEQR hearings on a draft scoping document, as typically the proposed action is well-developed and framed, before a Positive Declaration is issued by the lead agency. As there simply are no draft comprehensive plan or code amendments prepared yet for which potential impacts can be evaluated, commenting on this draft DGEIS scope is premature and difficult. Nonetheless, ***we appreciate the opportunity to provide input on the Town's comprehensive plan update process, even though we believe this step proposed tonight is out of the proper sequence.***

#### **Comments on Proposed Scoping Document**

1. The proposed action has been classified as Type 1, and a Positive Declaration (POS DEC) has been issued by the Lead Agency, the Town Board. The proposed action is described as having three parts:
  - a. Comprehensive Plan Amendments for the Northeast Ramapo Development Plan
  - b. Comprehensive Plan Update of Town-wide Existing Conditions
  - c. Code Amendments for Northeast Ramapo

***However, there is no action here to review, so the SEQR Positive Declaration has been issued in error.*** There is no draft of the Comprehensive Plan Amendments available for the public to read. There is no update of town-wide existing conditions, nor is there any draft of Code Amendments. The lead agency cannot discuss with the public how to evaluate impacts of these actions, when no proposed actions are front of us to look at. Therefore, the EAF form set submitted is invalid, as there are no draft documents upon which those answers to the questions can be based.

2. Before a scoping session is held on how to develop this Draft Generic Environmental Impact Statement, the Town Board should take the results of the Northeast Ramapo Charette work conducted last winter and produce a draft Comprehensive Plan. We would recommend that a comprehensive plan committee be formed, as it appears that the Town Board does not have the time to supervise the work. A complete set of draft comp plan amendments and proposed new code draft documents should be completed before a new FEAF part 1 form is developed, as the answers to the questions must be based on a specific action proposal. ***If the Town Board is looking for input on what amendments to make to the Comp Plan and Codes, it should continue with the Charette public input process and a comprehensive plan committee process to develop draft recommendations.*** The charette was restricted to the Northeast Plan Area and there was no discussion regarding problems with existing plans or codes.
3. It appears that this three-part action was classified as Type 1 too early, as the creation of these amendments and updates have not started. (Only design charettes have been conducted. Only the power point from the January 23, 2019 charrette is available for review.) No draft documents have been prepared and posted for the above three parts of the proposed action. ***We cannot assume that the***

***power point presentation dated 1-23-19 from a Designed Charette represents a draft plan, as it appears only to be ideas presented to the public by the Town's consultants.*** There is no indication that the Board has adopted these ideas for proposed development in Northeast Ramapo in draft form.

4. Once actual Type 1 actions amending Plans and Codes have been proposed with draft language, these Type 1 actions will be subject to SEQRA, and a review such as this will need to be repeated. We recommend that the SEQRA activities related to the notices be terminated and that proper processes begin.
5. Comments on Scoping Document Section 1.1 Action Overview. Proposals for buildout analyses should be based on specific, site-based proposals for new development consistent with currently adopted plans and codes. At this time, the proposed development site locations and allowable higher housing densities and new permitted uses are not indicated in any documents referenced by the scope.
6. Comments on Scoping Document Section 2.1 Procedural History. The Part 1 and Part 2 FEAfs mentioned here should be included as part of the posted materials related to any SEQR public scoping session. Only the Part 3 FEAf and narrative were included in the materials posted. In the final paragraph of this section, it is stated that "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." Once the actions are specified and draft comprehensive plan amendments and code changes are produced, we agree that this needs to be done with updated FEAf forms submitted. We have chosen not to make any comments on FEAf forms that have been submitted related to the actions of this SEQR public scoping session, as it does not make sense to tear up answers to EAF questions, when the actions have not been designed or work out yet. You must examine the proposed actions before you can answer the questions.
7. Comments on Scoping Document Section 2.3 Involved and Interested Agencies. The listing of these agencies should be included in the document for public review, not merely "on file."
8. Comments on Scoping Document Section 2.4 Opinion Survey Research. This section indicates that the community survey was already done. ROSA 4 Rockland objects to the poor quality of the Survey conducted, with its limited scope, the unprofessionalism of its leading and vague questions, and the lack of distribution. ROSA advocates that a new, comprehensive survey be undertaken town wide, with more specific and targeted questions.
9. Comments on Scoping Document Section 4.0 Location of Proposed Action. Before we can comment on this section, the specific locations of the proposed sites for new development at higher densities, for which Code and Plan changes are desired, will need to be shown on Town maps. These maps should show the Villages as well as unincorporated areas, so impacts can be seen graphically in a comprehensive manner.
10. Comments on Scoping Document Section 5.0 Existing Conditions, Impacts & Mitigation.
  - a. In section 5.2, a history of public lands sold since the last comprehensive plan in 2004 should be included.
  - b. In section 5.4.3, the specific questions sent out to all fire departments should be listed in this document.
  - c. In section 5.6 Transportation, specific intersections for study will need to be specified, and projected occupancies of specific sites targeted for re-zoning will need to be included. Without



such specificity, it is impossible to develop a scope that a traffic engineer could follow, other than assessing existing conditions throughout the entire area.

- d. A housing study including issues of affordability and opportunities for both renting and owning homes should be included. ROSA 4 Rockland is concerned that most multifamily units recently developed are designed as condominiums.
- e. The Comprehensive Plan update should address the fiscal impacts of various types of housing on the Town's budget, as well as on school district funding. Before the Town assumes that higher densities will help expand the tax base, the issues need to be modeled and studied.
- f. An assessment of codes enforcement and problems with existing codes should be added, so that existing issues can be improved. For instance, ROSA 4 Rockland is concerned with the "bedroom" definition that limits the RSH zoning district to 2-bedrooms. The Zoning codes need to have a sharper focus on the number of bedrooms in proposed units, as well as on the overall unit densities that are established for each district.
- g. A study should be done for the Town Board and the public regarding the housing equity impacts of New York tax assessment rules that highly favor the development of condominiums, and examine how these rules affect development projects. Perhaps the Town needs to consider implementing open space development code.
- h. A study should be included to examine the impact of passing the New York Multifamily code.
- i. The Comprehensive Plan update should address the impacts of the proposed Columbia Gas/Millennium Pipeline as it passes through the Town of Ramapo.

11. Comments on Scoping Document Section 6.0 Alternatives. Typically, in this section a series of several alternatives to the proposed action are provided, including a "no action" alternative. Often the EIS alternatives serve to reinforce the chosen action as having the least impact, or to demonstrate options that might have similar or worse impacts than the chosen action. In this case, a particular plan and code amendment set for Northeast Ramapo have not been made, and section 8 rather lays out a variety of possible planning approaches to be developed and does not consider a "no action alternative" or any other specific alternative updates to the Comprehensive Plan or Codes.

We note that the alternatives presented here are not full alternatives, but rather aspects of planning that could appear in several different alternatives. For instance, a form-based code could be designed with different form treatments along road corridors or in areas near open space, and could include provisions for design standards in transition areas. ROSA 4 Rockland would like to see a draft comprehensive plan for Northeast Ramapo developed with aspects of all 9 of the alternatives here included. The No-Action alternative should show the maximum that could be developed now under the current comprehensive plan and zoning scheme. Three or four additional alternatives with different combinations of items 2 through 9 should be explored.

Before one can select such alternatives, a preferred, coherently described planning action should be developed. Alternatives in a future DGEIS could be designed once a preferred action is settled upon.

Please let us know if you have any comments and questions regarding this review.



**MEMORANDUM**

TO: HON. TOWN BOARD MEMBERS, TOWN OF RAMAPO

FROM: JONATHAN LOCKMAN, AICP, PRINCIPAL ENVIRONMENTAL PLANNER  
ON BEHALF OF ROSA 4 ROCKLAND, INC

SUBJECT: COMMENTS REGARDING PUBLIC HEARING ON DGEIS DRAFT SCOPING DOCUMENT, AUGUST 19, 2019 AT 7PM AT RAMAPO TOWN HALL, FOR THE FOLLOWING ACTIONS:

1. PROPOSED COMPREHENSIVE PLAN AMENDMENTS FOR THE NORTHEAST RAMAPO DEVELOPMENT PLAN;
2. PROPOSED COMPREHENSIVE PLAN UPDATE OF TOWN-WIDE EXISTING CONDITIONS;
3. PROPOSED TOWN CODE AMENDMENTS FOR NORTHEAST RAMAPO

DATE: JANUARY 20, 2021

\*\*\*\*\*

We have reviewed the following materials related to the proposed DGEIS Final Scoping Document for the Comprehensive Plan Update and Code Amendments, considered at the Town Board meeting held on December 30, 2020:

- Draft Generic Environmental Impact Statement (DGEIS) Final Scoping Document, for Comprehensive Plan Amendment for the Northeast Ramapo Development Plan, Comprehensive Plan Update of Town-Wide Existing Conditions, and Code Amendments for Northeast Ramapo; Project Sponsor & Lead Agency-Town of Ramapo Town Board, dated December 23, 2020.
- Draft Generic Environmental Impact Statement (DGEIS) Draft Scoping Document, for Comprehensive Plan Amendment for the Northeast Ramapo Development Plan, Comprehensive Plan Update of Town-Wide Existing Conditions, and Code Amendments for Northeast Ramapo; Project Sponsor & Lead Agency-Town of Ramapo Town Board, dated July 11, 2019.
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- Notice, Town of Ramapo Town Board SEQR Positive Declaration, Approval of Draft Scoping Outline, and Scheduling Public Scoping Session Concerning Comprehensive Plan Amendments and Town Code Amendments, for Public Scoping Session on August 19, 2019, notice dated July 17, 2019.

### **Background and Context of the Final Scoping Document**

The actions which are the subject of this SEQR DGEIS Final Scoping Document as stated include:

- 1) Comprehensive Plan Amendments for the Northeast Ramapo Development Plan;
- 2) a Comprehensive Plan update of Town-wide Existing Conditions; and
- 3) Town Code Amendments for Northeast Ramapo.

A Draft Generic Environmental Impact Statement (DGEIS) Draft Scoping Document, dated July 11, 2019, was discussed at a public scoping session last year on August 19, 2019. Recently, on December 30, 2020, the Town Board considered the adoption of a Final Scoping Document dated December 23, 2020. We appreciate the opportunity to comment on this Final Scoping Document. **On its face however, the description of the three proposed actions in this scope is wrong, as none of the three actions has been developed, and there are no drafts to review.**

It appears that the Town is attempting to use the Environmental Impact Statement scope development process as an improper substitute for creating a Comprehensive Plan in a conventional fashion, and by doing so, limiting public input. While we believe that the consideration of an EIS scope for a nonexistent action is a blunder, we nonetheless appreciate the Town Board's desire to update its Comprehensive Plan and Zoning Code. ROSA urges the Town Board to undertake a Comprehensive Plan and Code update process in the proper fashion, by establishing a Comprehensive Plan Committee, undertaking a town-wide public input process such as setting up charettes in multiple sub-areas of the Town, developing a survey on town-wide issues, and adopting plan goals and objectives, for the WHOLE community – which would make the Plan live up to its title as being COMPREHENSIVE. By updating its Comprehensive Plan in a comprehensive and organized fashion the Town Board can restore trust and help end divisiveness within the Town of Ramapo, and then base its zoning decisions on information developed town-wide, rather than myopically focus on selected, available sites with development potential in one small area.

Unfortunately, by taking the odd step of beginning a generic environmental impact statement for a "Comprehensive Plan Update of Town-wide Existing Conditions," and then only focusing on Plan Amendments and Code changes for Northeast Ramapo, members of the public are very confused. We put forward these arguments for preparing a true draft Comprehensive Plan now, instead of a DGEIS:

- A Comprehensive Plan was promised by the supervisor in 2017.
- Back in August of 2018 the Town was soliciting volunteers for a "Ramapo Strategic Plan Steering Committee." The effort to recruit and establish this committee should move forward, and the committee should be charged with completing a full draft of a town-wide Comprehensive Plan update, with a planning consultant, addressing land use policies for the full community, as well as examining traffic and transportation, housing, public facilities, utilities, and of course, protection of natural resources.
- A Comprehensive Plan update is overdue, as an update is recommended every 5 to 7 years, but the Town's plan hasn't been updated in 17 years.
- There are tracts with redevelopment potential as well as vacant parcels through the Town that should be evaluated, not just in Northeast Ramapo.
- Several Local Laws have been passed since the last Comprehensive Plan was adopted, and an analysis of what has happened in the entire town over the last 17 years should be undertaken.
- Town funds were authorized for town-wide strategic planning. The public expects that this is what the Town should be producing (See Town Board Resolutions in July and October of 2018)
- The Town cannot represent that for the next planning period it will limit rezoning consideration solely to northeast Ramapo. Since the many of the environmental and infrastructure constraints exist town-wide



and tie various areas of the Town together, it is ill-advised to limit planning to Northeast Ramapo without first considering town wide existing conditions and developing town-wide strategies.

- The Town should take the logical approach of organizing charettes area by area for incorporation into a Town wide plan, as is done in many other communities that cover a large, diverse area.
- A true Comprehensive Plan process will balance the needs and desires of the residents who have lived in Ramapo for decades as well as newcomers, against the narrower goals and objectives of developers.

ROSA 4 Rockland (“ROSA”) objects to considering the adoption of the Final Scoping Document at this time, in place of starting a Comprehensive Plan effort with robust citizen involvement. The Town Board alleges it is following the procedures of the State Environmental Quality Review Act (SEQRA), and associated regulations. Under SEQRA, the adoption of a Comprehensive Plan and/or Zoning Code amendments of town-wide significance is considered a “Type I” action. If a type I action is evaluated and determined to have a significant impact on the environment, the Lead Agency undertaking the action is required to make a positive declaration of the impact and is further required to conduct an Environmental Impact Study (EIS). At the beginning of the EIS process, the lead agency is required to develop a scope for the study with input at a public session, prior to adopting the scope and beginning the EIS. The Town of Ramapo has undertaken all these steps over the last year and a half in error, as there are no Type I actions to consider.

THERE IS NO AMENDED COMPREHENSIVE PLAN UNDER CONSIDERATION – there is no draft for which impacts can be considered either town-wide or for Northeast Ramapo.

THERE ARE NO CODE AMENDMENTS UNDER CONSIDERATION - there is no draft of code changes for which impacts can be considered. Without any action to study under SEQR, or draft documents to review, adopting an EIS scope is meaningless. An EIS must be about an action or set of actions that is proposed, and it cannot be about an action that has no specifics figured out yet.

#### **Comments on Final Scoping Document**

1. The proposed action has been classified as Type 1, and a Positive Declaration (POS DEC) has been issued by the Lead Agency, the Town Board. The proposed action is described as having three parts:
  - a. Comprehensive Plan Amendments for the Northeast Ramapo Development Plan
  - b. Comprehensive Plan Update of Town-wide Existing Conditions
  - c. Code Amendments for Northeast Ramapo

***However, there is no action here to review, so the SEQR Positive Declaration has been issued in error. The Final Scope has been created in error.*** There is no draft of the Comprehensive Plan Amendments available for the public to read. There is no update of town-wide existing conditions, nor is there any draft of Code Amendments. The lead agency cannot discuss with the public how to evaluate impacts of a these actions, when no proposed actions are front of us to look at. Therefore, the EAF form set submitted is invalid, as there are no draft documents upon which those answers to the questions can be based.

2. Before a scope is adopted on how to develop this Draft Generic Environmental Impact Statement, the Town Board should take the results of the Northeast Ramapo Charette work conducted in early 2019 and produce a draft Comprehensive Plan. We would recommend that a comprehensive plan committee be formed, as it appears that the Town Board does not have the time to supervise the work. A complete set of draft comp plan amendments and proposed new code draft documents should be completed before a new FEAF part 1 form is developed, as the answers to the questions must be based on a specific

action proposal. ***If the Town Board is looking for input on what amendments to make to the Comp Plan and Codes, it should continue with the Charette public input process and a comprehensive plan committee process to develop draft recommendations.*** The charette was restricted to the Northeast Plan Area and there was no discussion regarding problems with existing plans or codes.

3. It appears that this three-part action was classified as Type 1 too early, as the creation of these amendments and updates have not started. (Only design charettes have been conducted. Only the power point from the January 23, 2019 charrette is available for review.) No draft documents have been prepared and posted for the above three parts of the proposed action. ***We cannot assume that the power point presentation dated 1-23-19 from a Designed Charette represents a draft plan, as it appears only to be ideas presented to the public by the Town's consultants.*** There is no indication that the Board has adopted these ideas for proposed development in Northeast Ramapo in draft form.
4. Once actual Type 1 actions amending Plans and Codes have been proposed with draft language, these Type 1 actions will be subject to SEQRA, and a review such as this will need to be re-initiated. We recommend that the SEQRA activities related to the notices be terminated and that proper processes begin.
5. Comments on Scoping Document Section 2.0 Description of the Proposed Action. ROSA objects to the statement that the update effort is “generally focused on the 3.4 square miles within Northeast Ramapo.” The Plan should be comprehensive with thorough consideration of all 31.6 square miles of the unincorporated Town area and 62.2 miles of Town inclusive of Villages. Northeast Ramapo is only 3.6% of the Town of Ramapo’s area. It is improper to focus just on this small portion of the Town. A Buildout Analysis is only proposed
6. Comments on Scoping Document Section 3.0 Format/Content of the DGEIS. Before we can comment on this section, the specific locations of the proposed sites for new development at higher densities, for which Code and Plan changes are desired, will need to be shown on Town maps. These maps should show the Villages as well as unincorporated areas, so impacts can be seen graphically in a comprehensive manner. The only buildout analysis proposed is for the 3.4 square mile Northeast Ramapo area. Section 3 states that the DGEIS will analyze the potential for development impacts. This is what is supposed to be done in the FEAF Part 2 and Part 3 forms as envisioned in a true SEQRA process.
7. Comments on Scoping Document Section 4.0 Procedural History. The Part 1 and Part 2 FEAFs mentioned here in section 4.0 should be updated and resubmitted once the actions are specified and draft comprehensive plan amendments and code changes are produced. We have chosen not to make any comments on FEAF forms that have been submitted related to the actions of this SEQR final scope, as it does not make sense to analyze answers to EAF questions when the actions have not been designed or worked out yet. You must examine the proposed actions before you can answer the questions. The listing of the interested and involved agencies as defined by SEQRA should be included in this document for public review, once the SEQRA process is re-initiated correctly. There should also be a history of communication with all involved/interested agencies. (We know that the address they have for Hillcrest FD is incorrect.) The description of a SEQRA coordinated review is misleading and should not be used since the Town did not identify any involved agency in the FEAF Part 1. The Town also fails to identify which interested agencies were noticed.
8. Comments on Scoping Document Section 5.0 Input Obtained & Considered in Preparing this Scope. ROSA objects to the statement “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.” If the Town is undertaking a Comprehensive Plan it must be comprehensive. This document actually is stating that the Town’s approach to planning will be piecemeal. ROSA would like to see a comprehensive plan in the true sense. If the Town cannot and will not look at the whole community and only wishes to focus on specific locales within the Town, it should not represent its efforts as being a “Comprehensive Plan Update.” We note this section of the scope does not indicate that a community survey will be undertaken. ROSA 4 Rockland objects to the poor quality of the survey effort started in 2019 which is not mentioned here, with its the limited scope, the unprofessionalism of its leading and vague questions, and the lack of distribution. ROSA advocates that a new, comprehensive survey be undertaken town wide, with more specific and targeted questions, when a comprehensive plan process is started according to standard practices of municipalities.

The current process appears to be segmenting consideration of cumulative impacts of development in different areas of town. After inventorying town wide existing conditions, there should be an analysis of how each aspect of planning relates to each proposed area and identify where cumulative impacts need to be considered. For example: Patrick Farm and Northeast share impacts on Rt 306 and Rt 202 and Pomona Road that connects them. The approach of targeting only the northeast does not lead to a DGEIS that analyzes the cumulative impacts.

9. Comments on Scoping Document Section 6.0 Existing Conditions, Potential Impacts & Mitigation.

- a. Section 6 is the closest section to what the public expected to be studied in a town-wide Comprehensive Plan. This section should be updated to reflect a study of town-wide conditions. Any area specific analysis should be in its own section of the scoping document for clarity.
- b. In section 6.2, a history of public lands sold since the last comprehensive plan in 2004 should be included.
- c. In section 6.4.4, the specific questions sent out to all fire departments should be listed in this document. Hillcrest FD was not given a chance to comment.
- d. In section 6.6 Transportation, specific intersections for study will need to be specified, and projected occupancies of specific sites targeted for re-zoning will need to be included. Without such specificity, it is impossible to develop a scope that a traffic engineer could follow, other than assessing existing conditions throughout the entire area. Once again, the statement appears that “the TIAS will focus on Northeast Ramapo,” which is inconsistent with a “comprehensive” plan.
- e. A comprehensive housing study including issues of affordability and opportunities for both renting and owning homes should be included. Section 6.7 only includes housing analysis for Northeast Ramapo, and it does not include affordability issues. ROSA 4 Rockland is concerned that most multifamily units recently developed in the Town of Ramapo are designed as condominiums, and rental opportunities are limited. The Town should analyze sales and rental of multi-family housing put on the market since 2004. The quantity of rentals versus for-sale units should be identified. An inventory of sales prices associated with the size of the units (number of bedrooms, bathrooms, number of floors, square footage) and the relationship to assessed value should be included.
- f. An actual plan when it is developed will include recommendations for new zoning which could enable new development. Section 6.7 should specify buildout analyses of new potential proposals recommended, with number of new housing units or commercial square footage to be developed, population increases, increases in student populations, traffic impacts, and fiscal implications for new public services. Only Northeast Ramapo is specified, rather than the whole



community as in a Comprehensive Plan. At this time, outside of Northeast Ramapo, the proposed development site locations and allowable higher housing densities and new permitted uses are not known as there are no proposed Plan or code changes yet.

- g. Section 6.10 should address the fiscal impacts on the Town's budget of various types of housing and other increased development opportunities in the yet to be developed Comprehensive Plan, as well as on school district funding. Once again, this section limits the scope to the Northeast Ramapo area only. Before the Town assumes that higher densities will help expand the tax base, the issues need to be modeled and studied.
  - h. Issues of codes enforcement are not addressed in the scope. An assessment of codes enforcement and problems with existing codes should be added, so that existing issues can be improved. For instance, ROSA 4 Rockland is concerned with the "bedroom" definition that limits the RSH zoning district to 2-bedrooms, which is not being enforced in the planning process. We also note the lack of enforcement of the restriction on numbers of units based on the residential net acreage for mixed use zoning. The Zoning codes need to have a sharper focus on the number of bedrooms in proposed units, as well as on the overall unit densities that are established for each district.
  - i. A study should be done for the Town Board and the public regarding the housing equity impacts of New York tax assessment rules that highly favor the development of condominiums, and examine how these rules affect development projects. Perhaps the Town needs to consider implementing open space development code. We appreciate that an Open Space Preservation alternative is included in section 7.2 (see comment 10 below).
  - j. A study should be included to examine the impact of passing the New York Multifamily code.
  - k. The Town needs to forecast future population and come up with better multiplier to use as a basis for planning.
  - l. The Comprehensive Plan update should address the impacts of the proposed Columbia Gas/Millennium Pipeline as it passes through the Town of Ramapo. Opportunities to further protect residents by creating buffers with walking and biking paths could be considered.
  - m. There should be an "inventory" of all planning studies and grant proposals that the Town has worked on in the past decade and the results.
  - n. When fiscal impacts area analyzed, the total cost of public vs. private school children should be determined, for SEQR purposes. The cost of private school students is not solely related to busing.
  - o. The problems of volunteer emergency services need to be studied. The Hillcrest Fire Department volunteers are feeling stretched thin, and feel there is a need to convert from a volunteer fire department structure to a fee based structure.
10. Comments on Scoping Document Section 7.0 Alternatives. Typically, in this section a series of several alternatives to the proposed action are provided, including a "no action" alternative. We note that a "No Action" alternative is included as we had recommended in August 2019. Often the EIS alternatives serve to reinforce the chosen action as having the least impact, or to demonstrate options that might have similar or worse impacts than the chosen action. In this case, a particular plan and code amendment set for Northeast Ramapo have not been made, and section 8 rather lays out a variety of possible planning approaches to be developed. This section is a laundry list of planning tools and does not reflect alternatives to favored comprehensive plan recommendation set (as there is no favored Comprehensive Plan set of recommendations at this time).

We note that the individual alternatives presented here are not full alternatives, but rather aspects of planning that could appear in several different alternatives. For instance, a form-based code could be

designed with different form treatments along road corridors or in areas near open space, and could include provisions for design standards in transition areas. ROSA 4 Rockland would like to see a draft comprehensive plan for Northeast Ramapo developed with aspects of all 9 of the alternatives here included. The No-Action alternative should show the maximum that could be developed now under the current comprehensive plan and zoning scheme. Three or four additional alternatives with different combinations of items 2 through 9 should be explored.

Before one can select such alternatives, a preferred, coherently described planning action should be developed. Alternatives in a future DGEIS could be designed once a preferred action is settled upon.

11. Comments on Scope Section 8.0 Impacts and Mitigation. The scope should include buildout analyses based on a comparison of growth potential under the existing zoning, contrasted with the recommended new opportunities found in the proposed plan, for the entire community.

Please let us know if you have any comments and questions regarding this review.



**ROSA 4 ROCKLAND INC.**

**RAMAPO ORGANIZED FOR SUSTAINABILITY AND A SAFE AQUIFER**

**PO Box 712**

**Pomona, NY 10970**

**[www.rosa4rockland.org](http://www.rosa4rockland.org)**

**BOARD OF  
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January 20, 2021

Planning Board Town of Ramapo  
237 Route 59  
Suffern, NY 10901

RE: Town Board consideration of SEQRA Final Scoping document for  
DGEIS

Dear Town Board:

We are writing on behalf of ROSA 4 Rockland and its supporters in  
reaction to a document entitled:

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT  
(DGEIS) FINAL SCOPING DOCUMENT** for the Project titled: 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

We have read the final scoping document and very much oppose the Town Board approving it in its current form. The draft scoping document it is not reflective of the public comments and we oppose its reliance solely on the poorly planned and poorly executed charrette meeting of November 27, 2019 and the terribly created and implemented community survey. Please don't ignore the mistakes made in planning to date and rely on the mismanaged efforts of the past. We are asking that you use this opportunity to course correct and regain the public trust in comprehensive planning and your leadership.

We are resubmitting with this letter:

- the public petition previously submitted that we did not see it in the records.
- the letter by attorney Gail Rubinfeld dated January 21, 2019 regarding comprehensive planning
- an updated letter from Jonathan Lockman of Nelson, Pope and Vorhis, which is an update from the letter of August 19, 2019 based on the final scoping document, and,
- a PACE Environmental Law Review article "Land Use Law in New York State: Playing "Hide & SEQRA" with the Elusive Comprehensive



Plan” [Volume 11 Issue 2 Spring 1994] that discusses at length the role of Comprehensive Plans and SEQRA where “the author focuses on the potential use of SEQRA's procedural devices as a substitute for formal comprehensive planning, and the possible dangers which may result.”

Tonight, we ask the Town Board to:

1. use tonight's workshop to educate the public at large regarding the process that is has been undertaken by the Town;
2. recognize that the Supervisor made promises that a Town wide Comprehensive Plan update would be done;
3. recognize that the Town Board engaged Laberge for Town wide strategic planning in July and October of 2018;
4. understand that the Supervisor and town consultants presented to the public a plan that claimed strategic area planning for all areas of the town for the purpose of creating an update to the Comprehensive Plan;
5. recognize that the change in Town's approach to planning was not clearly communicated to the public when the SEQR process was started in February of 2019 and that the FEA on its own did not adequately define the actions being considered;
6. recognize that due to the lack of explanation and supporting documents, the Town residents were not adequately informed as the purpose and role of the draft scoping document, and its use and relationship, or not, to updating the Comprehensive Plan that the public was led to believe was being developed;
7. recognize that under circumstances the public were not sufficiently informed in order to provide meaningful input on the draft scoping document at the sole public hearing in August 2019; and,
8. finally, we ask that the Town Board delay accepting the final scoping document as submitted, consider revising and expanding the document, and consider repurposing the document for developing a Comprehensive Plan update.

There is ample justification, need, and desire for the Town to work on a Comprehensive Plan update and ongoing studies of our environment and community character can be accomplished without an approved scoping document.

The justification to do an update to the Comprehensive Plan includes but is not limited to:

1. An update is way overdue. Every 5-7 years Town should review and adjust. Hasn't been done in 17 years. Attorneys for developers have used this as an argument in legal proceedings and the Town should recognize its responsibility to maintain this important document.

2. The Supervisor promised it would be done as a key component of his platform and was elected based on this promise in 2017.
3. A town wide update is warranted as there remain vacant parcels throughout the Town to address and there is a tremendous number of existing buildings that can be redeveloped according existing zoning standards and the potential impact needs to be studied.
4. The number of ZBA applications is off the charts and this speaks to a fundamental problem in the existing town wide zoning code that must be examined.
5. Rezoning Local Laws were passed with doing environmental studies of impacts and we are overdue on inventorying the development potential.
6. Town funds were authorized for town wide strategic planning and spent. The public has reasonable expectation that the Town Board will ensure that the work it authorized will occur. (See resolutions regarding Laberge in July and October of 2018)
7. The Town cannot represent that for the next 8 years that it will limit rezoning consideration solely to northeast Ramapo. Since many of the environmental constraints that exist affect multiple areas of the Town, consideration of one area at a time without first considering town wide existing conditions and developing town wide strategies is segmentation and fails to properly address cumulative impacts.
8. The Town is not prevented from organizing public workshops, charettes, and surveys area by area and tailoring those meeting to the differing needs before incorporation into a Town wide plan.

The final scoping document includes the statement: “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.” ROSA opposes this unconventional and poor reasoning.

The Town was able to complete a proposed Comprehensive Plan, do the SEQR review process on the town wide proposal, develop SEQR finding and approve the plan in little more than a year. The Town is not physically larger now than it was then, and the remaining vacant land is dwindling. The very notion that it is too much work to do is irrational.

While there is reason to do tailored public charette and community survey by area, there is no reasoning not to do all town wide environmental reviews and studies together and to look at the Town as a whole before focusing on area specific strategic planning. Organizing any studies that examine the impacts on a specific area by implementing specific strategic plans that focus on a single area is irrational.

The land knows no boundaries and the water sources and wetlands that supply our region and Town are finite. The interrelationship of all areas within the Town and to other municipalities must be considered for proper town wide planning.

### **Town Comprehensive Plan versus DGEIS**

The question is whether the Town will do a Town Comprehensive Plan update followed by a DGEIS on the Proposed Comprehensive Plan, or will the Town attempt to use legally manipulative shortcuts to do only a DGEIS on one area as it seems to be intent on doing. This choice of approach should be discussed in a public workshop. There have been no Town Board workshops held before the public where there is a discussion of planning strategy.

In the attached PACE article, there is a good summary of how the goals and means used to achieve each of these devices are quite different. The comprehensive plan is "goal-driven" in that it attempts to chart a path by setting specific goals and objective standards aimed at attaining a general blueprint of the future community. On the other hand, the Generic EIS is "results-driven"; its main objective is to avoid adverse consequences resulting from change. The Generic EIS explores alternatives to mitigate adverse effects of specific plans.

The choice of pursuing a DGEIS before developing a proposed update to the Comprehensive Plan or developing a town wide strategic plan communicates to the public that the Town Board has already predetermined that it will make changes before engaging the public in the planning process and this is what the public is opposing.

This flies in the face of comprehensive planning. The article also reveals the potential for Generic EIS's to negatively affect formal comprehensive planning including its substitution for such planning.

### **Comments on Final Scoping Document**

ROSA has read and adopts comments made by other members of the public and has attempted to not repeat them here. The following comments on the final scoping document are being submitted with the intention to make sure that study of town wide existing conditions is sufficient to develop area specific plans throughout Ramapo and to form the foundation for an update to the Town Comprehensive Plan.

- 1) Old comment not reflected: Review comprehensive plan recommendations and develop a report on status. Section 6.8 does not reflect the intent of the request.
- 2) Old comment not reflected: Obtain feedback from residents on what did or did not work before establishing new objectives for the next update to the comprehensive plan. Section 6.8 refers only to the terrible charette meetings solely on one part of Town. The supervisor and consultants promised there would be additional meetings where the environmental maps would be provided and this did not happen. The final scoping document should outline a minimum set of the public workshops and public hearings that will be held to gather the needed input.



- 3) Old comments not reflected: The ROSA petition asked for all wetlands to be incorporated into town wide existing conditions the Final Scoping is limited to only DEC wetlands that is inappropriate. All mapped wetlands should be incorporated and all should be shown on all maps with a 100' buffer as the bill to change the size of DEC wetlands from 12.4 acres to 1 acre is still being considered and is before the DEC.
- 4) From petition not reflected: All Town owned lands should be included and not just those that were formally dedicated. Section 6.2 should be updated.
- 5) From petition not reflected: All maps should be created at the beginning of the planning process. Please make sure that there is a map of consolidated environmental constraints including steep slopes over 15% and 25%, all wetlands, all right of ways, all high-pressure pipeline easement along with the PIR areas shown, all groundwater and well head protections areas from the county maps and the Aquifer and Well head protection law, the scenic road district, all 100 yr floodplains, FEMA flood plains, ESAs and all aquifer areas. Consolidated town wide environmental constraints maps are needed to help formulate town wide strategies for where more development can be considered.
- 6) From petition not reflected: There is no mention of the high-pressure gas pipelines and need to consider revised development standards and updated zoning codes. The federal PIPA Guidelines call for a 506' planning radius.
- 7) New comment: zoning patterns and inventories of what can be developed under existing zoning should incorporate all villages within the town.
- 8) New comment: the climate change section is particularly lacking. There should be some analysis regarding the changes in rainfall and storm patterns as flooding is a major concern in Ramapo.
- 9) New comment: there is no mention of how to address electric vehicle use and changing code to incorporate such planning into the mix even though such comments were submitted.
- 10) New comment: there is no mention of the need to quantify the cost impacts of new roads and new sidewalks on a one-time basis vs. maintenance basis.
- 11) New comment: the inclusion of Gracepoint Church was laughable and should have been dropped as the property is undevelopable. All plans done in November of 2018-January 2019 were done without representations of wetlands and floodplains and other environmental constraints and should not be part of the current planning consideration.
- 12) New comment: there is no discussion or analysis of assessment values and how the average assessed value differs between single family housing vs. multi-family condos vs. commercial apartment buildings. There must be a way to related revenue and costs and there is no way to discuss potential revenues without addressing assessments.
- 13) New comment: based on records obtained from the Town website, it seems apparent that the reason the Hillcrest Fire Department has steadfastly

complained about not being notified regarding this process is because the Town has the wrong address and contact information in its records for the Hillcrest Fire Department.

- 14) New comment: the FEAF Part 1 does not include any mention of new code standards and it was wrong to sneak it in with the Part 1 and Part 2. As per the comments by Town representatives at the meeting a separate SEQR process should be initiated when proposed code changes are introduced.
- 15) New comment: the Town has refused to release draft documents for the Northeast Strategic Plan and for any proposed code related to the project under FOIL. Excerpts and screen capture from such documents were included in the January 23, 2019 power point presentation. The Town Board should demand that all documents produced, paid for by tax dollars, by consultants should be made public on the website and that the full record for the actions being taken be updated and made public before the Town Board votes and moves forward. Transparency is needed and should be adhered to as promised to the residents of Ramapo under this new administration.

#### **THE TOWN SHOULD BE HIRING INDEPENDENT ENVIRONMENTAL PROFESSIONALS TO ASSIST IN ITS ENVIRONMENTAL STUDIES**

In order to gain trust and respect from the residents at large, ROSA asks the Town to hire respected environmental professionals to take inventory of Town environmental resources. ROSA would like to be able to participate in making recommendations toward this goal.

And with respect to the emergency responders in the fire departments and in the ambulance corps, we ask that the Town provide a budget for those volunteer service organizations and support their efforts to participate in future planning processes.

Sincerely yours,

The image shows two handwritten signatures in blue ink. The signature on the left is 'Suzanne Mitchell' and the signature on the right is 'Deborah Munitz'.

Suzanne Mitchell and Deborah Munitz  
Board Members  
ROSA 4 Rockland, Inc.

**Re: Northeast Ramapo And The Town's Comprehensive Plan Update  
January 21, 2019  
On Behalf of ROSA 4 Rockland, Inc. and CUPON, Inc.**

During public forums in November of 2018 concerning the updating of the Town of Ramapo's comprehensive plan and the recently delineated Northeast Ramapo corridor, conversations between residents and a professional planner hired by the Town to facilitate community input raised a number of concerns for those participating residents. When the planner/forum facilitator described the kinds of development that he thought might be appropriate for certain areas, particularly large tracts of undeveloped or vacant land, residents overwhelmingly expressed their apprehension that some of the ideas being advanced would not sufficiently protect Northeast Ramapo's environmental resources and character, and, above all, their own quality of life.

Residents were concerned that the planning process had begun without baseline data, such as an analysis or study of water resources, traffic patterns and roadways. To proceed without this type of data, they noted, would be putting the cart before the horse, thus inhibiting both citizens and the planners from properly planning for Northeast Ramapo's future. Since the enactment of the 2004 Comprehensive Plan, new and increased concerns have arisen regarding downstream flooding, reliance on a sole source aquifer (Northeast Ramapo's only clean drinking water source), federal gas pipeline guidelines on nearby development, and other serious concerns, that may call for more restrictions on development than those in the 2004 Plan.

Still, participating residents made it abundantly clear that they would like to see this sector of town and the nearby Patrick Farm property be developed sustainably, by maintaining the existing low density, open spaces, and residential rural character of the area. And they were repeatedly assured that their input and vision was important and would be given serious consideration. Notably, Michael Klatsky, Ramapo's Director of Planning and Zoning, acknowledged at a forum that Northeast Ramapo is the area of Town "most vulnerable to development," and he assured residents that the Town wanted "to make sure that any future development is designed the right way."

At a separate forum with developers concerning Northeast Ramapo, however, the planner/forum facilitator made a sweeping statement about development indicating that future development in the area might not, in fact, be done "the right way." After identifying certain undeveloped areas as "areas of opportunity" that are "going to change anyway," the planner went further, stating that because these areas are "owned by private interests . . . it's not like you're going to be able to stop the development there even if you wanted to." This bald assertion does not withstand scrutiny. Therefore, it is important for the Town, as well as the citizens of Northeast Ramapo, to understand the reasons why the Town should and can make every effort to produce a comprehensive plan that is in accordance with citizens' expressed call for sustainability. Indeed, New York law has time and again allowed municipalities to do just that, despite the private interests of developers.

Almost one hundred years ago, the New York State Court of Appeals, our state's highest court, affirmed that municipalities have broad inherent power to regulate land use matters. See Lincoln Trust Co. v. Williams Bldg. Corp., 229 N.Y. 313 (1920). Municipalities can exercise this power, within constitutional limitations, so long as



zoning legislation bears a “substantial relation” to the promotion of the public health, welfare, and common good. See Trustees of Union College v. Members of Schenectady City Council, 91 N.Y.2d 161 (1997). Zoning ordinances, such as those that seek to preserve open space by enacting more restrictive lot size and uses, have a presumption of constitutionality which can only be rebutted by proof beyond a reasonable doubt. See Robert E. Kurzius, Inc. v. Village of Upper Brookville, 51 N.Y.2d 338 (1980), cert denied 450 U.S. 1042 (1981) (upholding five-acre minimum lot zoning enacted for legitimate purpose of preserving open space that was not unconstitutionally exclusionary).

A comprehensive plan, or master plan, is a statement of a community’s vision for its future, setting forth a guide to all planning and land use regulation as a means to promote a community that is livable and sustainable, recognizing the needs of community members and the geographic characteristics of their locality.<sup>1</sup> This vision is aspirational and should not take into account how, if at all, the resulting plan and rezoning pursuant to the plan might affect an individual landowner or developer’s own plans for future development. And to the point about ensuring a livable and sustainable community, it’s important to recognize that individual areas of towns, in this case Northeast Ramapo, based on its geography, existing infrastructure, and environmental characteristics, need not absorb an equal share of the development and density pie, so to speak, as Ramapo moves forward with its long-term vision. In fact, good planning and employing the best design principles, as Mr. Klatsky stated the Town is committed to doing, may very well require that zoning in certain parts of Northeast Ramapo become *more* restrictive. Ramapo has the ability to legally zone its Northeast corridor so as to preserve and protect this area’s resources and character regardless of existing zoning.

Landowners and developers must always calculate the advantages and risks whenever they purchase land with an eye towards new development. A municipality, on the other hand, is duty bound to consider only the overall public welfare in drafting a comprehensive plan and enacting zoning ordinances in accordance with the plan. The goal is to find the proper balance of economic growth, protection of natural resources, and sustainability. Sometimes the public welfare aligns with those of individual landowners and developers and sometimes they are at odds. Either way, those landowners and developers in Ramapo who are contemplating the development of their property, and even those who have begun to do so, cannot claim, by mere ownership, that the Town cannot enact zoning changes that will restrict or prohibit their planned development. Much more than that is required.

**The New York courts have consistently upheld zoning amendments that make lot size or use more restrictive even though such amendments have the effect of reducing the market value of the land affected.** So, where a zoning ordinance that is more restrictive than the one currently in place is enacted, a landowner will generally not be permitted to begin or complete a structure or a development which an amendment has rendered nonconforming unless the owner has made substantial improvements *and* expenditures prior to the effective date of the amendment and did so in reliance on duly issued permits. See Berman v. Warshavsky, 256 A.D.2d 334, 335-336 (2d Dept. 1998). To succeed in court on a claim of a vested interest in a prior, less restrictive zoning classification, a landowner’s actions in reliance on a legally issued permit under such zoning must be so substantial as to render the improvements on the property already made essentially valueless. See Town of Orangetown v. Magee, 88 N.Y.2d 41, 47-48 (1998).

Even in situations where a large amount of work has already been done and substantial expenditures made toward the completion of a project, a vested rights claim based on such improvements and expenditures is not necessarily assured of success. In the fairly recent case of Matter of Exeter Bldg. Corp. v Town of Newburgh, 2016 WL 527034 (N.Y. Feb. 11, 2016), the Court of Appeals affirmed the Appellate Division Second Department holding

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<sup>1</sup> “Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.” N.Y. State Town Law § 272-a (1)(b).

that the landowner had no vested right to develop the subject property under the prior zoning regulations. It was not reasonable, said the court, for the landowner to rely on a conditional final site approval in carrying out any substantial actions furthering the development since the landowner was aware of proposed rezoning of the site. **Given this knowledge, conditional site approval and limited permits, along with substantial improvements and expenditures, were not enough to establish reasonable reliance on municipal permission and defeated the landowner's claim of a vested right in the prior zoning of the parcel.**

Claims asserting an unconstitutional taking of private property have equally formidable hurdles when it comes to zoning. It is well recognized that a "mere diminution in the value of property, however serious," will not be sufficient for a landowner to prevail against a municipality on a claim of unconstitutional taking of property under the state and federal constitutions. See Noghrey v. Town of Brookhaven, 48 A.D.3d 529 (2d Dept. 2008), lv. denied, 15 N.Y.3d 815 (2010), citing Concrete Pipe & Products of Cal., Inc. v. Construction Laborers Pension Trust for Southern Cal., 508 U.S. 602, 645 (1993). Notably, the United States Supreme Court has indicated that such a taking requires a diminution in value which is "one step short of complete," citing as an example a 95% diminution in value. Noghrey, supra, citing Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 1019 fn 8 (1992).

Ramapo should not tailor its land use decisions to the profit driven interests of individual landowners and developers in fear of future lawsuits. The Town has heard from many local residents as to why the public interest and general welfare in the newly designated Northeast corridor and the Patrick Farm area calls for sensitivity to important quality of life issues which, in turn, require, in some areas, more restrictive use and lot size zoning. The "preservation of open-space land and the protection of a municipality's residents against the ill-effects of urbanization," Kurzius v. Upper Brookville, supra, are legally recognized bases upon which to zone for the future. Issues such as population density, traffic and pedestrian safety, preservation of scenic by-ways, sustainable development, respect for historic properties, and environmental protection - particularly with regard to aquifers and wetlands - are the primary considerations Ramapo should take into account as it plans for Northeast Ramapo, and indeed the entire town, the zoning that will most appropriately promote the public welfare today and in the future.

A handwritten signature in cursive script, appearing to read "Gail B. Rubinfeld".

Gail B. Rubinfeld. Esq.

April 1994

## Land Use Law in New York State: Playing "Hide & SEQRA" with the Elusive Comprehensive Plan

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### Recommended Citation

Robert Crespi, *Land Use Law in New York State: Playing "Hide & SEQRA" with the Elusive Comprehensive Plan*, 11 Pace Envtl. L. Rev. 835 (1994)

Available at: <https://digitalcommons.pace.edu/pelr/vol11/iss2/10>

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COMMENT

**Land Use Law in New York State:  
Playing "Hide & SEQRA" with the  
Elusive Comprehensive Plan**

ROBERT CRESPI\*

*In this comment, the author discusses comprehensive planning and land-use regulation in New York, and SEQRA's role and influence in the planning and land-use decision making process. In addition to discussing SEQRA's positive influence in bringing environmental issues into the forefront, the author focuses on the potential use of SEQRA's procedural devices as a substitute for formal comprehensive planning, and the possible dangers which may result. The author suggests how SEQRA would best serve the planning process and proposes that mandatory planning be required from local to regional levels.*

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\* This article is dedicated to Brian and Barbara, with special thanks to Lisa Rosen Ellrodt, Professor John D. Nolon and Janet Morris Jones.

## I. Introduction

The New York State legislature enacted the State Environmental Quality Review Act (SEQRA)<sup>1</sup> in 1975 requiring the early consideration of all environmental factors in government and private sector land-use decisions. SEQRA is a pervasive aspect of land-use regulation, providing a broad framework for the mandatory consideration of environmental impacts within the traditional areas of land-use regulation which include comprehensive planning, zoning and building codes.

SEQRA encourages long-term planning efforts,<sup>2</sup> and was enacted amid the growing recognition of the importance of comprehensive planning, the realization of the critical nature of many environmental issues, and the increasing appreciation and understanding of the regional nature and interaction of all of these issues. New York, though, has no statutory or common law authority mandating formal comprehensive planning. The practical difficulties associated with planning, and the concomitant political and legal conflicts have, in many ways, discouraged long-term planning in New York in favor of case-by-case, ad hoc planning.

This Comment discusses comprehensive planning in New York and SEQRA's positive and negative roles in the planning process. The Comment emphasizes the importance of formal comprehensive planning.<sup>3</sup> Part II briefly discusses various aspects of planning and introduces the statutory background of land-use planning in New York. Part III explores, in more detail, specific aspects of land-use regulation in New York. Part IV introduces various aspects of SEQRA that relate to long-term planning. Part V discusses SEQRA's positive influence in bringing environmental issues into the

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1. N.Y. ENVTL. CONSERV. LAW §§ 8-0101-0117 (McKinney 1984 & Supp. 1994).

2. *Id.* § 8-0101.

3. There are many forms and functions of comprehensive planning. See *infra* part II.B. This article will not attempt to propose the "correct" form of comprehensive planning; however, the analysis within this article is premised on the importance of some type of formalized comprehensive planning process for the beneficial development of all types of communities.

planning process. Part V also discusses how SEQRA is further intertwined with the planning process because of the conceptual vagueness of, as well as the absence of mandated, comprehensive planning. Focus is placed on the potential use of SEQRA's procedural devices (particularly the Generic Environmental Impact Statement) as a substitute for formal comprehensive planning, and the possible dangers of such use, including the imposition of the high costs of planning on the private sector. The article concludes by highlighting the importance of long-term environmental planning, discussing how SEQRA can best serve this process, and proposing that mandatory planning from local to regional levels should be the ultimate goal of the New York legislature.

## II. Planning

### A. Introduction

The planning process allows public and private planners, private developers, and members of the community to work toward the common goals of controlled growth, economic prosperity, and environmental protection. "The function of land regulation is to implement a plan for the future development of the community."<sup>4</sup> If successful, planning can help reduce the seemingly inherent adversarial relationship between planners seeking to control and organize growth, and developers seeking to maximize growth and development. The two most prevalent approaches to environmental land-use planning are formal comprehensive planning<sup>5</sup> and ad hoc, or mission-oriented planning for specific projects.<sup>6</sup>

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4. *Asian Americans For Equality v. Koch*, 72 N.Y.2d 121, 131, 527 N.E.2d 265, 270, 531 N.Y.S.2d 782, 787 (1988), citing *Berenson v. Town of New Castle*, 38 N.Y.2d 102, 109, 341 N.E.2d 236, 241, 378 N.Y.S.2d 672, 680 (1975).

5. Comprehensive plan is also referred to as master plan, long-term plan, well-considered plan, comprehensive master plan and plan. The terms are often used interchangeably which adds to the confusion already associated with this term. See *infra* part II.B.

6. 2 FRANK P. GRAD, *TREATISE ON ENVIRONMENTAL LAW* §§ 10.01, at 10-6 to 10-7 (1992) (acknowledging environmental protection and de-ghettoization of cities as specific examples of mission-oriented planning).



## B. Comprehensive Planning

Comprehensive planning<sup>7</sup> is a means for a community to pave its way into the future. Its goals are to project the diversified needs of the community and lay out a long-range scheme to control and direct development in accordance with stated objectives. It can be used as a static blueprint for the community to follow for many years,<sup>8</sup> or the starting point in a continuous planning process that is periodically updated and shaped to meet changing and unanticipated requirements.<sup>9</sup>

The contemplated result of skillfully implemented comprehensive planning is a steadily growing community which provides and maintains necessary services while protecting the environment. Although such a goal is usually sought by all concerned parties, there is disagreement over whether the employment of this method of planning can successfully achieve the desired objective.<sup>10</sup> There is also a great deal of controversy over whether the planning process should be mandatory or advisory.<sup>11</sup>

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7. The statutory origin of comprehensive planning is found in The Standard City Planning Enabling Act, promulgated in 1928. The stated purpose for long-term plans (language retained in many modern statutes) is to "guid[e] and accomplish[ ] a coordinated, adjusted, and harmonious development of the municipality and its environs which will . . . best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development." ADVISORY COMM'N ON CITY PLANNING AND ZONING, U.S. DEP'T OF CONGRESS, A STANDARD CITY PLANNING ENABLING ACT (1928) quoted in ROBERT R. WRIGHT & MORTON GITELMAN, LAND USE CASES AND MATERIALS 271 n.3 (4th. ed. 1991).

8. Even without a formalized planning process, zoning amendments, subdivision approvals, and similar actions change the community's land-use. Such actions can, cumulatively be perceived as evolving a "plan." See *infra* part III.B. It is important to focus on whether there is purposeful action aimed at achieving specified long-term goals.

9. See generally, Haar, *In Accordance With a Comprehensive Plan*, 68 HARV. L. REV. 1154 (1955) (discussing general background on the importance of comprehensive planning); Haar, *The Master Plan: An Impermanent Constitution*, 20 LAW & CONTEMP. PROB. 353 (1955).

10. See GRAD, *supra* note 6, § 10.01, at 10-8.

11. See *id.* Some reasons stated for opposing a formalized planning process are: the inability of planners to foresee the future needs of the community and incorporate them into a usable formal document, the potentially high costs which are immediately borne by the community, and political controversy in-

### C. Ad Hoc Planning

Ad hoc planning is probably the more prevalent form of planning because it is easier and less expensive to implement and it addresses specific and pressing issues. However, it has been widely criticized because of its inability to accomplish the broader objectives sought by comprehensive planning "that take into account human and environmental values."<sup>12</sup>

Proponents of ad hoc planning believe that long-range planning has been ineffective, and maintain that planners should focus on short-term projects to accomplish specific objectives.<sup>13</sup>

### D. The Model Land Development Code

The Model Land Development Code (Code)<sup>14</sup> differs in form and concept from the original Standard Planning Enabling Act.<sup>15</sup> It attempts to combine the objectives and procedures of both comprehensive and ad hoc planning. The Code also combines the traditional physical approach to planning<sup>16</sup> with newer concepts of determining future development which consider social and economic values and objectives. It provides for long-term goal setting expressed in flexible rather than static terms. Thus, the Code serves as a

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involved in defining long-term objectives and mediating differing agendas. Frank P. Grad characterized this view of master planning as an "audacious attempt to impose the view of a few experts on future developments, with regard to population growth, population movement, development of transportation patterns, development of industrial patterns, the development of new inventions and new industries, the import of economic factors and the like." *Id.*

12. *Id.* at 10-12 to 10-13. Grad discusses how the enactment of the National Environmental Policy Act of 1969 (NEPA) was largely in response to the exclusion of the consideration of long-term impacts and alternatives on land-use in ad hoc planning. *Id.* at 10-12 n.1.

13. WRIGHT & GITELMAN, *supra* note 7, at 308, 309.

14. AMERICAN LAND INSTITUTE MODEL LAND DEVELOPMENT CODE, ART. 3, LOCAL LAND DEVELOPMENT PLANNING, COMMENTARY ON ART. 3, § 141 *et seq.*, reprinted in WRIGHT & GITELMAN, *supra* note 7, at 306-12. The Code has not been adopted by any state, but portions have been used by some states to regulate critical areas. *Id.* at 306 n.1.

15. ADVISORY COMM'N ON CITY PLANNING AND ZONING, *supra* note 7.

16. The physical approach to planning attempts to determine patterns and characteristics of physical development based on design and appearance alone. See GRAD *supra* note 6, § 10.01, at 10-6.

broad framework which facilitates focused, specific, short-term actions.<sup>17</sup>

#### E. Conclusion

Although there are many forms and functions of comprehensive planning, formalized long-term planning of some sort will arguably benefit the development of all types of communities. Recently, comprehensive planning has become favored as a means of incorporating environmental protection in land-use management decisions.<sup>18</sup> Many states have enacted laws mandating enacting master plans<sup>19</sup> and/or mandating consistency between a comprehensive plan and land-use regulation.<sup>20</sup>

17. MODEL LAND DEVELOPMENT CODE, COMMENTARY ON ART. 3, *supra* note 14, reprinted in WRIGHT & GITELMAN, at 306-12.

18. GRAD, *supra* note 6, at 10-11. For an interesting recount of a New Jersey community which had the foresight to realize that, without a formal long-term plan, it would become a victim of the urban sprawl that had consumed its neighbors and has consumed much of rural America, see ARTHUR E. PALMER, TOWARD EDEN (1981). Palmer describes the mayor of Medford's realization of the impending uncontrolled growth crisis, and the fact that traditional methods of planning and zoning had not prevented the destruction of its neighbors and would not protect Medford either.

The reader follows as the town commissioned an ecological planning survey by Professor Ian McHarg entitled the Medford Report, through the long and arduous legislative process involved in incorporating the recommendations contained in the Report into a workable long-term plan. The plan encompassed a consciousness change of both the public and private sectors and created a new way of doing business involving common goals and a partnership between all members of the community. The plan focused on environmental factors upon which economic, social and political aspects of the community were overlaid, and created a scheme where "growth through diversified residential and other development could be accommodated with preservation of critical environmental resources, natural amenities, open space and recreational values." *Id.* at 79.

19. See, e.g., Alaska Stat. § 29.40.030 (1990 Supp.); Cal. Gov't Code Ann. § 65300 (West 1990 Supp.); Colo. Rev. Stat. § 31-23-206 (1990 Supp.); D.C. Code Ann. § 1-2003 (1990 Supp.); Fla. Stat. Ann. § 163.3167 (West 1990 Supp.); Idaho Code §§ 67-6503, 6504, 6508 (1990 Supp.); Me. Rev. Stat. Ann. Title 30A § 4321 (1989 Supp.); Neb. Rev. Stat. § 19-901, 903 (1987); Or. Rev. Stat. § 191.175(2)(a) (1990 Supp.); Wash. Rev. Code Ann. § 35.63.020 (1990 Supp.), compiled in Patricia E. Salkin, Comprehensive Plan & Comprehensive Planning (Prepared for the Legislative Commission on Rural Resources, Land Use Advisory Committee, Albany, N.Y.) (Draft 1990), Attach. A.

20. See, e.g., Ariz. Rev. Stat. Ann. § 9-462.01E (1990 Supp.); Cal. Gov't Code Ann. § 65860 (West 1990 Supp.); D.C. Code Ann. § 5-414 (1990 Supp.); Fla.



Numerous approaches are available to implement some form of mandatory comprehensive planning on the local and regional levels. For example, the state legislature can enumerate strict procedural requirements including a format and review period for any proposed plan, or, the legislature can mandate broad requirements establishing a framework for local and regional government action. Each level of government and each state and municipality requires unique approaches or mechanisms to implement comprehensive planning. On a local level, a suggested approach would require periodic updating or review of the Master Plan. Failure to do so could cause the revocation of all development approvals during the previous period. This would encourage the involvement of private developers in the planning process, and help to remove the adversarial nature of the relationship between planners and developers, since the developers' interests will be directly affected if the community fails to plan.

Systems such as those in Vermont and Oregon illustrate schemes mandating regional and/or statewide planning while facilitating and encouraging the involvement of local governments. Vermont passed the Growth Management Act of 1988 ("Act 200")<sup>21</sup> to supplement the Land Use Development Law ("Act 250").<sup>22</sup> Act 200 establishes twelve regional planning commissions to coordinate planning and assure consistency

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Stat. Ann. § 163.3194 (West 1990 Supp.); Haw. Rev. Stat. Ch. 226 § 1 (1990 Supp.); Ky. Rev. Stat. § 100.213 (1990 Supp.); Me. Rev. Stat. Ann. Title 30A § 4352(a) (1989 Supp.); Nev. Rev. Stat. § 278.150 (1979); Or. Rev. Stat. § 197.010(3) (1989 Supp.); S.D. Compiled Laws Ann. §§ 11-6-2, -14 (1990 Supp.); Vt. Stat. Ann. title 24 §§ 4321, 4341, 4347 (1980 Supp.), *compiled in* Salkin, *supra* note 19, Attach. A.

21. Salkin, *supra* note 19, Attach. C, at 17.

22. Act 250, which was passed in 1970, divides the State into seven environmental districts which are overseen by a statewide board appointed by the governor. The Act establishes criteria and a permitting process for large developments and subdivisions which must conform to statewide development policies. An Act 250 permit is granted to proposed developments if they conform to the municipal and regional land-use plans. The Act was not as successful as it was hoped for, however, since many municipalities had insufficient plans, and many projects were not large enough to fall under the Act. Vt. Stat. Ann. title 10, Ch. 151 (Supp. 1993); DONALD L. CONNORS, ET. AL., CHOATE, HALL & STEWART, *State and Regional Planning: An Emerging Trend*, (1990), reprinted in Salkin, *supra* note 19, Attach. C.

among its municipalities. The Act incorporates thirty-two stated goals ranging from expanding affordable housing to identifying and preserving critical environmental areas. Even though participation by municipalities remains voluntary, Act 200 provides powerful incentives to motivate municipalities to plan in order to remedy the problems of Act 250. These include funding and technical guidance for planning and the right to participate in binding regional planning decisions. Municipalities remain the most important component of Vermont's planning process.<sup>23</sup>

Oregon's Comprehensive Land Use Planning Coordination Act<sup>24</sup> mandates local comprehensive planning and zoning and requires consistency with goals and objectives established by a statewide planning commission which must approve each plan. The commission acts as a liaison with the state legislature. An important aspect of the Act is that it provides the commission with enforcement authority to facilitate bringing local government, state agency or special district comprehensive plans, land-use regulations or land-use decisions into compliance with the commission's goals.<sup>25</sup>

Formal comprehensive planning remains optional in New York.<sup>26</sup> In 1993, the New York State Legislature amended significant portions of the Town Law.<sup>27</sup> Previously, authority to draft a master plan was vested solely in the planning board even though there was no requirement to establish a planning board. This was a potential source of conflict because the town board could effectively lose control of the planning process by creating a planning board.<sup>28</sup> The new

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23. *Id.*

24. Or. Rev. Stat. Ch. 197 (1993).

25. CONNORS ET AL., *supra* note 22.

26. N.Y. TOWN LAW § 272-a (McKinney 1990 & Supp. 1994) (effective July 1, 1994). Only sections of the Town Law will be cited since, for the purposes of this article, the enabling legislation for villages and municipalities is similar or substantially similar.

27. See, e.g., N.Y. TOWN LAW §§ 263, 272, 272-a (McKinney 1990 & Supp. 1994), amended by §§ 263, 272, 272-a (Supp. 1994).

28. "If a town establishes a planning board the town no longer has jurisdiction to perform any of the functions which are assigned to a planning board by state statute even though without the creation of the planning board the town board itself might have had authority to act in that field . . ." 1979 Op. Att'y.

law, effective July 1, 1994, vests the town board with the authority to draft a comprehensive plan. Thus, the legislature controls both long-term planning and zoning, eliminating a source of conflict in the planning process. This is a positive step for planning in New York. However, the new law still does not mandate or provide compelling incentives for local and regional governments to draft a comprehensive plan.<sup>29</sup> Again, the legislature stopped short of requiring formalized long-term planning.

The new law suggests a number of topics which may be included in the comprehensive plan;<sup>30</sup> many are concepts which indicate the legislature's awareness of the need for, and positive aspects of, broad-based long-term regional planning and consideration of educational, environmental, and recreational needs of the community throughout the planning process. Despite this awareness, the absence of mandates or

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Gen. 147-48 (1979). See N.Y. TOWN LAW § 272-a (McKinney 1990 & Supp. 1994), amended by § 272-a (Supp. 1994).

29. See, e.g., *supra* notes 21 - 25 and accompanying text.

30. The comprehensive plan may include: (a) General statements of goals, objectives, principles, policies, and standards upon which proposals for the immediate and long-range enhancement, growth and development of the town are based.

(b) Consideration of regional needs and the official plans of other government units and agencies within the region. . . .

(d) Consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental areas.

(e) Consideration of population, demographic and socio-economic trends and future projections. . . .

(g) Existing and proposed general location of public and private utilities and infrastructure.

(h) Existing housing resources and future housing needs, including affordable housing.

(i) The present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services. . . .

(m) Proposed measures, programs, devices, and instruments to implement the goals and objectives of the various topics within the comprehensive plan. . . .

(o) Any and all other items which are consistent with the orderly growth and development of the town. . . .

N.Y. TOWN LAW § 272-a(4) (McKinney 1990 & Supp. 1994) (effective July 1, 1994).



incentives to draft a comprehensive plan in the amended laws has, for practical purposes, left the planning process unchanged.

### III. Zoning and the Comprehensive Plan in New York

#### A. Background

Zoning has been the most widely used method of land-use regulation in this country since the 1920s<sup>31</sup> when its constitutionality was upheld in the landmark case of *Village of Euclid v. Ambler Realty Co.*<sup>32</sup> The original purpose of zoning, and still the predominant reason for its use, was to protect property values by dividing the entire municipality into districts and regulating the uses permitted within them.<sup>33</sup> The purpose and use of zoning has expanded to such areas as providing for the social welfare, environmental protection and aesthetic values.<sup>34</sup> Modern zoning techniques, radically different from traditional "Euclidean" zoning,<sup>35</sup> have evolved which attempt to overcome the faults of this rigid process.<sup>36</sup>

31. Its statutory origins derive from THE ADVISORY COMMITTEE ON ZONING, U.S. DEPT OF COMMERCE, *A Standard State Zoning Enabling Act Under Which Municipalities May Adopt Zoning Regulations* (rev. ed. 1926), which has been adopted in one form or another by all 50 states. WRIGHT & GITELMAN, *supra* note 7, at 780.

32. 272 U.S. 365 (1926).

33. See *Asian Americans For Equality v. Koch*, 72 N.Y.2d 121, 128-29, 527 N.E.2d 265, 268-69, 531 N.Y.S.2d 782, 785-86 (1988); GRAD, *supra* note 6, § 10.01, at 10-7.

34. See GRAD, *supra* note 6, § 10.01; *Clune v. Walker*, 10 Misc.2d 858 (1958), *aff'd* 7 A.D.2d 651 (1958) (zoning ordinances are enacted to promote the health, safety and welfare of the community at large, to protect property values against depreciation and to preserve the character of the community).

35. See *Euclid*, 272 U.S. 365 (1926) ("Euclidean" refers to the earliest form of zoning, which was approved by the United States Supreme Court in *Village of Euclid v. Ambler Realty Co.* "Euclidean" zoning divides municipalities into individual districts based on use.).

36. These include the planned unit development (PUD) which provides increased flexibility in residential construction by allowing the builder to cluster the buildings into higher density areas, thereby decreasing costs while preserving open space for the community. WRIGHT & GITELMAN, *supra* note 6, at 759-760. Another technique is the special purpose district, where private developers are given incentives and bonuses in return for their providing certain amenities and uneconomic benefits for the community. It is used often to protect social or cultural uses within an area. *Id.* at 760. A special purpose district was

### B. Conformance With A Comprehensive Plan

Section 263 of the Town Law states that zoning regulations "shall be made in accordance with a comprehensive plan . . . ." <sup>37</sup> The plain language of the statute suggests that the legislature was referring to a formalized comprehensive plan. However, it is evident that there was no such intention. <sup>38</sup> Anderson speculated "that the legislature expected and required that the plan be implicit in the zoning regulations as a whole and that amendments be consistent with such plan." <sup>39</sup> The requirement of a plan is based on "the premise that zoning is a means rather than an end . . . and . . . the function of a zoning regulation is to implement a plan for the future development of the community." <sup>40</sup> The validity of "[z]oning legislation is tested not by whether it defines a well-considered plan but by whether it accords with a well-considered plan for the development of the community . . . [The validity is determined by] whether the . . . amendment is calculated to benefit the community as a whole as opposed to benefiting individu-

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employed through a system of bonus points in New York City where the Manhattan Bridge District was created to protect a deteriorated part of Chinatown. *Asian Americans* at 128. The developer was allowed greater floor density than the normal zoning ordinance allowed in exchange for constructing uneconomic projects such as low-income housing, slum rehabilitation, and community facilities. *Id.* at 128.

37. N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994); *but see* Weinstein Enterprises v. Town of Kent, 135 A.D.2d 625, 626, 522 N.Y.S.2d 204, 205 (App. Div. 1987) ("[A] town has authority pursuant to MUNICIPAL HOME RULE LAW § 10, subds. 1(ii)(a)(14), 1(ii)(d)(3) to enact local laws which supersede the provisions of the Town Law, including the mandate that zoning regulations conform to a comprehensive plan of the town").

38. ROBERT M. ANDERSON, NEW YORK ZONING LAW AND PRACTICE, § 5.02, at 131 (2d ed. 1973 & Supp. 1992) (consistent with this interpretation is the fact that few municipalities had formal plans when the law was promulgated, and relatively few have since enacted such plans).

39. *Id.* at 132.

40. *Asian Americans For Equality v. Koch*, 72 N.Y.2d 121, 131, 527 N.E.2d 265, 270, 531 N.Y.S.2d 782, 787 (1988); *see also* Connell v. Town of Granby, 12 A.D.2d 177, 209 N.Y.S.2d 379 (1961).

als or a group of individuals."<sup>41</sup> Logically, then, valid zoning legislation must follow *some* planning efforts.<sup>42</sup>

### C. What Is The Comprehensive Plan?

The courts and scholars have repeatedly attempted to concretely define the "comprehensive plan"<sup>43</sup> before and since the New York Court of Appeals' decision over 25 years ago in *Udell v. Haas*<sup>44</sup> upholding the statutory requirement that zoning must conform to the comprehensive plan.<sup>45</sup> It has been noted that it is easier to state what the "comprehensive plan" *is not* than to actually define what the "comprehensive plan" *is*.<sup>46</sup> Clearly, no formal written document is required, and the decisions generally indicate that even a formal planning process is not mandated as long as the court can discern cohesive objectives or direction from the cumulative actions of the legislature.<sup>47</sup> In 1993, the New York State legislature

41. *Asian Americans*, 72 N.Y.2d at 131, 527 N.E.2d at 270, 531 N.Y.S.2d at 787.

42. ANDERSON, § 5.02, at 131. The case law strongly supports this requirement; see, e.g., *Los-Green, Inc. v. Weber*, 548 N.Y.S.2d 832, 156 A.D.2d 984 (App. Div. 2d Dep't 1989) ("[i]t is clear that some planning must precede rezoning; that the Board must give some forethought to the community's land use problems, and that the amendment must be consistent with, and further, a specific comprehensive plan."). Thus, even though zoning ordinances carry the strong presumption of constitutionality awarded to legislative acts, the courts will strike them if the legislature does not offer any evidence of a plan or planning process. *Old Court Int'l v. Gulotta*, 507 N.Y.S.2d 22, 23, 123 A.D.2d 634, 635 (App. Div. 1986). See also *Randolph v. Town of Brookhaven*, 37 N.Y.2d 544, 547, 337 N.E.2d 763, 764, 375 N.Y.S.2d 315, 317; *Bedford v. Town of Mt. Kisco*, 33 N.Y.2d 178, 187-88, 306 N.E.2d 155, 159, 351 N.Y.S.2d 129, 136, *reh'g denied* 311 N.E.2d 655, 34 N.Y.2d 668; *Walus v. Millington*, 49 Misc. 2d 104, 108-09, 266 N.Y.S.2d 833, 839, *aff'd sub nom. Walus v. Gordon Realty Corp.*, 31 A.D.2d 777, 297 N.Y.S.2d 894 (App. Div. 1969).

43. See *infra* note 47.

44. 21 N.Y.2d 463, 235 N.E.2d 897, 288 N.Y.S.2d 888 (1968).

45. N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994).

46. ANDERSON, § 5.02, at 131 (citing *Comment, Spot Zoning and the Comprehensive Plan*, 10 SYRACUSE L. REV. 303, 304 (1959)) (emphasis added).

47. See *Udell*, 21 N.Y.2d 463, 235 N.E.2d 897, 288 N.Y.S.2d 888.

[T]he 'comprehensive plan' requires that rezoning should not conflict with the fundamental land use policies and development plans of the community . . . . These policies may be garnered from any available source, most especially the master plan of the community, if one has been adopted, the zoning ordinance and its zoning map.



formally defined the town comprehensive plan, codifying the language of *Udell v. Haas*<sup>48</sup>, by stating that the comprehensive plan must "serve as a basis for land use regulation . . . ."<sup>49</sup> Despite good intention, the broadness of the definition and lack of specificity leaves planners and the courts with no greater understanding of this concept than before the legislature defined it.

#### D. Conclusion

The Town Law<sup>50</sup> does not require the type of long-term comprehensive planning that was earlier discussed as the more desirable means for a community to intelligently plan for its future.<sup>51</sup> In effect, the courts' broad construction of the "comprehensive plan" defines ad hoc planning by allowing individual legislative decisions made in response to specific iso-

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*Id.* at 472 (emphasis added); *see also*, *Bedford v. Town of Mt. Kisco*, 33 N.Y.2d 178, 188, 306 N.E.2d 155, 159, 351 N.Y.S.2d 129, 136 (1973) ("What is mandated is that there be comprehensiveness of planning, rather than special interest, irrational *ad hocery*. The obligation is support of comprehensive planning, not slavish servitude to any particular comprehensive plan. Indeed sound planning inherently calls for recognition of the dynamics of change."); *Osiecki v. Town of Huntington*, 170 A.D.2d 490, 490-91, 565 N.Y.S.2d 564, 565 (App. Div. 1991) ("A comprehensive plan is a compilation of land use policies that may be found in any number of ordinances, resolutions, and policy statements of the Town."); *Asian Americans For Equality v. Koch*, 72 N.Y.2d 121, 131, 527 N.E.2d 265, 531 N.Y.S.2d 782 (1988) ("An amendment which has been carefully studied, prepared and considered meets the general requirement for a well-considered plan and satisfies the statutory requirement."); *Neville v. Koch*, 173 A.D.2d 323, 575 N.Y.S.2d 463 (1991), *aff'd by* *Neville v. Koch*, 79 N.Y.2d 416, 593 N.E.2d 256, 583 N.Y.S.2d 802 (1992) ("A well-considered plan need not be contained in a single document, or even reduced to writing, as long as there is a reasoned elaboration, according to the traditional substantive due process analysis between the ends sought to be achieved by the rezoning and the means used to achieve the end."). *But see generally* Haar, *In Accordance with a Comprehensive Plan*, 68 HARV. L. REV. 1154 (1955) (arguing that rezoning should demonstrate concordance with the master plan in order to produce legitimized legislative enactments).

48. 21 N.Y.2d 463, 235 N.E.2d 897, 288 N.Y.S.2d 888.

49. N.Y. TOWN LAW § 272-a(3) (McKinney 1990 & Supp. 1994) (effective July 1, 1994).

50. N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994).

51. *See supra* part II.B.

lated projects or issues to cumulatively result in a "plan."<sup>52</sup> The 1993 amendments will do very little to change this.

In enacting zoning ordinances or amendments, the legislature must satisfy a due process analysis. The legislation must achieve a legitimate government purpose for the good of the entire community, and must not represent an arbitrary decision benefiting only a few individuals (i.e., there must be a reasonable relationship between the legitimate ends sought and the means used).<sup>53</sup> There is no statutory or judicial authority to motivate communities to enact long-term comprehensive plans. There is actually a disincentive to plan because of the high costs of planning (especially considering current fiscal problems), and the practical difficulties associated with developing a workable plan, including the political reality that a single long-term plan can never satisfy all short-term interests. These are all additional factors working against motivating a community to undertake the difficult process of long-term planning.<sup>54</sup>

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52. See *supra* part II.C. It should be noted this mission-oriented planning can result in very successful and beneficial projects when implemented by a government agency. See, e.g., *Asian Americans For Equality v. Koch*, 72 N.Y.2d 121, 527 N.E.2d 265, 531 N.Y.S.2d 782 (1988) (the creation of the Special Manhattan Zoning District to rehabilitate portions of Chinatown); *Jackson v. N.Y. State Urban Dev. Corp.*, 67 N.Y.2d 400, 494 N.E.2d 429, 503 N.Y.S.2d 298 (1986) (the creation of the Times Square District to revitalize the 42nd Street, Times Square area). Even though these projects were not specifically laid out in New York City's Plan, they were clearly part of the City's formally stated objective to revitalize troubled areas of the City. Perhaps this kind of "general plan" is the maximum level of planning that can be practically followed in large, developed and over-developed communities. This debate is beyond the scope of this Comment, however.

53. *Asian Americans For Equality v. Koch*, 72 N.Y.2d 121, 131-32, 527 N.E.2d 265, 270, 531 N.Y.S.2d 782, 787 (1988).

54. See *supra* part II.B.

#### IV. The New York State Environmental Quality Review Act (SEQRA)

##### A. SEQRA Overview

The New York State Environmental Quality Review Act (SEQRA)<sup>55</sup> was adopted in 1975 as the state's broader counterpart to the National Environmental Policy Act of 1969 (NEPA).<sup>56</sup> It was enacted as a result of the legislature's awareness of the unseverability of environmental factors, with social and economic actions, as well as the legislature's recognition of the importance of long-term planning.<sup>57</sup>

The purpose of SEQRA is:

to declare a state policy which will encourage productive and enjoyable harmony between man and his environment; to promote efforts which will prevent or eliminate damage to the environment and enhance human and community resources; and to enrich the understanding of the ecological systems, natural, human and community resources important to the people of the state.<sup>58</sup>

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55. N.Y. ENVTL. CONSERV. LAW §§ 8-0101 - 8-0117 (McKinney 1984 & Supp. 1994).

56. 42 U.S.C. §§ 4321-4361 (1982). See Orloff, *SEQRA: New York's Reformation of NEPA*, 46 ALB. L. REV. 1128 (1982). One of the biggest differences is that SEQRA mandates the consideration of alternatives to an action and, thus, it is a substantive, as well as a procedural statute. N.Y. ENVTL. CONSERV. LAW § 8-0109(d); see also STEVEN A. TASHER, ET AL., *NEW YORK ENVIRONMENTAL LAW HANDBOOK*, 10-12 (1988).

57. N.Y. ENVTL. CONSERV. LAW § 8-0103 (McKinney 1984 & Supp. 1994). The legislative findings state in part:

[I]t is the intent of the legislature that the protection and enhancement of the environment, human and community resources shall be given appropriate weight with social and economic considerations in public policy. Social, economic, and environmental factors shall be considered together in reaching decisions on proposed activities. It is the intent of the legislature that all agencies conduct their affairs with an awareness that they are the stewards of the air, water, land, and living resources, and that they have an obligation to protect the environment for the use and enjoyment of this and all future generations.

*Id.* at (7) & (8).

58. N.Y. ENVTL. CONSERV. LAW § 8-0101.



SEQRA is implemented through regulations (Regulations) promulgated by the New York State Department of Environmental Conservation (DEC) which provide a framework for state and local agencies to implement the statute.<sup>59</sup> The DEC recognizes the legislature's intent to mandate the consideration of environmental factors *at the earliest possible time* by all levels of government and in every government action.<sup>60</sup>

SEQRA requires "all agencies to determine whether the actions<sup>61</sup> they undertake, fund or approve may have a significant effect on the environment,<sup>62</sup> and if it is determined that the action may have a significant effect, prepare or request an Environmental Impact Statement (EIS)."<sup>63</sup> A "negative

59. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.1 - 617.21 (1987).

60. *Id.* § 617.1(c).

61. "Actions" include:

- (1) projects or physical activities, such as construction or other activities that may affect the environment by changing the use, appearance or condition of any natural resource or structure, that:
  - (i) are directly undertaken by an agency; or
  - (ii) involve funding by an agency; or
  - (iii) require one or more new or modified approvals from an agency or agencies;
- (2) agency planning and policy making activities that may effect the environment and commit the agency to a definite course of future decisions;
- (3) adoption of agency rules, regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions that may affect the environment;
- (4) any combination of the above.

6 N.Y.C.R.R. § 617.2(b)(1)-(4).

62. "Environment" is defined as: "the physical conditions which will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, resources of agriculture, archeological, historic or aesthetic significance, existing patterns of population concentration, distribution or growth, existing community or neighborhood character, and human health." N.Y. COMP. CODES R. & REGS. tit. 6, § 617.2(1). It is important to note the breadth of this definition since it incorporates not only the "traditional" environmental factors, but also the concepts embodied in comprehensive planning upheld by the Court of Appeals in *Chinese Staff & Worker's Assn. v. City of New York*, 68 N.Y.2d 359, 365, 502 N.E.2d 176, 179, 509 N.Y.S.2d 499, 503 (1986) (potential effect on the neighborhood invokes SEQRA analysis). See *infra* note 131.

63. An EIS is an informational document to help form the basis for whether to approve an action which describes the potential effects of an action on the environment, discusses mitigation measures and suggests alternatives. TASHER, *supra* note 56, at 12, 13; N.Y. ENVTL. CONSERV. LAW § 8-0109(2).

declaration"<sup>64</sup> exempts the action from further review under SEQRA.<sup>65</sup> In judicially reviewing whether a lead agency<sup>66</sup> has complied with the procedural and substantive requirements of SEQRA, the court assures that lawful procedures were followed and applies a "rule of reason," deferring substantively to the agency's decision as long as it is not "arbitrary, capricious or not supported by substantial evidence."<sup>67</sup> Substantial evidence is "such relevant proof as a reasonable mind may accept as adequate to support a conclusion or ultimate fact."<sup>68</sup> The limited issue for review is "whether the decision makers identified the relevant areas of environmental concern, took a 'hard look' at them, and made a 'reasoned elaboration' of the basis for their determination."<sup>69</sup>

The DEC has defined most of the planning devices earlier discussed as "Type I" actions such as:<sup>70</sup>

- (1) the adoption of a municipality's land-use plan, the adoption by an agency of a comprehensive resource management plan or the initial adoption of a municipality's comprehensive zoning regulations;
- (2) the adoption of changes of allowable uses within any zoning district, affecting 25 or more acres of the district;
- (and)

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64. A "negative declaration" means a written determination . . . that implementation of the action as proposed will not result in any significant environmental effects. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.2(y).

65. *Id.* § 617.6(g)(1)(ii).

66. "Lead agency" is defined as: "[A]n involved agency principally responsible for carrying out, funding or approving an action, and therefore responsible for determining whether an EIS is required in connection with an action, and for the preparation and filing of the statement if one is required." *Id.* § 617.2(v).

67. *Jackson v. New York State Urban Development Corp.*, 67 N.Y.2d 400, 417, 494 N.E.2d 429, 436, 503 N.Y.S.2d 298, 305 (1986).

68. *WEOK Broadcasting Corp. v. Planning Board of the Town of Lloyd*, 79 N.Y.2d 373, 383, 592 N.E.2d 778, 783, 583 N.Y.S.2d 170, 175 (1992) (quoting *300 Gramatan Ave. Assocs. v. State Div. of Human Rights*, 45 N.Y.2d 176, 180, 379 N.E.2d 1183, 1186, 408 N.Y.S.2d 54, 56 (1978)).

69. *Jackson*, 67 N.Y.2d at 417, 494 N.E.2d at 436, 503 N.Y.S.2d at 305.

70. A "Type I" action presumptively has a significant effect on the environment and is more likely to require an EIS than an action not on the list. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.12(a)(1).

(3) the granting of a zoning change, at the request of an applicant for an action that meets or exceeds one or more of the thresholds given elsewhere in this list; . . . .<sup>71</sup>

SEQRA governs discretionary agency actions but specifically exempts "official acts of a ministerial nature, involving no exercise of discretion."<sup>72</sup> An important issue relating to SEQRA's interaction with development and land-use issues is whether the issuance of a building permit is a ministerial action exempted from SEQRA.<sup>73</sup> The rationale behind allowing a project to proceed without an EIS is that, presumably, any adverse environmental effects such a project could have, were already examined in the SEQRA analysis for the zoning or municipal code changes allowing the project. Thus, permitted projects are presumed to have less severe adverse effects than the alternatives that should have been considered during the planning stage when the zoning was changed. Whether issuance of a building permit is ministerial may depend on the authority granted the building inspector by the building code.<sup>74</sup> For example, if the building inspector has authority to alter or condition plans, the issuance of a building permit will likely be deemed discretionary and, therefore, subject to SEQRA.<sup>75</sup>

71. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.12(b)(1)-(3).

72. *Id.* § 617.2(q)(2); N.Y. ENVTL. CONSERV. LAW § 8-0105(5) (McKinney 1984 & Supp. 1994).

73. The positive result of exempting such actions is that developers have advance notice of the absence of SEQRA's procedural burdens (which will reduce the cost and time to complete permitted projects). This allows the developer to plan more efficiently, lowering his costs and, therefore, lowering the cost to the consumer. The significance of requiring SEQRA compliance is easily appreciated; if all deadlines are met without delay (an unlikely event), it would take approximately 230 days to pass through all of the procedural steps. Almost every step allows for extensions, however, which can *significantly* delay the approval of an application. Also, the cost of drafting the EIS can be very high. See, FREDERICK P. CLARK ASSOCIATES, SEQRA PROCESS FLOWCHART (1987).

74. TREATISE ON NEW YORK ENVIRONMENTAL LAW § 5.02(a)(3), at 391 (Nicholas Robinson, Editor-in-Chief, 2d ed. 1992) [hereinafter TREATISE].

75. *Pius v. Blersch*, 70 N.Y.2d 920, 519 N.E.2d 306, 524 N.Y.S.2d 395 (1987) (where the New York Court of Appeals upheld authority of the Town of Huntington's director of engineering, building and housing to make case-by-case judgments for site-plan design and construction materials as well as require an



In *Neville v. Koch*,<sup>76</sup> the New York Court of Appeals reviewed a challenge by private citizens to a change in the 1974 Zoning Resolution by the Board of Estimates of property within the Special Clinton District in Manhattan. The plaintiffs claimed that the City was violating SEQRA by allowing "as-of-right" development<sup>77</sup> within the rezoned district when actual projects differ from those studied in the zoning analysis (within a range of parameters). The court, in denying the claim that the ordinance was too open-ended, discussed the thoroughness of the agency's EIS for the zoning change which included a range of ten "worst-case" hypotheticals, including "full-build" scenarios. It also discussed the benefits of allowing "as-of-right" uses in land-use regulation.<sup>78</sup> The court also noted that the open-endedness of the zoning ordinance created by "as-of-right" uses was an evolution of the traditional use of zoning amendments, resulting from the "novel intersection of zoning concerns and environmental concerns."<sup>79</sup>

#### B. Imposition of Fees Authorized by SEQRA

SEQRA authorizes the lead agency to charge an applicant for the costs involved in preparing or reviewing the

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Environmental Impact Statement under SEQRA (ECL Art. 8-0109(4)) prior to issuing a building permit).

76. 79 N.Y.2d 416, 593 N.E.2d 256, 583 N.Y.S.2d 802 (1992).

77. "As-of-right" development allows the developer to build to the fullest extent permitted by the zoning ordinance after seeking approval only from the Building Department and without requiring SEQRA analysis. See MICHAEL B. GERRARD, ET AL., ENVIRONMENTAL IMPACT REVIEW IN NEW YORK § 5.14(2)(b) (Supp. 1992); see also, *id.* § 3.01(3)(f); *Neville*, 79 N.Y.2d at 422 n.4., 593 N.E.2d at 258 n.4, 583 N.Y.S.2d at 804 n.4 (1992).

78. "The advantage of as-of-right development is predictability: [D]evelopment can proceed 'in accordance with pre-set regulation, rather than with case-by-case exercise of discretion by officials.'" *Neville v. Koch*, 79 N.Y.2d 416, 426, 593 N.E.2d 256, 260, 583 N.Y.S.2d 802, 806 (1992) (quoting Marcus, "Neville v. Koch", *Worst Case Analysis Zoning: A Farewell to 'As-of-Right'?* N.Y. L.J., March 6, 1991, at 1). The court classified the issuance of a building permit for an as-of-right use as a ministerial act exempted from SEQRA even though the specific project was not studied as a hypothetical. *Neville*, 79 N.Y.2d at 426, 593 N.E.2d at 261, 583 N.Y.S.2d at 807; see TREATISE, *supra* note 74.

79. *Neville*, 79 N.Y.2d at 425, 593 N.E.2d at 260, 583 N.Y.S.2d at 806.

**Draft EIS.**<sup>80</sup> Up to two percent (2%) of the projected total cost can be charged for residential projects, and a private applicant can be charged one-half of one percent (0.5%) of the projected cost for non-residential projects.<sup>81</sup> This is a critical aspect of SEQRA's role in land-use planning as it allows the imposition of the costs of planning on a few individuals in the private sector (albeit, the individuals who will profit most by the development).<sup>82</sup>

### C. The Generic Environmental Impact Statement

#### 1. Background

The Regulations authorize using a Generic Environmental Impact Statement (Generic EIS)<sup>83</sup> to analyze the environmental effects of a complex project which is conceptually or temporally broad in scope, and which has so many uncertainties that the use of a site-specific or project-specific EIS would be inappropriate.<sup>84</sup> The circumstances for which DEC recommends the use of a Generic EIS are:

- (1) A number of separate actions in a given geographic area which, if considered singly, may have minor effects, but, if considered together, may have significant effects.<sup>85</sup>
- (2) A sequence of actions contemplated by a single agency or individual.<sup>86</sup>

80. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.17(a). The applicant cannot be charged a separate fee for both preparing *and* reviewing the Draft EIS.

81. *Id.* § 617.17(b)-(c).

82. See *infra* parts IV.D. and V.

83. N.Y. COMP. CODES R. & REGS. tit. 6 § 617.15. The Regulations do not mandate the use of a Generic EIS, but suggest situations where an agency has discretion to use it rather than a site- or project-specific EIS. See *infra* note 85; GERRARD, *supra* note 77, § 5.03(1), at 5-20, 5-21; but see *Save the Pine Bush v. City of Albany*, 70 N.Y.2d 193, 512 N.E.2d 526, 518 N.Y.S.2d 943 (1987).

84. GERRARD, *supra* note 77, § 5.03(1), at 5-20, 5-21.

85. See, e.g., *Save the Pine Bush*, 70 N.Y.2d 193, 512 N.E.2d 526, 518 N.Y.S.2d 943 (the Court of Appeals ordered the City's Planning Board to use a Generic EIS to assess the cumulative effects of a zoning change in a critical environmental area).

86. GERRARD, *supra* note 77, § 5.03(1), at 5-20, 5-21; See also, e.g., *Southern Clarkstown Civic Assn. v. Holbrook*, No. 4813/89 at 3 (Sup. Ct. Westchester Co. Dec. 11, 1989), *aff'd mem.*, 166 A.D.2d 651, 560 N.Y.S.2d 976 (1990), *appeal denied*, 77 N.Y.2d 806, 571 N.E.2d 83, 568 N.Y.S.2d 913 (1991); *Horn v. Inter-*

- (3) Separate actions having generic or common impacts.<sup>87</sup>
- (4) An entire program or plan having wide application or restricting the range of future alternative policies or projects.<sup>88</sup>

The Generic EIS is similar in many ways to a site-specific or project-specific EIS.<sup>89</sup> However, its purpose and scope is broader and the description of the rationale for the proposed project as well as the analysis of the environmental effects is more conceptual. It is well-suited for use in government-sponsored actions to develop guidelines for later application to more specific projects as they occur.<sup>90</sup>

The Regulations allow agencies to "prepare generic EIS's on new, existing or significant changes to existing land-use plans, development plans and zoning regulations so that individual actions carried out in conformance with these plans or regulations may require only supplemental EIS's . . . ."<sup>91</sup> A Supplemental EIS may be required if the subsequent site-specific action involves one or more significant environmental effects and was inadequately analyzed in the Generic EIS.<sup>92</sup>

Public hearings are not required for SEQRA compliance, but DEC has stated that "hearings normally should be regarded as an essential part of the Generic EIS process."<sup>93</sup> This is because a Generic EIS is normally used to assess

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national Business Machines, Inc., 110 A.D.2d 87, 493 N.Y.S.2d 184 (App. Div. 2d Dep't 1985), *appeal denied*, 67 N.Y.2d 602, 490 N.E.2d 556, 499 N.Y.S.2d 1027 (1986).

87. See, e.g., Long Island Pine Barrens Soc'y v. Planning Board of Brookhaven, 80 N.Y.2d 500, 606 N.E.2d 1373, 591 N.Y.S.2d 982 (1992).

88. GERRARD, *supra* note 77, § 5.03(1), at 5-21; see also, e.g., Alamit Properties, Co. v. Planning Board of Harrison, 159 A.D.2d 703, 553 N.Y.S.2d 440 (App. Div. 2d Dep't 1990).

89. TREATISE, *supra* note 74, § 5.02(b)(3), at 426-27.

90. *Id.* A Generic EIS "may be broader, and more general than a site or project specific EISs and should discuss the logic and rationale for the choices advanced . . . . [It] . . . may present and analyze in general terms a few hypothetical scenarios that could and are likely to occur." N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(d).

91. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(d) (1993).

92. *Id.* § 617.15(c)(3).

93. GERRARD, *supra* note 77, § 3.10(1), at 3-146 (quoting New York State Department of Environmental Conservation, THE SEQRA HANDBOOK at B-42 (1983)).



projects affecting a large number of people and a wide geographic area and "[t]he public is the primary source of identifying the community service and human resource impacts of a generic action."<sup>94</sup>

## 2. Comparison of the Comprehensive Plan with the Generic EIS

The Generic EIS shares many of the characteristics embodied in the concept of comprehensive planning.<sup>95</sup> However, the goals and means used to achieve each of these devices are quite different. The comprehensive plan is "goal-driven" in that it attempts to chart a path by setting specific goals and objective standards aimed at attaining a general blueprint of the future community.<sup>96</sup>

On the other hand, the Generic EIS is "results-driven"; its main objective is to avoid adverse consequences resulting from change.<sup>97</sup> The Generic EIS explores alternatives to mitigate adverse effects of specific plans, while the comprehensive plan normally contains a single path which represents, hopefully, the planner's ultimate choice of the least harmful alternative. Thus, the Generic EIS is well-suited for use in *adopting* a comprehensive plan and can be an excellent tool for charting a course from "the present to the master plan."<sup>98</sup>

94. *Id.*

95. ROBERT LAMBE, *Generic Environment Impact Statements: Municipal Master Plans of the 1990's?*, 55 PLANNING NEWS, No. 3, 1, 4 (1991). Lambe lists the important common characteristics of master plans and Generic EIS's:

1) In both cases, the process is intended to improve the future for a municipality; 2) Both address the pattern of future land uses and level of municipal services to be provided; 3) Both processes attempt to balance a multitude of complex technical issues; 4) Although at different stages, both . . . require a great deal of public input to be successful; 5) Both processes involve the same decision-makers at a municipal level.

*Id.* Lambe's final point is not always correct since a master plan is enacted by the Town Board while a different "lead agency" may conduct the Generic EIS. The lead agency *could* be the Town Board if the Generic EIS is being used to analyze a new master plan or to change an existing plan, but it could also be another appropriate agency. See *supra* parts II.B. and IV.C.1.

96. LAMBE, *supra* note 95.

97. *Id.*

98. *Id.*

However, the Generic EIS is not intended, nor is it equipped, to serve as a substitute for formal comprehensive planning.

## V. SEQRA's Interaction with Planning in New York

### A. Introduction

Environmental planning is best implemented through comprehensive planning because environmental planning requires setting broad, long-term objectives and integrating all aspects of a community's growth and development with environmental concerns. In this way, thoughtful consideration is given to the environmental impacts of the various actions implementing the master plan, and alternatives and mitigation measures are considered in advance of any environmental harm and economic expense.<sup>99</sup> Many states have enacted legislation requiring that environmental considerations play an important role in the planning process. With the growing appreciation of the regional nature of both environmental and traditional land-use issues, some states have implemented regional and statewide planning programs.<sup>100</sup> This is an area where much change is occurring.<sup>101</sup>

### B. Cases Illustrating the Use of the Generic EIS

A brief examination of recent case law involving Generic EIS's illustrates the utility of this procedural device. It also reveals the potential for Generic EIS's to negatively effect formal comprehensive planning including its substitution for such planning. Cases illustrating the four circumstances recommended by DEC for using Generic EIS's will be discussed.<sup>102</sup>

The first circumstance when a "generic EIS may be used [is] to assess the environmental effects of an entire program

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99. See PALMER, *supra* note 18.

100. See, Salkin, *supra* note 19, Attach. B.

101. See, e.g., *id.* New York is currently examining various aspects of regional and statewide planning.

102. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(a); see *supra* notes 83-88 and accompanying text. Note that the use of a Generic EIS is not mandatory under any circumstance.

or plan having wide application or restricting the range of future alternative policies or projects."<sup>103</sup> The development of a community's comprehensive plan<sup>104</sup> or of a resource management plan<sup>105</sup> are examples of this category. These are examples of SEQRA's procedural devices facilitating long-term planning. In *Alamit Properties, Co. v. Planning Board of Harrison*,<sup>106</sup> the Planning Board used a Generic EIS to update its master plan, thereby allowing the town to adjust the plan according to the changing needs of the community while simultaneously examining any possible environmental effects caused by the changes.<sup>107</sup>

*Schultz v. Jorling*<sup>108</sup> illustrates how the Generic EIS can be used by a governmental agency (here the DEC) to initiate a large project (the development of a nature preserve in Sullivan County along the Neversink River) without conducting studies on specific sites.<sup>109</sup>

In *Schultz*, the plaintiff claimed that DEC improperly segmented its SEQRA review by postponing the consideration of potential environmental impacts to a later time and on a smaller scale.<sup>110</sup> The court upheld DEC's assertion that it could not develop site-specific management plans until finalization of the purchasing plans, after which site-specific EIS's could be implemented.<sup>111</sup> *Schultz* illustrates how the Generic EIS can be an excellent device to examine broad projects with unknown elements.<sup>112</sup> An important benefit to this use is that, in such situations, since the government agency conducts the analysis, the costs of planning are distributed evenly to the taxpayers.

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103. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(a)(4).

104. See *Alamit Properties, Co. v. Planning Board of Harrison*, 159 A.D.2d 703, 553 N.Y.S.2d 440 (App. Div. 1990).

105. See *Schultz v. Jorling*, 164 A.D.2d 252, 563 N.Y.S.2d 876 (App. Div. 1990).

106. 159 A.D.2d 703, 553 N.Y.S.2d 440 (App. Div. 1990).

107. 159 A.D.2d at 704, 553 N.Y.S.2d at 441.

108. 164 A.D.2d 252, 563 N.Y.S.2d 876 (App. Div. 1990).

109. See generally *Schultz v. Jorling*, 164 A.D.2d 252, 563 N.Y.S.2d 876 (App. Div. 1990).

110. See GERRARD, *supra* note 77, §§ 3.01(3)(c), 5.02(1)-(4).

111. *Schultz*, 164 A.D.2d at 254, 563 N.Y.S.2d at 878.

112. See LAMBE, *supra* note 95.



Another circumstance where use of a Generic EIS is appropriate is to examine the environmental effects of "a sequence of actions, contemplated by a single agency or individual . . . ."<sup>113</sup> A Generic EIS can be used to assess multi-stage projects where the ultimate objective is inextricably related to events which must precede it, such as a zoning amendment to allow constructing a shopping mall,<sup>114</sup> or, infrastructure improvement to allow building a large research center.<sup>115</sup> The developer uses a Generic EIS in such situations, even though there is already a fairly detailed plan for the proposed project, because the "project remains relatively conceptual and subject to change" until site-plan approval is sought.<sup>116</sup>

In *IBM*, the applicant corporation submitted a Generic EIS to assess the impact of the construction of a large research center.<sup>117</sup> Although the project required amending the zoning law, it was consistent with the town's master plan and, therefore, the required zoning change was in conformance with a comprehensive plan.<sup>118</sup> Despite conformance with the plan, SEQRA's procedures required the applicant to incur the cost and delay of a full environmental assessment. Thus, using a Generic EIS enabled the town to accomplish more extensive planning at the applicant's expense even though the project already conformed with the existing master plan.

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113. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(a)(2) (1987).

114. See *Southern Clarkstown Civic Ass'n. v. Holbrook*, No. 4813/89 (Sup. Ct. Westchester Co. Dec. 11, 1989), *aff'd mem.*, 166 A.D.2d 651, 560 N.Y.S.2d 976 (App. Div. 2d Dep't 1990), *appeal denied*, 77 N.Y.2d 806, 571 N.E.2d 83, 568 N.Y.S.2d 913 (1991).

115. GERRARD, *supra* note 77, § 5.03(1), at 5-21. See also *Residents for a More Beautiful Port Washington v. Town of North Hempstead*, 155 A.D.2d 521, 545 N.Y.S.2d 297 (App. Div. 2d Dep't 1989) ("tiered" approach using Generic EIS was used to develop and implement new means of solid waste disposal); see also *Horn v. International Business Machines, Inc.*, 110 A.D.2d 87, 493 N.Y.S.2d 184 (App. Div. 1985), *appeal denied*, 67 N.Y.2d 602, 490 N.E.2d 556, 499 N.Y.S.2d 1027 (1986) [hereinafter *IBM*].

116. *Southern Clarkstown*, No. 4813/89 at 3.

117. *IBM*, 110 A.D.2d at 88, 493 N.Y.S.2d at 186.

118. *IBM*, 110 A.D.2d at 100, 493 N.Y.S.2d at 194; see N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994) for a list of goals furthered by zoning in accordance with a comprehensive plan; see also *supra* part II.

Many of the issues which IBM analyzed (like the zoning change or road improvements) would have been addressed in the original planning process if the town had used a Generic EIS to draft or update its master plan. Thus, the applicant's costs could have been significantly lower had it been required to submit only a Supplemental EIS for aspects not adequately examined in an original comprehensive assessment.<sup>119</sup>

*Southern Clarkstown*<sup>120</sup> illustrates another potentially negative use of the Generic EIS. The case arose out of a controversy over the rezoning of the applicant's property to construct a shopping center. The town required a Generic EIS to assess the environmental impacts and the Town Board granted the zoning change even though the proposed use was inconsistent with the master plan. In upholding the rezoning, the court stated that the Town Board's findings statement in the Generic EIS

makes clear that the rezoning of Pyramid's [applicant's] property does not represent a significant departure from the master plan developed by the Town. The Town Board has concluded that hopes for LID [light industrialized development] development of this site are unrealistic, and has found that the site represents only 10% of the land available for LID development in the Town.<sup>121</sup>

The court construed the Town Board's SEQRA analysis and findings as sufficient evidence of planning to satisfy the requirement that "some planning must precede zoning"<sup>122</sup> without an amendment to the master plan by the Planning Board.<sup>123</sup> Thus, the town substituted a Generic EIS for its

119. See N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(c)(2) (1987). It is unclear whether *updating* a master plan is an "action" mandating SEQRA analysis. See *supra* notes 61-63, 91 and accompanying text.

120. *Southern Clarkstown Civic Ass'n v. Holbrook*, No. 4813/89 (Sup. Ct. Westchester Co. Dec. 11, 1989), *aff'd mem.*, 166 A.D.2d 651, 560 N.Y.S.2d 297 (App. Div. 2d Dep't 1990), *appeal denied*, 77 N.Y.2d 806, 571 N.E.2d 83, 568 N.Y.S.2d 913 (1991).

121. *Southern Clarkstown*, No. 4813/89 at 11.

122. *Los-Green, Inc. v. Weber*, 156 A.D.2d 994, 548 N.Y.S.2d 832, (App. Div. 4th Dep't 1989).

123. *Southern Clarkstown*, No. 4813/89 at 11. The Master Plan is amended by the Planning Board annually or semi-annually. Information obtained by a

normal planning process, thereby imposing the imposition of the costs of this ad hoc planning on the developer.<sup>124</sup>

*Save the Pine Bush v. City of Albany*<sup>125</sup> is an example of using the Generic EIS in cumulative impact analyses in critical environmental areas. The Regulations recommend using a Generic EIS to assess the environmental impacts on an area when a number of separate, unrelated actions that would have a minimal impact when considered alone, might have a larger impact when considered together.<sup>126</sup> *Save the Pine Bush* involved an attempt by the city of Albany to open an inland area of pine barrens, called the Pine Bush, to private development, and an attempt by private citizens to prevent the city from implementing its plan without first considering the potential cumulative impacts.<sup>127</sup>

The Court of Appeals held that Sections 617.11(a) and (b)<sup>128</sup> of the Regulations required that the city consider the cumulative effects of a number of separately-owned development proposals before approving any project, since these actions were not separate, but related to a specific geographical area.<sup>129</sup> "Where a government body announces a policy to reach a balance between conflicting environmental goals — here, commercial development and maintenance of ecological

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phone conversation with a Clarkstown Planning Board office employee, Jan. 6, 1993.

124. See N.Y. COMP. CODES R. & REGS. tit. 6, § 617.17; see *supra* notes 80-82 and accompanying text.

125. 70 N.Y.2d 193, 512 N.E.2d 526, 518 N.Y.S.2d 943 (1987); See Scott A. Thornton, *Cumulative Impacts in Environmental Review: The New York Standpoint*, 9 PACE ENVTL. L. REV. 253 (1991) (for a discussion of *Save the Pine Bush* and a general discussion of cumulative impact analysis); see also GERARD, *supra* note 77, § 5.10(4)(c), at 5-53 to 5-54.

126. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15(a)(1); see *supra* note 85 and accompanying text.

127. *Save the Pine Bush*, 70 N.Y.2d at 200, 201, 512 N.E.2d at 528, 518 N.Y.S.2d at 945.

128. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.11(a) & (b) (1987). Section 617.11(a) gives a nonexhaustive list of criteria for determining whether an action may have a significant effect on the environment. Section 617.11(b) mandates cumulative impact analysis of actions contained in, likely to result from, or dependent upon, long-range plans.

129. *Save the Pine Bush*, 70 N.Y.2d at 205-06, 512 N.E.2d at 531, 518 N.Y.S.2d at 948.



integrity — in such a significant area, assessment of the cumulative impact of other proposed or pending development is necessarily implicated in the achievement of the desired result.”<sup>130</sup> The court nullified the zoning change as a violation of SEQRA since the city failed to consider the cumulative effects of its action. In a footnote, the court cited Section 617.15(a)(1) indicating its support for using a Generic EIS in situations similar to this.<sup>131</sup>

The holding in *Save the Pine Bush* indicates that the court will permit, even mandate, using the Generic EIS as a comprehensive environmental planning device, as long as there is already a “general plan” linking the area and projects together. However, the court did not say whether this “general plan” must be a formal master plan, the comprehensive plan required by Section 263 of the Town Law for zoning amendments, or whether the court was creating a new concept of planning applicable only to situations such as in the *Pine Bush* case.

The court elaborated on the type of general plan that invokes SEQRA’s mandatory cumulative impact analysis in *Long Island Pine Barrens Soc’y v. Planning Board of the Town of Brookhaven*.<sup>132</sup> In *Pine Barrens*, the Court of Appeals reversed an appellate division decision<sup>133</sup> mandating cumulative impact analysis of 224 separate development projects in the Central Pine Barrens region of Long Island.<sup>134</sup>

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130. *Id.*

131. *Id.* at n.3. The court cited from *Chinese Staff & Workers Ass’n v. City of New York*, 509 N.Y.2d 499, 502 N.E.2d 176, 68 N.Y.S.2d 359 (1986), to explain the requirements of the plan necessary to invoke SEQRA’s cumulative impact analysis. In *Chinese Staff*, the court required the City to consider the cumulative impact of seven luxury apartment buildings in the Special Manhattan Bridge District because “they were all part of a plan designed to add to the City’s housing stock while preserving the scale and character of the Chinatown community.” *Save the Pine Bush*, 70 N.Y.2d at 206, 518 N.Y.S.2d at 948, 512 N.E.2d at 531.

132. 80 N.Y.2d 500, 606 N.E.2d 1373, 591 N.Y.S.2d 982 (1992).

133. *Long Island Pine Barrens Soc’y v. Planning Board of the Town of Brookhaven*, 178 A.D.2d 18, 581 N.Y.S.2d 803 (App. Div. 2d Dep’t 1992).

134. The Central Pine Barrens is an area of over 100,000 acres which is part of three large towns and is the sole natural source of drinking water for 2.5 million people. See John D. Nolon, *Land Use Law Reform Imperative Restated in ‘Pine Barrens’ Ruling*, N.Y. L.J., Dec. 9, 1992, at 1, 6. It is one of nine Special

The appellate court designated the Suffolk County Health Department as lead agency and mandated the use of a Generic EIS. Citing the New York Court of Appeals in *Save the Pine Bush* and *Chinese Staff*, the appellate court, in a 3-2 decision, held that the Sole Source Aquifer Protection Law,<sup>135</sup> which required preparation of a comprehensive or general management plan by the Long Island Regional Planning Board (a non-profit, non-authoritative body) was evidence of the plan contemplated by the Court of Appeals which would invoke mandatory cumulative analysis.<sup>136</sup> The appellate court determined that the comprehensive management plan was sufficient to require cumulative analysis even though the plan was not yet completed.<sup>137</sup> This interpretation would have prevented all development until completion of the analysis, and, since the court mandated using a Generic EIS in the cumulative analysis, this would have allowed imposition of "the considerable costs of such an undertaking on the applicants for zoning, subdivision and site-plan approval"<sup>138</sup> without any formal comprehensive planning in the region or by the individual communities.

The Court of Appeals unanimously reversed the appellate court's decision, reinstating the trial court's judgment, thereby "closing this back door route to regional land-use planning."<sup>139</sup> The court distinguished the *Save the Pine Bush* and *Chinese Staff* decisions from the present case because in both situations the municipalities had actual municipal development plans which inexorably linked the discrete projects and thus, invoked Section 617.11 cumulative analysis.<sup>140</sup> "[T]he decisive factor in both *Chinese Staff* and *Save the Pine*

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Groundwater Protection Areas designated by the Sole Source Aquifer Protection Law, N.Y. ENVTL. CONSERV. LAW §§ 55-0101 to 0103 (McKinney 1990 & Supp. 1994).

135. N.Y. ENVTL. CONSERV. LAW §§ 55-0101 to 0103 (McKinney 1990 & Supp. 1994).

136. *Long Island Pine Barrens Soc'y v. Planning Board of the Town of Brookhaven*, 178 A.D.2d at 26, 581 N.Y.S.2d at 808.

137. *Id.* at 28, 581 N.Y.S.2d at 809.

138. Nolon, *supra* note 134 (emphasis added).

139. *Id.*

140. *Pine Barrens*, 80 N.Y.2d at 513-14, 606 N.E.2d at 1378-79, 591 N.Y.S.2d at 987-88; N.Y. COMP. CODES R. & REGS. tit. 6, § 617.11(a) & (b) (1987).

*Bush* was the existence of a 'larger plan' for development . . . not the proposed projects' common geographical base or the existence of a generally stated governmental policy to protect the region from unbridled development."<sup>141</sup> The court added that, in the current situation, there is no such plan analogous to those involved in *Chinese Staff* and *Save the Pine Bush*.

Rather, there is merely a host of federal, state and local statutes designating the region as an ecologically sensitive one and mandating the development of adequate land-use controls. Consequently, there is no cohesive framework for relating the 224 projects in issue to each other . . . . [T]heir common placement . . . is an insufficient predicate under the present set of administrative regulations for mandating cumulative analysis as a precondition to a myriad of . . . determinations.<sup>142</sup>

The Court did not address whether cumulative analysis would be required once a concrete plan was finalized.

### C. Conclusion

A new "comprehensive plan" has emerged with the *Save the Pine Bush* and *Pine Barrens* decisions. In addition to the "formal comprehensive plan" earlier discussed as a traditional long-term planning tool,<sup>143</sup> and the "statutory plan" that zoning must conform to,<sup>144</sup> the Court of Appeals identified a new "comprehensive" or "general plan" which would invoke SEQRA's cumulative impact analysis. Interestingly, the "general plan" requiring SEQRA's cumulative impact analysis contemplated by the Court of Appeals in *Save the Pine Bush*, differs from the "statutory plan,"<sup>145</sup> although it can fulfill the requirements of the "statutory plan". However, the "general plan" does not satisfy the stricter requirements of

141. *Pine Barrens*, 80 N.Y.2d at 514, 606 N.E.2d at 1379, 591 N.Y.S.2d at 988.

142. *Id.* at 514-15, 606 N.E.2d at 1379, 591 N.Y.S.2d at 988.

143. *See supra* part II.B.

144. N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994); *see supra* part III.B.

145. N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994); *see supra* part III.B.



the "formal comprehensive plan,"<sup>146</sup> which contains specific environmental analysis along with development objectives for identified areas. The "general plan" seems to require only some type of formal development plan linking an area together.<sup>147</sup>

The New York Court of Appeals clearly recognizes the need for comprehensive regional and local planning.<sup>148</sup> At least for regional planning, however, the court stated in *Pine Barrens* that it will not allow SEQRA's procedural devices to be used as a substitute for legislatively-mandated planning, a substitute which would impose the costs of regional planning on private developers.

The cumulative impact assessment that petitioner's envision would be, in essence, a vehicle for the many involved "lead agencies" to engage in comprehensive and long-range planning for the development of this vast area of land . . . . While such an exhaustive and thorough approach to evaluating projects affecting this region is *unquestionably desirable*, and indeed, *may well be essential to its preservation*, petitioner's suggestion that it can be accomplished through the process mandated by SEQRA is inconsistent with the very legislation on which petitioner's rely.<sup>149</sup>

As it did over 20 years ago in *Udell v. Haas*,<sup>150</sup> the court has signalled to the legislature that the existing land-use law in New York cannot adequately address the needs of its communities.<sup>151</sup> **At least for regional issues**, the court will not allow SEQRA's procedural devices to substitute for such comprehensive legislation.<sup>152</sup>

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146. See N.Y. TOWN LAW § 272-a (McKinney 1990 & Supp. 1994), *amended* by § 272-a (Supp. 1994); see also *supra* part II.B.

147. *Pine Barrens*, 80 N.Y.2d at 514, 606 N.E.2d at 1379, 591 N.Y.S.2d at 988; *Save the Pine Bush*, 70 N.Y.2d at 206, 512 N.E.2d 526, 518 N.Y.S.2d 943.

148. *Pine Barrens*, 80 N.Y.2d at 515, 606 N.E.2d at 1379, 591 N.Y.S.2d at 988.

149. *Id.* (emphasis added).

150. 21 N.Y.2d 463, 235 N.E.2d 897, 288 N.Y.S.2d 888 (1968).

151. Nolon, *supra* note 134.

152. However, it is quite possible that, if there is a formal regional development plan (recall that the plan for the Pine Barrens was not yet completed), the court could extend its decisions in *Chinese Staff* and *Save the Pine Bush* to man-

However, for local issues, the courts have allowed, and even mandated the use of Generic EIS's to comply with SEQRA's substantive requirement for cumulative impact analysis.<sup>153</sup> Also, the Generic EIS has served to satisfy the broad requirements of the "comprehensive plan"<sup>154</sup> needed to validate zoning amendments. This has enabled communities to impose the costs of planning on the private sector<sup>155</sup> while accomplishing the desirable goal of mandating environmental consideration in land-use planning.

## VI. Conclusion

Formal comprehensive planning is a means for a community to pave its way into the future with thoughtful consideration of environmental and traditional land-use concepts. New York does not mandate comprehensive planning, yet, zoning regulations must be in accordance with a comprehensive plan. The "comprehensive plan" contemplated by the legislature and interpreted by the courts is not necessarily the formal comprehensive plan defined in the amended Section 272-a,<sup>156</sup> and can be derived from the overall land-use actions of the community. The New York courts have stated that at least "some planning must precede rezoning,"<sup>157</sup> but have refused to impose mandatory planning without a statu-

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date using a Generic EIS to evaluate the cumulative impact of environmental effects even if the regional plan does not formally address environmental issues.

153. See *Chinese Staff & Workers Ass'n v. City of New York*, 68 N.Y.2d 359, 502 N.E.2d 176, 509 N.Y.S.2d 499 (1986); *Save the Pine Bush v. City of Albany*, 70 N.Y.2d 193, 512 N.E.2d 526, 518 N.Y.S.2d 943 (1987).

154. See *supra* parts III.B. and IV.D.; see also N.Y. TOWN LAW § 263 (McKinney 1990 & Supp. 1994). Recall *Asian Americans for Equality v. Koch*, 72 N.Y.2d 121, 527 N.E.2d 265, 531 N.Y.S.2d 782 (1988), where the court stated that "[a]n amendment which has been carefully studied, prepared and considered meets the general requirements for a well-considered plan and satisfies the statutory requirements." *Id.* at 132, 527 N.E.2d at 270-71, 531 N.Y.S.2d at 788. The court's decisions have, in effect, said that a Generic EIS can satisfy these parameters. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.15 (1987).

155. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.17 (1987).

156. N.Y. TOWN LAW § 272-a (McKinney 1990 & Supp. 1994) (effective July 1, 1994).

157. See *Los-Green, Inc. v. Weber*, 156 A.D.2d 984, 548 N.Y.S.2d 832 (App. Div. 4th Dep't 1989).

tory context for doing so. The amendments to the Town Law indicate the legislature's cognizance of the importance of long-term planning and consideration of regional and environmental issues early in the planning process, but the legislature has still not taken the step to mandate formalized long-term planning.

With SEQRA's enactment, the New York legislature created a framework for considering environmental factors at the "earliest possible time."<sup>158</sup> However, since long-term planning is discretionary, SEQRA's procedural requirements can be satisfied by an environmental analysis during the planning of an individual project. This project-specific environmental analysis has been construed by the courts as sufficient evidence of planning to validate zoning amendments.<sup>159</sup> Thus, SEQRA has provided a procedural tool that facilitates ad hoc planning.

The Generic EIS has also been used as a substitute for long-term planning for projects having too large a scope for project-specific analysis. Its use has been mandated by the courts once there is evidence of the "comprehensive plan" which invokes SEQRA's Section 617.11 cumulative impact analysis.<sup>160</sup> Communities have used this procedural device in a number of circumstances to make critical environmental decisions on an ad hoc basis without the benefits of long-term planning.<sup>161</sup>

From the environmentalist's standpoint, perhaps such ad hoc planning is better than no consideration of environmental impacts. The Court of Appeals has, thus far, not mandated the use of the Generic EIS for cumulative impact analysis for regional issues without a "comprehensive plan," and it is unclear how strictly the court will interpret the requirements

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158. N.Y. COMP. CODES R. & REGS. tit. 6, § 617.1 (1987).

159. See *Southern Clarkstown Civic Ass'n. v. Holbrook*, No. 4813/89 (Sup. Ct. Westchester Co. Dec. 11, 1989), *aff'd mem.*, 166 A.D.2d 651, 560 N.Y.S.2d 976 (App. Div. 1990), *appeal denied*, 77 N.Y.2d 602, 571 N.E.2d 83, 568 N.Y.S.2d 913 (1991).

160. See *Save the Pine Bush v. City of Albany*, 70 N.Y.2d 193, 512 N.E.2d 526, 518 N.Y.S.2d 943 (1987).

161. See, e.g., *Save the Pine Bush*, 70 N.Y.2d 193, 512 N.E.2d 526, 518 N.Y.S.2d 943; *Southern Clarkstown*, No. 4813/89.



for this "plan" in order to invoke cumulative analysis. The possibility exists, therefore, that circumstances may occur where SEQRA's cumulative analysis will be mandated and where a Generic EIS may be used to conduct the analysis, rather than drafting a comprehensive master plan. Again, in the absence of formal comprehensive planning, this analysis may be "better than nothing" for environmentalists.

SEQRA does not prevent comprehensive planning, but communities can use it to avoid long-term planning, a process that is expensive and logistically and politically difficult. In addition, SEQRA provides monetary incentives for communities not to plan by permitting communities, through its procedural devices, to pass on the costs of ad hoc planning to the private sector.

Sound environmental planning benefits the entire community, and there is growing appreciation of its importance, especially for regional issues. SEQRA is the first step toward achieving this goal. Certainly, project-specific planning costs should be borne by the individuals who will profit from them, but the general costs of planning should be borne by the entire community. SEQRA should not be used to avoid the long term planning process, nor to direct the costs of planning to the private sector.

The solution is a system of mandatory local, regional and statewide planning and a mechanism for integrating the different levels. A number of states are examining many different schemes with varying degrees of success. Certainly, there is no quintessential system because each state has different goals, existing planning legislation and varying relationships among the levels of government. New York is no exception, and its strong tradition of Home Rule will play a significant role in the design of a workable strategy. However, it is clear that mandatory planning would free SEQRA to operate as it was intended, to *supplement* the planning process by requiring the consideration of environmental issues, rather than as a substitute for formalized planning.



This petition has collected  
601 signatures  
using the online tools at [www.ipetitions.com](http://www.ipetitions.com)

Printed on 2021-01-20

# Call for Reason for Strategic & Comprehensive Planning in Ramapo

About this petition

## INSTRUCTIONS:

- Read the statement below.
- If you agree with some or all please sign the petition. In the comments box please state the number of any statement you don't agree with or would alter in some way.
- PLEASE ADD any other statements of your own regarding what you think the Town should document, measure, analyze, or consider in any full or partial updates to the comprehensive plan.

## PETITION

TO: Town Board of the Town of Ramapo and any committees formed to advise on strategic or comprehensive planning of some or all of the Town of Ramapo

FROM: ROSA 4 Rockland and identified Petitioners

ROSA 4 Rockland and Petitioners below ask the Town Board of the Town of Ramapo to focus on documenting environmental constraints and collecting information on all existing conditions needed for good land use planning BEFORE proposing updates to the Comprehensive Plan including the formulation of area specific strategic plans and before collecting community input so that the public has access to these studies prior to providing input and feedback.

ROSA 4 Rockland and petitioners are not anti-development. We advocate for thorough planning and the preservation of the environment and community character of the Town of Ramapo.

We make the following recommendations related to the outline for town wide existing conditions and updates to the Comprehensive Plan designed to protect the health and safety of the residents of Ramapo:

1. The Comprehensive Plan should be comprehensive and look at Town needs, issues and concerns as a whole as the term "comprehensive" means before the public review and planner recommendation take place on a piecemeal basis.
2. The Town should start by providing accurate map(s) at the beginning of the planning process revealing all environmental constraints, vacant lands, and open space for public and planner consideration in future comprehensive planning.
3. All local wetlands including riparian buffers should be protected by conservation easement buffers similar to state wetlands. With the increased pressure of development in wetland laden vacant land, it is time for Ramapo to consider a new wetland protection law.
4. No increase in density and a decrease in density should be considered within the sole source aquifer area and 200' of FEMA floodplains.
5. No increase in density and a decrease in density should be considered within 500' of the 24" high-pressure gas pipelines in Ramapo.
6. In lower density residential areas, new bulk table standards should be developed for clustered multi-family development to enable new housing styles that are environmentally appropriate.

7. As per the recommendation of the current Comprehensive Plan the “Preservation of Existing Residential Zoning Patterns” should remain a goal of any update to the Comprehensive Plan.
8. Before any change in zoning patterns is considered the Town should provide a report on what development can still take place under existing zoning to meet housing demands.
9. I am generally opposed to any increase in housing density. Rezoning requests should be discouraged generally and any rezoning request in low density residential areas to higher density on lands should absolutely require specific and significant public benefits in favor of the immediate surrounding area that will be affected.
10. With respect to any requested changes in zoning density, as per the recommendations of the current Comprehensive Plan, any consideration of a change in zoning density in low-medium density residential neighborhoods should be limited to one step down and not more; for e.g. R-40 density should not be rezoned with more density than R-35, R-35 should not be rezoned with more density than R-25 and so on. (see D-4)



## Signatures

1. Name: Deborah Munitz (deb@rosa4rockland.org) on 2019-01-21 19:16:09  
Phone: 845-368-1165  
Street: Rose Hill  
City: Montebello  
Comments: I agree with al.

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2. Name: Judy Brock (judybrock1999@aol.com) on 2019-01-21 19:38:14  
Phone: 8453579415  
Street: 496 Iroquois Ct  
City: Suffern  
Comments:

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3. Name: Yehuda Klein (yehudaklein@verizon.net) on 2019-01-21 19:55:34  
Phone: 8453232489  
Street: 26 Sherwood Ridge Rd  
City: Pomona  
Comments: I am closing on this property within the next month and moving to Pomona by March.

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4. Name: Miriam Zinstein (mnzinzstein@gmail.com) on 2019-01-21 20:10:00  
Phone:  
Street: 29 Fawn Hill Drive  
City: Airmont  
Comments:

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5. Name: Gregory Bassell (gregbassell@gmail.com) on 2019-01-21 23:00:19  
Phone:  
Street: Old Middletown Rd  
City: Nanuet  
Comments:

---
6. Name: Tracy Gross (mrsclean144@aol.com) on 2019-01-22 00:19:55  
Phone:  
Street:  
City: Suffern  
Comments:

---
7. Name: Susan C Montemorano (susan.monte@verizon.net) on 2019-01-22 01:53:55  
Phone:  
Street: Galileo Court  
City: Ramapo  
Comments: The Town of Ramapo and it's favorite Orthodox builders want to unleash a major building boom on this area. After viewing several new community huosing development samples presented by the town hired planners - I can see what they really

have in mind - a city!

Densely spaced multi-story housing, enough for many thousands of people! Where will they come from to fill all these units? Brooklyn?

Sorry, but you asked us for our vision at these meetings, so now listen! All the residents agreed - we want to preserve the rural character, open space, and respect the environment and our limited natural resources.

Build your city somewhere else!

- 
8. Name: Carol Borczyk (potwarmer@optonline.net) on 2019-01-22 02:22:15  
Phone: 8454990194  
Street: 22 Stuart Road,  
  
City: Airmont  
Comments:
- 
9. Name: Thomas Borczyk (cheffullabull@optonline.net) on 2019-01-22 02:30:19  
Phone: 8453683903  
Street: 22 Stuart Road  
City: Airmont  
Comments:
- 
10. Name: Richard Munitz (richard.munitz@gmail.com) on 2019-01-22 04:10:35  
Phone:  
Street:  
City: Montebello  
Comments:
- 
11. Name: Efrayim Katz (efrayimkatz@gmail.com) on 2019-01-22 05:02:10  
Phone: 8455387681  
Street: 44 Briarcliff Dr  
City: Monsey  
Comments:
- 
12. Name: Eliezer Katz (ezkhello@gmail.com) on 2019-01-22 05:04:46  
Phone: 8454225620  
Street: 44 Briarcliff Dr  
City: Monsey  
Comments:
- 
13. Name: E k (stsh19@gmail.com) on 2019-01-22 13:14:50  
Phone:  
Street:  
City: Monsey  
Comments:
- 
14. Name: Robin Steinman (steinmanrobin@aol.com) on 2019-01-22 14:29:24

Phone: 8453575248  
Street: Golden Rd  
City: Montebello  
Comments:

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15. Name: Louise Male (lswmale@gmail.com) on 2019-01-22 14:57:42  
Phone: 8456272318  
Street: 15 TYLER PL  
City: west nyack ny  
Comments:

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16. Name: Magali Dupuy (magali\_dupuy@yahoo.com) on 2019-01-22 19:28:14  
Phone:  
Street: 49 Spring Hill Terrace  
City: Chestnut Ridge  
Comments:

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17. Name: Suzanne Mitchell (smitchell@fullmotionpictures.com) on 2019-01-22 19:32:00  
Phone: 8453043313  
Street: 29 Spook Rock Rd  
City: Suffern  
Comments:

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18. Name: KEN ROSEN (krosen999@yahoo.com) on 2019-01-22 19:40:42  
Phone:  
Street:  
City: Tallman  
Comments:

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19. Name: gina martin (triplespiralcircle@gmail.com) on 2019-01-22 19:42:41  
Phone: 8453583155  
Street: 18 Spook Rock Road  
City: Suffern  
Comments:

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20. Name: DANIEL COHEN (DACOM21352@AOL.COM) on 2019-01-22 19:45:38  
Phone: 8453549117  
Street: 29 SHERWOOD RIDGE ROAD  
City: POMONA  
Comments: thank you

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21. Name: Hugh Carola (hcarola@verizon.net) on 2019-01-22 19:46:51  
Phone:  
Street: 617 Spring Valley Rd.  
City: Maywood  
Comments:

- 
22. Name: Lisa Karrer (lisakarrer@optonline.net) on 2019-01-22 19:47:11  
Phone: 8452906746  
Street: Hungry Hollow Rd.  
City: Chestnut ridge  
Comments:
- 
23. Name: Laura Seaton (lauraseatonfinn@gmail.com) on 2019-01-22 19:47:56  
Phone: 8453543071  
Street: 2 Deer Run  
City: Pomona  
Comments:
- 
24. Name: Jim Hinkley (jhink13@hotmail.com) on 2019-01-22 19:48:13  
Phone:  
Street:  
City: Montebello  
Comments:
- 
25. Name: DEBRA BALESTRA Leigh (megatwig@yahoo.com) on 2019-01-22 19:48:31  
Phone:  
Street:  
City: Suffern  
Comments:
- 
26. Name: Frances Blauvelt (frblauvelt@msn.com) on 2019-01-22 19:48:51  
Phone: 8453563081  
Street: 49 Alan Road  
City: Spring Valley, NY  
Comments:
- 
27. Name: Hunt Leigh (megatwig@gmail.com) on 2019-01-22 19:49:27  
Phone:  
Street:  
City: Suffern  
Comments:
- 
28. Name: Bruce Egenhauser (bruceegen@aol.com) on 2019-01-22 19:49:33  
Phone: 8453699184  
Street: 9 Mayer Drive  
City: Suffern  
Comments:
- 
29. Name: Bebe Cherian (bebesuffern@gmail.com) on 2019-01-22 19:49:53  
Phone: 8456410636



Street: 17 Hidden Valley Drive  
City: Suffern  
Comments:

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30. Name: Joanne Tierney (jojo\_tierney@yahoo.com) on 2019-01-22 19:51:18  
Phone: 9149804746  
Street: 339 E Shore Rd  
City: Greenwood Lake, NY  
Comments: Lived in Chestnut Ridge and New City for over 20 years and do not want to see these lovely neighbors of single family homes destroyed by over-population and multi-family dwelling, congested traffic and burdening the public utilities. People purchased homes in these areas because they choose to live in a single family home community.

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31. Name: Jesse Hackell (runhack@aol.com) on 2019-01-22 19:51:55  
Phone: 8452900186  
Street: 21 Doe Dr  
City: Suffern  
Comments:

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32. Name: Adam mocio (aman123105@aol.com) on 2019-01-22 19:53:58  
Phone: 8453233044  
Street: 1 Birchwood lane  
City: Montebello  
Comments:

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33. Name: John M Porta (jimporta59@gmail.com) on 2019-01-22 19:54:11  
Phone: 8453623717  
Street: 19 HIDDEN VALLEY DRIVE  
City: SUFFERN  
Comments:

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34. Name: Lee Rosshigh (rosspilot@optonline.net) on 2019-01-22 19:54:39  
Phone: 8453620096  
Street: 788 Haverstraw Rd  
City: Suffern  
Comments:

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35. Name: Paula From (bubbiepaula18@gmail.com) on 2019-01-22 20:00:28  
Phone:  
Street: 2 Solond Rd  
City: Monsey  
Comments:

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36. Name: Blair Axel (baxel@benjaminpartners.com) on 2019-01-22 20:01:51  
Phone:  
Street: 49 Lime Kiln Road

City: Suffern, NY 10901

Comments:

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37. Name: Carol Vericker (cavericker@optonline.net) on 2019-01-22 20:03:12  
Phone: 8453548809  
Street: 23 Skyline Terrace  
City: Wesley Hills  
Comments:

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38. Name: Jenny Liu (jnyliu11@yahoo.com) on 2019-01-22 20:07:57  
Phone:  
Street:  
City: Montebello  
Comments:

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39. Name: John Chang (jhnchang17@gmail.com) on 2019-01-22 20:09:18  
Phone:  
Street:  
City: Montebello  
Comments:

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40. Name: Kathleen v Adamski (rarekat9@aol.com) on 2019-01-22 20:09:19  
Phone:  
Street: 3303 Hyenga Way  
City: Nanuet NY  
Comments:

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41. Name: Jane Snow (j.snow@mac.com) on 2019-01-22 20:15:26  
Phone:  
Street: 626 New Hempstead Rd.  
City: Spring Valley NY  
Comments:

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42. Name: Esther Elbaum (estielbaum@gmail.com) on 2019-01-22 20:15:30  
Phone: 9176538937  
Street: 6 Heights Road  
City: Suffern  
Comments:

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43. Name: Jaclyn budnar (jacki90922@aol.com) on 2019-01-22 20:16:30  
Phone:  
Street:  
City: Suffern  
Comments:

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44. Name: Maria henehan (mch.otr@gmail.com) on 2019-01-22 20:17:26  
Phone: 8456242019  
Street: 6 Samuel road  
City: Chestnut Ridge  
Comments:
- 
45. Name: Eileen O'Brien (JoseCar5@optonline.net) on 2019-01-22 20:19:23  
Phone: 845-353-5213  
Street: 30 Strawberry Hill Lane  
City: West Nyack, New York 10994  
Comments: We are Rockland County not Brooklyn, Queens, Manhattan.....If I wanted overdevelopment and no open space I'd live in one of those areas!
- 
46. Name: Robin Judd (rjuddinfo@gmail.com) on 2019-01-22 20:21:39  
Phone: 8453574231  
Street: 140 Parkside Dr.  
City: Suffern  
Comments:
- 
47. Name: Paula Simmonds (makor4@gmail.com) on 2019-01-22 20:24:11  
Phone: 8456948254  
Street: 7 Sunset Terrace  
City: Suffern  
Comments: I moved to Pomona for the rural low density housing and bucolic setting along with the diverse community. I am opposed to further development and I am part of the Orthodox community. We need to leave space to keep the undeveloped areas of our town and village wild. People who want to live in developed areas should buy in developed areas. Developers must not call the shots. Politicians must not be bought and paid for, beholden to a few developers versus the mass of their constituents who want to preserve a quiet community with low density housing and lots of wild spaces.
- 
48. Name: Barry Brenner (bbrenner@outlook.com) on 2019-01-22 20:26:02  
Phone: 8456948801  
Street: 27 White Birch Dr  
City: Pomona  
Comments:
- 
49. Name: Jill Gold (jillg1@aol.com) on 2019-01-22 20:29:07  
Phone: 6469191215  
Street: 17 Fortune Way  
City: Montebello  
Comments:
- 
50. Name: Jeffrey Glazer (glazejeff@aol.com) on 2019-01-22 20:29:53  
Phone: 8453548711  
Street: 22 Cortland Road

City: Monsey

Comments:

- 
51. Name: JAMES R BRUNN (jrbrunn@aol.com) on 2019-01-22 20:32:29  
Phone: 2017880720  
Street: 926 haverstraw rd  
City: suffern  
Comments:
- 
52. Name: Jerry Liebelson (public@jllware.com) on 2019-01-22 20:33:44  
Phone:  
Street: 31 Midway Road  
City: Chestnut Ridge  
Comments:
- 
53. Name: Brian Walsh (bddoubleu@yahoo.com) on 2019-01-22 20:35:01  
Phone: 8453692567  
Street: 11 Sunderland Place  
City: Suffern  
Comments: Iam opposed to the type of development that has taken place in Ramapo over the past 20 years. It is time for us to be smarter about what we do and how we do it. Now is the time for our Town government to step up and represent ALL of the residents of our town.
- 
54. Name: Patrick Ahearn (patrick.ahearn@outlook.com) on 2019-01-22 20:35:54  
Phone: 8455040629  
Street: 236 Haverstraw Road  
City: Montebello  
Comments:
- 
55. Name: Oscar Cohen (oscarpcohen@optonline.net) on 2019-01-22 20:36:41  
Phone:  
Street:  
City: Chestnut Ridge  
Comments:
- 
56. Name: Paul Diamond (pndiamond1@gmail.com) on 2019-01-22 20:38:03  
Phone: 8453575294  
Street: Van Orden Ave  
City: Suffern  
Comments: In the 25 years since I moved to Ramapo, I have watched with dismay the reckless overdevelopment, choking our roads, straining our infrastructure and resources. I came here for the low density and open space. Let's take a breath and rethink town development to preserve what rural character remains.
- 
57. Name: Vanessa King (vanking@aol.com) on 2019-01-22 20:38:39



Phone: 9147143111  
Street: 10 York drive  
City: New city  
Comments:

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58. Name: Justin Schwartz (hschwartz613@gmail.com) on 2019-01-22 20:39:08  
Phone: 9176473431  
Street: 55 Westminster Way  
City: Pomona NY 10970  
Comments:

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59. Name: Lauren Conroy (laurcon82@gmail.com) on 2019-01-22 20:39:48  
Phone: 91458475555  
Street: 9 dogwood lane  
City: Pomona  
Comments:

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60. Name: Melissa Hartnett (missyp716@gmail.com) on 2019-01-22 20:44:30  
Phone: 8453691108  
Street: 3 Penny Lane  
City: Suffern  
Comments:

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61. Name: Paul Nagin (chimbotech@yahoo.com) on 2019-01-22 20:45:11  
Phone: 8453547390  
Street: 23 Dogwood Lane South  
City: Pomona  
Comments:

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62. Name: LINDA DIMATTEO (dimatteolinda@gmail.com) on 2019-01-22 20:45:35  
Phone:  
Street:  
City: Suffern  
Comments:

---

63. Name: David Katznelson (dnelson@nelsongrp.com) on 2019-01-22 20:47:23  
Phone:  
Street: 7 Prosperity Drive  
City: Suffern, NY  
Comments:

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64. Name: Terri Thal (thal.terri@gmail.com) on 2019-01-22 20:52:07  
Phone: 8456343231  
Street: 8 LAKE RD  
City: NEW CITY  
Comments:

- 
65. Name: Dorice Madronero (dmadronero@gmail.com) on 2019-01-22 20:52:22  
Phone: 8456427633  
Street: 4 Regis Court  
City: Montebello  
Comments: The Town through strategic and comprehensive must consider the needs of the greater community in land use decisions, especially in protecting sensitive environmental areas. Proper enforcement is vital to accomplishing any zoning laws set forth.
- 
66. Name: Edmund Gordon (eg379@tc.columbia.edu) on 2019-01-22 20:54:13  
Phone:  
Street: 845 3541841  
City: Pomona  
Comments:
- 
67. Name: Kimberly Weston (kimberlyweston@msn.com) on 2019-01-22 20:55:39  
Phone: 8455965674  
Street: 43 Gladys Drive  
City: Spring Valley  
Comments:
- 
68. Name: Randy shreck (rxshreck@gmail.com) on 2019-01-22 20:56:23  
Phone: 8455969867  
Street: 3 kingsgate rd  
City: Suffern  
Comments:
- 
69. Name: Daniela Sepulveda (dangulsep@yahoo.com) on 2019-01-22 20:57:02  
Phone: 8453691687  
Street: 6 Evergreen Ct  
City: Montebello  
Comments:
- 
70. Name: Carmen DiBiase (carmendibiase@aol.com) on 2019-01-22 20:58:37  
Phone:  
Street:  
City: Pomona  
Comments: Ramapo should follow the same standards of practice that Clarkstown follows regarding the environmental review process, enforcement of zoning laws, and cease operating in the dark for the benefit of developers. I moved from Brooklyn to be in a semi rural environment not another city. Also, why is Mona Montal running the town? I don't recall seeing her name on the ballot for town supervisor.
- 
71. Name: Susan Telesca (vishous303@gmail.com) on 2019-01-22 21:00:25  
Phone: 8453571352
-

Street: 10 twinkle rd  
City: Airmont  
Comments:

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72. Name: Armando DiBiase (armandodb@aol.com) on 2019-01-22 21:02:44  
Phone:  
Street:  
City: Pomona  
Comments:

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73. Name: Mary Anne Jen (nymoonie@gmail.com) on 2019-01-22 21:06:08  
Phone: 8556272633  
Street: 98 Rolfe Place.  
City: pearl River  
Comments:

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74. Name: melanie ibsen (melanieibsen@aol.com) on 2019-01-22 21:10:36  
Phone:  
Street: 10 Grandview ave  
City: Suffern  
Comments:

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75. Name: Joyce Davis (joyced1485@yahoo.com) on 2019-01-22 21:11:54  
Phone:  
Street: 29 Campbell Ave  
City: Suffern, NY  
Comments:

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76. Name: Sabrina Martin (jendayi@aol.com) on 2019-01-22 21:12:40  
Phone:  
Street:  
City: Chestnut Ridge, NY  
Comments:

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77. Name: Ian Diamond (diamondian123@yahoo.com) on 2019-01-22 21:13:43  
Phone: 8455482655  
Street: 31 Stony Brook Rd  
City: Sloatsburg  
Comments:

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78. Name: Kathryn Martin (kmmartin@optonline.net) on 2019-01-22 21:14:22  
Phone: 8453575042  
Street: 35 Par Road  
City: Montebello  
Comments:

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79. Name: Marilyn Pauloski (mpauloski@gmail.com) on 2019-01-22 21:15:54  
Phone:  
Street: 45 Doxbury Lane  
City: Suffern  
Comments:
- 
80. Name: Daphne Downes (daphnedownes@gmail.com) on 2019-01-22 21:16:54  
Phone: 2014249360  
Street: 3 Hazelwood Rd  
City: Sloatsburg  
Comments:
- 
81. Name: Mike Downes (emailmikedownes@gmail.com) on 2019-01-22 21:17:22  
Phone: 2016020719  
Street: 3 Hazelwood Road  
City: Sloatsburg  
Comments:
- 
82. Name: Frank Romeo (fromeo@msn.com) on 2019-01-22 21:19:55  
Phone: 8453681872  
Street: 1 Quincy Court  
City: Airmont  
Comments:
- 
83. Name: Diane Cooney (dmjbc35@gmail.com) on 2019-01-22 21:20:07  
Phone: 8453683938  
Street: 84 Bon Aire Circle  
City: Suffern  
Comments: I agree with ROSA
- 
84. Name: Marianne B Leese (mbrodleese@gmail.com) on 2019-01-22 21:21:00  
Phone: 8453680164  
Street: 7 Marget Ann Lane  
City: Montebello  
Comments:
- 
85. Name: Roy Tschudy (ldtrt16@aol.com) on 2019-01-22 21:21:02  
Phone: 8455055424  
Street: 558 Kensico ct.  
City: Suffern  
Comments: I agree with Rosa
- 
86. Name: Rocky Liong (rickyrowtwice@gmail.com) on 2019-01-22 21:21:34  
Phone: 8453682019  
Street: 47 Doxbury lane.  
City: Suffern, N Y . 10901



Comments:

- 
87. Name: sara prisciantelli (sara824@gmail.com) on 2019-01-22 21:22:18  
Phone:  
Street:  
City: SUFFERN  
Comments:
- 
88. Name: Melanie Golden (melanielgolden@gmail.com) on 2019-01-22 21:22:31  
Phone:  
Street: 10 Kings Gate Rd  
City: Suffern  
Comments:
- 
89. Name: Rosana Millos (rmillos@optonline.net) on 2019-01-22 21:23:59  
Phone: 8456644744  
Street: 41 Senator Levy Drive  
City: Suffern  
Comments:
- 
90. Name: Ricard (rmiles43@yahoo.com) on 2019-01-22 21:24:34  
Phone:  
Street:  
City: Pomona  
Comments:
- 
91. Name: Janaki Kagel (janakiumaleah@gmail.com) on 2019-01-22 21:28:35  
Phone:  
Street:  
City: Pomona  
Comments:
- 
92. Name: Robert Ferracane (rsferracane@verizon.net) on 2019-01-22 21:29:28  
Phone: 8453628136  
Street: 155 McNamara Road  
City: Spring Valley  
Comments: I'd rather NOT see ANY "clustered multi-family development" in low density residential areas. I feel that the high property taxes we pay are at least somewhat justified by benefit of the open, semi-rural character we currently enjoy. Introducing high-density multi-family dwellings will destroy that character. The infrastructure cannot handle it and the roads are overwhelmed as it is. The water supply is over-stressed. Any further development should conform to existing standards and ordinances. There should be NO underlying presumption that zoning WILL be modified to accommodate developers' profit objectives.
- 
93. Name: Sheila G Nealon (sheila.g.nealon@gmail.com) on 2019-01-22 21:31:02

Phone: 8453572145  
Street: 22 BAYARD LN N  
City: Suffern (Montebello)  
Comments:

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94. Name: virginia eibert (veibert@cisco.com) on 2019-01-22 21:31:41  
Phone: 8457535977  
Street: 65 seven lakes drive  
City: sloatsburg  
Comments: support and agree with this petition

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95. Name: Victor York (vcy@cnewa.org) on 2019-01-22 21:34:01  
Phone: 8453620866  
Street: 8 Stag Court  
City: Suffern  
Comments:

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96. Name: Blayne Minogue (nawtynrse@aol.com) on 2019-01-22 21:34:13  
Phone: 8458933039  
Street: 27 timber trail  
City: suffern  
Comments:

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97. Name: PJ Munro (paulajmunro@gmail.com) on 2019-01-22 21:34:39  
Phone: 9178381442  
Street:  
City: Sloatsburg  
Comments:

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98. Name: Barbara Ann Grady (rocklandgroup71@gmail.com) on 2019-01-22 21:35:39  
Phone: 8456080499  
Street: 10 Overlook Dr  
City: Sloatsburg, NY  
Comments:

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99. Name: Dave Hohmann (dhohmann12@gmail.com) on 2019-01-22 21:36:22  
Phone: 5163305508  
Street: 17 cedar terrace  
City: Sloatsburg  
Comments:

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100. Name: Luis L Marte (mmarte711@aol.com) on 2019-01-22 21:38:21  
Phone: 8457125117  
Street: 40 Johnsontown Road  
City: Sloatsburg  
Comments:

- 
101. Name: Miurvis Marte (miurvismarte@gmail.com) on 2019-01-22 21:39:54  
Phone: 8457125117  
Street: 40 Johnstontown Road  
City: Sloatsburg  
Comments:
- 
102. Name: Patricia A Roemer-Del Duca (Pattyroemer1@gmail.com) on 2019-01-22 21:41:45  
Phone: 19149548817  
Street: 5 Stemmer Ln  
City: Suffern  
Comments:
- 
103. Name: Jennifer Kleinbach (jennykbach@gmail.com) on 2019-01-22 21:41:50  
Phone: 8453527014  
Street: 241 Hungry Hollow Rd  
City: Chestnut Ridge  
Comments:
- 
104. Name: Bryan Sullivan (ambtsully@aol.com) on 2019-01-22 21:42:49  
Phone:  
Street:  
City: Suffern, NY  
Comments:
- 
105. Name: Leonard Kroog (L44K@aol.com) on 2019-01-22 21:46:08  
Phone:  
Street:  
City: Wesley Hills  
Comments:
- 
106. Name: Melissa Goldberg (mtramon@msn.com) on 2019-01-22 21:47:20  
Phone:  
Street: 42 Sterling Ave  
City: Sloatsburg  
Comments: I agree with ROSA
- 
107. Name: Bill robbins (robeskin@optonline.net) on 2019-01-22 21:47:23  
Phone:  
Street: 3 kimmissy ct  
City: Suffern  
Comments:
- 
108. Name: john hogan (jdhogan7@yahoo.com) on 2019-01-22 21:48:09  
Phone:

Street:  
City: Suffern  
Comments:

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109. Name: Gary Midelton (gmidelton@optonline.net) on 2019-01-22 21:53:43  
Phone: 9142615521  
Street: 11 beaver pond court  
City: Stony Point  
Comments:

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110. Name: Carl Turziano (cturziano@aol.com) on 2019-01-22 21:57:01  
Phone: 845-368-4600  
Street: 4 Copeland Drive  
City: Suffern  
Comments: NY, 10901

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111. Name: DAVID (davidlsg@icloud.com) on 2019-01-22 21:57:06  
Phone: 2126169969  
Street:  
City: NEW YORK  
Comments:

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112. Name: Lise Crapella (crapella@aol.com) on 2019-01-22 21:59:45  
Phone:  
Street:  
City: Suffern  
Comments:

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113. Name: Steven Wolinsky (stevenwolinsky@gmail.com) on 2019-01-22 22:02:53  
Phone: 8453545104  
Street: 26 Powderhorn Drive  
City: Suffern  
Comments:

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114. Name: Brenda Terlizzi (brenricci1@aol.com) on 2019-01-22 22:08:25  
Phone: 8453575260  
Street: 18 Rose Hill Road  
City: Montebello  
Comments:

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115. Name: Holly DeMistry-Dolan (Hdemistry@hotmail.com) on 2019-01-22 22:09:43  
Phone: 5854514308  
Street: 19 Cedar Terrace  
City: Sloatsburg  
Comments:

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116. Name: Alice Biancaniello (vbiancan@aol.com) on 2019-01-22 22:10:42  
Phone:  
Street: 2 Stemmer Lane  
City: Suffern  
Comments:
- 
117. Name: jody salant (teachtbe@msn.com) on 2019-01-22 22:11:06  
Phone: 8453621109  
Street: 5 David Drive, Spring Valley, NY, United States  
City: Spring Valley  
Comments:
- 
118. Name: Elizabeth Reilly (LReilly@ferichardson.com) on 2019-01-22 22:15:36  
Phone: 8456241462  
Street: 26 North Cheryl Street  
City: Chestnut Ridge  
Comments:
- 
119. Name: Jeff Kagel (hanumanbaba@icloud.com) on 2019-01-22 22:15:59  
Phone: 9172879772  
Street: 22 Dogwood Lane S  
City: Pomona  
Comments:
- 
120. Name: Carol Weinberg (brenmommy@yahoo.com) on 2019-01-22 22:16:19  
Phone: 9146499918  
Street: 12 Grist Mill Court  
City: Suffern  
Comments:
- 
121. Name: Hanna Blazer (hannablazer@yahoo.com) on 2019-01-22 22:21:31  
Phone: 3476452163  
Street: 1 stemmer lane  
City: Suffern  
Comments:
- 
122. Name: Sarah rayburn (saraharayburn@gmail.com) on 2019-01-22 22:24:38  
Phone: 4438122035  
Street: Stony brook Rd  
City: Sloatsburg  
Comments:
- 
123. Name: Vincenzo Rinaldi (vrinaldi624@gmail.com) on 2019-01-22 22:25:26  
Phone: 8456421305  
Street:  
City: Sloatsburg

Comments:

- 
124. Name: Noel (noelbota97@gmail.com) on 2019-01-22 22:27:25  
Phone: 18452628298  
Street: 8 Sherri Lane  
City: Wesley Hills  
Comments:
- 
125. Name: Asher Kaufman (asherkaufman@yahoo.com) on 2019-01-22 22:29:10  
Phone:  
Street:  
City: Monsey, NY  
Comments:
- 
126. Name: Rachel Kaufman (rochelak@yahoo.com) on 2019-01-22 22:29:49  
Phone:  
Street:  
City: Monsey, NY  
Comments:
- 
127. Name: deborah stedge (rclady222@aol.com) on 2019-01-22 22:33:54  
Phone: 9149538674  
Street: 474 New Hempstead Road  
City: New City  
Comments:
- 
128. Name: Marshall Katz (marshkatz@gmail.com) on 2019-01-22 22:36:42  
Phone:  
Street:  
City: Wesley Hills  
Comments:
- 
129. Name: Trish johnson (tlampach@gmail.com) on 2019-01-22 22:36:54  
Phone: 8452223776  
Street: 64 north Lorna lane  
City: Suffern  
Comments:
- 
130. Name: Rizaldi Santiago (rsantiago36@hotmail.com) on 2019-01-22 22:37:47  
Phone: 8453689787  
Street: 31 West Gate Road  
City: Montebello  
Comments:
- 
131. Name: Darcy shapin (darcygrenberg@gmail.com) on 2019-01-22 22:38:03

Phone: 8453681760  
Street: 7 Robin Hood road  
City: Suffern  
Comments:

---

132. Name: Andrew Berger (andy.berger@berizon.net) on 2019-01-22 22:39:25  
Phone: 8457359276  
Street: 31 Mouacdie Dr  
City: Chestnut Ridge  
Comments:

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133. Name: Jody Karmel (Reaper60650@aol.com) on 2019-01-22 22:39:59  
Phone:  
Street:  
City: Chestnut Ridge NY 10977  
Comments:

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134. Name: Diane Leslie (dileslie@optonline.net) on 2019-01-22 22:42:43  
Phone:  
Street: 11 Orchard Circle  
City: Suffern  
Comments:

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135. Name: Carl Dantico (cwjd@optonline.net) on 2019-01-22 22:43:44  
Phone: 8457538307  
Street: 101 Seven Lakes Drive  
City: Sloatsburg  
Comments:

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136. Name: Diane Stern (dianestern@souluganda.org) on 2019-01-22 22:45:33  
Phone: 9143294466  
Street: 5 Henry Court  
City: Suffern  
Comments:

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137. Name: Margaret Bristow (mbbtt28@aol.com) on 2019-01-22 22:47:25  
Phone: 8453713638  
Street: 32 West Gate Road  
City: Suffern, NY  
Comments:

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138. Name: Rosekyn Feinsod (roselyn.feinsod@yahoo.com) on 2019-01-22 22:48:06  
Phone: 6465398350  
Street: 35 Mariner Way  
City: Monsey  
Comments:

- 
139. Name: Middleton Floyd (bfloyd7@optonline.net) on 2019-01-22 22:49:37  
Phone:  
Street: 5 Babbling Brook Lane  
City: Montebello  
Comments:
- 
140. Name: Robin Sheppard (rsheppo@gmail.com) on 2019-01-22 22:50:03  
Phone: 8453589417  
Street: 47 2nd Ave  
City: Nyack  
Comments:
- 
141. Name: Pamela Floyd (pfloyd7@optonline.net) on 2019-01-22 22:51:23  
Phone:  
Street: 5 Babbling Brook Lane  
City: Montebello  
Comments:
- 
142. Name: Peter Cain (pcain555@gmail.com) on 2019-01-22 22:53:39  
Phone: 9173751155  
Street: 928 Haverstraw Rd  
I  
City: Suffern  
Comments:
- 
143. Name: Josephine Distasio (rosamundi1@aol.com) on 2019-01-22 22:54:48  
Phone: 8452159130  
Street: 5 Perth Ave  
City: Chestnut Ridge NY  
Comments:
- 
144. Name: Kevin Camilleri (kvac24@yahoo.com) on 2019-01-22 22:55:28  
Phone:  
Street:  
City: Sloatsburg  
Comments:
- 
145. Name: Steven Lee (stlee1975@yahoo.com) on 2019-01-22 22:55:50  
Phone: 8457292291  
Street: 5 Nob Hill Road  
City: New City  
Comments: I live in Clarkstown, but approving development in these areas will have negative impacts on traffic and air quality in my neighborhood. Please leave them undeveloped.
-



146. Name: Debora (debduffy@hotmail.com) on 2019-01-22 23:03:33  
Phone:  
Street: 48 Wilshire Dr  
City: Chestnut ridge  
Comments:
- 
147. Name: Glenda Gotlieb (glendagotlieb@yahoo.com) on 2019-01-22 23:04:02  
Phone:  
Street: 4 Baker Lane  
City: Suffern  
Comments:
- 
148. Name: Gregg Dickerson (zzach\_651@hotmail.com) on 2019-01-22 23:07:53  
Phone:  
Street: 8 dogwood lane  
City: Pomona  
Comments: Irresponsible development will adversely affect our way of life, water, sewage and our home values.
- 
149. Name: Linda Schwartz (lindavids@schwartzhouse.com) on 2019-01-22 23:09:25  
Phone: 9175381260  
Street: 16 Golf Course Dr  
City: Suffern  
Comments:
- 
150. Name: Jennifer Foster-Sepulveda (jsepulveda7777@gmail.com) on 2019-01-22 23:12:17  
Phone: 8456426100  
Street: 51 West Gate Rd  
City: Suffern  
Comments:
- 
151. Name: Kathy Walters (kat9walters@gmail.com) on 2019-01-22 23:13:00  
Phone:  
Street:  
City: Nyack  
Comments:
- 
152. Name: Noreen (nightrn12@hotmail.com) on 2019-01-22 23:15:49  
Phone:  
Street: spook rock road  
City: Tallman  
Comments: I'm tired of feeling that my area is being overdeveloped. We need some one that will stand up for the rights everyone
- 
153. Name: Claudia Goldman (claudiagoldman@optonline.net) on 2019-01-22 23:20:49  
Phone: 8456423658

Street: 22 West Gate  
City: Montebello  
Comments:

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154. Name: Thomas Dohmann (toolbox86@optonline.net) on 2019-01-22 23:20:58  
Phone:  
Street: 3 aspen road  
City: Sloatsburg  
Comments:

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155. Name: Susan Glassman (chonyi@optonline.net) on 2019-01-22 23:21:38  
Phone: 8453568705  
Street: 16Raymond Avenue  
City: Chestnut Ridge  
Comments:

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156. Name: Bruny (bnegron@cng-inc.com) on 2019-01-22 23:29:31  
Phone:  
Street: 21 River Road  
City: Montebello  
Comments:

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157. Name: Minna Greenbaum (minna22@gmail.com) on 2019-01-22 23:36:16  
Phone:  
Street: 7 Briarwood Lane  
City: Suffern  
Comments:

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158. Name: Linda Byron (lgb1010@gmail.com) on 2019-01-22 23:36:23  
Phone: 8455980791  
Street: 6 north Amundsen lane  
City: Airmont  
Comments:

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159. Name: Carol Halperin (chalperin@staffingcrew.com) on 2019-01-22 23:38:19  
Phone:  
Street: 20 midway  
City: Chestnut Ridge  
Comments:

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160. Name: Patricia Hosier (lphosier@aol.com) on 2019-01-22 23:40:44  
Phone:  
Street:  
City: Airmont  
Comments:

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161. Name: Steve Scholl (sscholl1@hotmail.com) on 2019-01-22 23:41:03  
Phone: 8452169514  
Street: 6 Gristmill Ct.  
City: Montebello  
Comments:
- 
162. Name: Jan Rosenblum (apr68@aol.com) on 2019-01-22 23:43:04  
Phone:  
Street: 6 Emerald lane  
City: Suffern  
Comments:
- 
163. Name: Peter Fruchtman (pfcreative1@gmail.com) on 2019-01-22 23:44:36  
Phone:  
Street:  
City: Clarkstown  
Comments: I agree with all the previous comments by fellow Rocklanders, and support the positions and recommendations of ROSA wholeheartedly. LISTEN, Ramapo Town Board!
- 
164. Name: Marie Monteagudo (chestnutridgehistory@gmail.com) on 2019-01-22 23:44:52  
Phone:  
Street:  
City: Chestnut Ridge  
Comments:
- 
165. Name: Alan schwartz (redtailhawk49@hotmail.com) on 2019-01-22 23:45:38  
Phone: 8453627829  
Street: 5 samego cy  
City: Suffern  
Comments: I fully agree with Rosa
- 
166. Name: Carmen Negrón (cvnegrón914@gmail.com) on 2019-01-22 23:47:00  
Phone: 9142634465  
Street: 23 Skyline  
City: Wesley Hills 10977  
Comments:
- 
167. Name: Steven White (polanve@hotmail.com) on 2019-01-22 23:48:51  
Phone: 8456643088  
Street: 10 Garden Pl.  
City: Spring Valley  
Comments:
- 
168. Name: Maureen Benedict (clayton09@optonline.net) on 2019-01-22 23:51:51  
Phone:

Street: 1 Eileen Ct

City: Airmont

Comments: Time to address the needs of all Ramapo constituents!!

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169. Name: Etna (angelea108@aol.com) on 2019-01-22 23:53:59

Phone:

Street:

City: Spring Valley

Comments:

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170. Name: Toby Perlmutter (tobyperl@optimum.net) on 2019-01-22 23:55:29

Phone:

Street:

City: New City, N.Y. 10956

Comments:

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171. Name: Elena Martin (ekmartin3@gmail.com) on 2019-01-22 23:57:05

Phone:

Street:

City: Suffern

Comments:

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172. Name: Joseph M Zawacki (jzawacki@live.com) on 2019-01-22 23:57:15

Phone:

Street: 29 Campbell Avenue

City: Suffern

Comments:

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173. Name: Aimee Santiago (aimee921@aol.com) on 2019-01-23 00:05:01

Phone:

Street: 31 West Gate Rd

City: Montebello

Comments:

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174. Name: JoAnn Leanza (harmonize@optonline.net) on 2019-01-23 00:07:42

Phone: 8452705110

Street: 3 Shulman Court

City: Airmont

Comments: I agree with and support the recommendations of ROSA

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175. Name: Linda Dloughy (lin2421@yahoo.com) on 2019-01-23 00:08:37

Phone: 8453566832

Street: 11 Hempstead Rd

City: Spring Valley

Comments:

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176. Name: Steven conway (Akilkahnwei@yahoo.com) on 2019-01-23 00:08:45  
Phone: 979034842  
Street: 9 Fletcher ct  
City: Spring Valley ny  
Comments:
- 
177. Name: Denman Maroney (Denman@denmanmaroney.com) on 2019-01-23 00:10:24  
Phone: 8454149551  
Street: 246 Route 306  
City: Monsey NY 10952  
Comments:
- 
178. Name: Dorothy cohen (madjam5@yahoo.com) on 2019-01-23 00:11:29  
Phone: 8453007518  
Street: 8 Copeland dr  
City: Montebello  
Comments:
- 
179. Name: Joey Bourgholtzer (jmbjoey@yahoo.com) on 2019-01-23 00:11:56  
Phone:  
Street: 29 Hillside Ave  
City: Mahwah  
Comments:
- 
180. Name: Michael Hirschberg (Milor611@verizon.net) on 2019-01-23 00:14:15  
Phone: 9143910295  
Street: 11 east stemmer lane  
City: Suffern  
Comments:
- 
181. Name: celia kosofsky (pkosofsky@verizon.net) on 2019-01-23 00:17:24  
Phone:  
Street: 27 westgate road  
City: suffern  
Comments:
- 
182. Name: Kathleen E Diamond (diamondkat123@yahoo.com) on 2019-01-23 00:18:03  
Phone:  
Street: 31 Stony Brook Road  
City: Sloatsburg  
Comments: I feel progress in Ramapo is important but progress to the detriment of the environment and character of the Town of Ramapo should not be permitted.  
Overdevelopment of our town is NOT progress!
- 
183. Name: Cathy (cathy.rudawski@gmail.com) on 2019-01-23 00:18:59  
Phone: 8455776433

Street: 112 Spook Rock Rd.  
City: Suffern  
Comments:

---

184. Name: james flax (drflax@aol.com) on 2019-01-23 00:20:30  
Phone: 8453622557  
Street: 40 south mountain road  
City: new city  
Comments:

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185. Name: Karen Rhodes (karenfrhodes@gmail.com) on 2019-01-23 00:23:02  
Phone: 8453548466  
Street: 26 Sky Meadow Rd  
City: Suffern  
Comments: the town should not do spot zoning and should Preserve existing residential zoning Pattern.

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186. Name: Michelle Bitd (mczbird@aol.com) on 2019-01-23 00:24:17  
Phone: 8453684379  
Street: 6 Stemmer Lane  
City: Suffern  
Comments:

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187. Name: Warren Bird (warrenbird@aol.com) on 2019-01-23 00:25:36  
Phone:  
Street:  
City: Suffern  
Comments:

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188. Name: Harry Leigh (hrryleigh@aol.com) on 2019-01-23 00:25:39  
Phone:  
Street: Haverstraw Rd  
City: Suffern  
Comments:

---

189. Name: Michael Tippner (tip1115@aol.com) on 2019-01-23 00:27:34  
Phone: 2013961800  
Street: Hickory Road  
City: Sloatsburg  
Comments:

---

190. Name: Lisa Auriemma (lauriemma1@gmail.com) on 2019-01-23 00:28:09  
Phone: 8453521314  
Street:  
City: Airmont NY  
Comments:

- 
191. Name: Diane Ourelio (auro2@yahoo.com) on 2019-01-23 00:28:10  
Phone: 8452138904  
Street: 36 Bon aire cir  
City: Suffern  
Comments:
- 
192. Name: Lisa Valow-Picarello (dr.valow@gmail.com) on 2019-01-23 00:28:52  
Phone: 8452621230  
Street: 10 Diltz Rd  
City: Pomona  
Comments:
- 
193. Name: Jeffrey Golden (onvacaman1@aol.com) on 2019-01-23 00:30:33  
Phone: 8456426084  
Street: 10 Kings Gate Rd  
City: Suffern  
Comments:
- 
194. Name: Joanne Mallory (jbmallory7@gmail.com) on 2019-01-23 00:34:07  
Phone:  
Street:  
City: Chestnut Ridge  
Comments:
- 
195. Name: Joanne Patrick (taz601995@aol.com) on 2019-01-23 00:36:27  
Phone:  
Street: 60 South Monsey Rd  
City: Airmont  
Comments:
- 
196. Name: Gordon Wren (gordonwrenjr@aol.com) on 2019-01-23 00:37:47  
Phone: 8457299754  
Street: 3 Rockingham Rd.,  
City: Wesley Hills  
Comments:
- 
197. Name: Connie Fisher (cjfisher@optonline.net) on 2019-01-23 00:37:48  
Phone:  
Street:  
City: Suffern  
Comments:
- 
198. Name: Adele Metrakos (greylady1974@aol.com) on 2019-01-23 00:38:22  
Phone: 8456610565

Street: 66 Grant St  
City: Sloatsburg  
Comments:

---

199. Name: Pat Klees (Pkleees@optimum.net) on 2019-01-23 00:38:58  
Phone: 8457536858  
Street: 32 Post Road  
City: Sloatsburg  
Comments:

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200. Name: Mary Roemer (mlr72125@verizon.net) on 2019-01-23 00:40:17  
Phone:  
Street:  
City: Suffern  
Comments:

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201. Name: Jerome Jones (jajonesny@yahoo.com) on 2019-01-23 00:43:03  
Phone:  
Street: 27 Danville Road  
City: Spring Valley  
Comments:

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202. Name: Robin Maslanek (rmaslanek@gmail.com) on 2019-01-23 00:44:23  
Phone: 9145525045  
Street: 35 Park Ave APT 5T  
City: Suffern  
Comments:

---

203. Name: Susan salant (in2thewoodz@aol.com) on 2019-01-23 00:45:57  
Phone: 8453545791  
Street: Parker blvd  
City: Monsey  
Comments: We must stop the ongoing destruction and overbuilding. We must preserve our open space and preserve suburbia, stop the zoning corruption and yes enforce some restrictions. It is out of control.

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204. Name: Diana Corbin (dicorbin1@aol.com) on 2019-01-23 00:47:34  
Phone:  
Street: 6 Aberdeen Avenue  
City: Chestnut Ridge New York. 10977  
Comments:

---

205. Name: Amy glazer (glaze619@aol.com) on 2019-01-23 00:54:43  
Phone: 8453548712  
Street: 22 cortland road  
City: Monsey



Comments:

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206. Name: Torsoe Jacquelyn (thetorsoes@optonline.net) on 2019-01-23 00:54:49  
Phone: 8453571752  
Street: 23 Oxford Drive  
City: Suffern  
Comments:

---

207. Name: vivian street (streetv@msn.com) on 2019-01-23 00:58:11  
Phone: 8454266569  
Street: 55 Creekside Circle  
City: Spring Valley  
Comments:

---

208. Name: Yankee Gindoff (yankeeg@optonline.net) on 2019-01-23 00:58:26  
Phone:  
Street: 26Lancaster lane  
City: Chestnut Ridge  
Comments:

---

209. Name: Norvy Elliot (norvyelliot@yahoo.com) on 2019-01-23 00:58:34  
Phone: 8456411062  
Street: 313 Quaker Road  
City: Pomona  
Comments:

---

210. Name: Christine Theodore (newyorklegal@yahoo.com) on 2019-01-23 01:01:43  
Phone: 8453008880  
Street: 83 Creekside Circle  
City: Spring Valley  
Comments:

---

211. Name: Jean Destin (james.destin@gmail.com) on 2019-01-23 01:02:55  
Phone: 8452906440  
Street: 83 CREEKSIDE CIR  
City: Spring Valley  
Comments:

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212. Name: Mary Mcquillan (mcqx4@aol.com) on 2019-01-23 01:03:58  
Phone:  
Street: 6 Greenway West  
City: Sloatsburg  
Comments:

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213. Name: Joseph Ribulla (j.ribu@hotmail.com) on 2019-01-23 01:14:46

Phone:  
Street: 5 Prosperity Dr.  
City: Wesley Hills, NY 10901  
Comments:

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214. Name: Patricia Dlouhy (patti11@optonline.net) on 2019-01-23 01:19:16  
Phone: 8453566832  
Street: 11 Hempstead Rd  
City: Spring Valley  
Comments:

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215. Name: Larry Edwards (pikupjob@aol.com) on 2019-01-23 01:19:20  
Phone: 8453624111  
Street: 24 Rensselaer Drive  
City: Spring Valley  
Comments:

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216. Name: Annette Rivera (arivera5458@gmail.com) on 2019-01-23 01:25:01  
Phone:  
Street: 45 Regina Road  
City: Airmont  
Comments:

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217. Name: Rhonda Hack (alsfemmm@aol.com) on 2019-01-23 01:25:09  
Phone: 8453693244  
Street: 23 West Gate Road  
  
City: Montebello  
Comments:

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218. Name: Susann Bailey (susann614@hotmail.com) on 2019-01-23 01:25:44  
Phone: 8455040567  
Street:  
City: Airmont  
Comments:

---

219. Name: Kathleen Brown-Romeo (katromeo@hotmail.com) on 2019-01-23 01:27:09  
Phone:  
Street: 1 Quincy Ct.  
City: Airmont  
Comments:

---

220. Name: Gail Griffin (gailgriff@optonline.net) on 2019-01-23 01:31:25  
Phone: 8453621006  
Street: 1 Ilana Lane  
City: New City

Comments:

- 
221. Name: KATHERINE TOLF (kathytolf@gmail.com) on 2019-01-23 01:31:32  
Phone: 9805214344  
Street: POB 1536  
City: SPRING VALLEY  
Comments:
- 
222. Name: Sharon doucette (sharon.doucette@att.net) on 2019-01-23 01:36:46  
Phone: 8457290095  
Street: 132 Union road  
City: Spring Valley, NY  
Comments:
- 
223. Name: Albert Rubin (alrubin@optonline.net) on 2019-01-23 01:36:53  
Phone: 8453572801  
Street: 16 Kings Gate Rd.  
City: Suffern  
Comments: Ramapo has had water restrictions during most summers. The further increases in population can only add to greater restrictions
- 
224. Name: Phyllis Gabbidon (phyllisgabbidon@hotmail.com) on 2019-01-23 01:37:19  
Phone:  
Street: 10 south hillside ave  
City: Spring valley ny 10977  
Comments:
- 
225. Name: Barbara Abramsky (wbabramsky@optonline.net) on 2019-01-23 01:39:11  
Phone: 8453628027  
Street: cottage lane  
City: suffern, ny  
Comments: it is about time. thank you all at Rosa
- 
226. Name: Sherry Miller (sherrym@optonline.net) on 2019-01-23 01:39:20  
Phone: 8453577549  
Street: 14 Annette Lane  
City: Airmont  
Comments:
- 
227. Name: Laurie Seeman (laurieseeman@gmail.com) on 2019-01-23 01:44:28  
Phone: 8455580877  
Street: 179 South Mountain Road  
City: New City  
Comments: I stand with ROSA on this issue and have great admiration for the research and expertise they have provided for best decision making regarding the sole source aquifer region of Ramapo.

I ask that the Town officials give proper credence to the data and begin to make decisions that reflect understanding of the sensitivity of the area.

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228. Name: Jamie LIBERTELLI (jlib59@yahoo.com) on 2019-01-23 01:46:38  
Phone:  
Street: 1 Essex Lane , apt C8  
City: Suffern  
Comments:

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229. Name: Anita Cunninhgam (ancho2@aol.com) on 2019-01-23 01:46:51  
Phone:  
Street: 107 Rockland Lane  
City: Spring Valley, NY  
Comments:

---

230. Name: George Quiles (gquilesjr@outlook.com) on 2019-01-23 01:47:24  
Phone: 9143967759  
Street: 13 N Lorna Lane  
City: Airmont  
Comments:

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231. Name: Jamie libertelli (jlib59@yahh.com) on 2019-01-23 01:48:23  
Phone:  
Street: 1 Essex Lane apt C8  
City: Suffern  
Comments:

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232. Name: Kate finch (katesantino@gmail.com) on 2019-01-23 01:48:48  
Phone:  
Street:  
City: Sloatsburg  
Comments:

---

233. Name: Maura Czerepinski (maurawc@optonline.net) on 2019-01-23 01:50:55  
Phone: 9145221866  
Street: 11 Council Crest Road  
City: Sloatsburg  
Comments:

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234. Name: Iris Williams (ediesellshousesny@gmail.com) on 2019-01-23 01:52:02  
Phone: 8454801151  
Street: 1 East Stemmer Lane  
City: Suffern  
Comments:

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235. Name: Steve Lependorf (slependorf@gmail.com) on 2019-01-23 01:52:03  
Phone: 7183391914  
Street: 12 Westminster Way  
City: Pomona  
Comments:
- 
236. Name: Deon Stewart-Miles (dsm400rn@hotmail.com) on 2019-01-23 01:52:11  
Phone: 6463736631  
Street: 20 Flint Dr  
City: Hillcrest  
Comments:
- 
237. Name: Raymond Williams (telcomray@verizon.net) on 2019-01-23 01:59:30  
Phone: 8453698802  
Street: 1 East Stemmer Lane  
City: Suffern  
Comments:
- 
238. Name: Richard Ell (Rpell46@aol.com) on 2019-01-23 01:59:36  
Phone: 8453564317  
Street: 57 hempstead rd  
City: Spring vally  
Comments: Agree with petition,look for reasonable developement
- 
239. Name: Yara Goldstein (yaragoldstein@gmail.com) on 2019-01-23 02:07:16  
Phone:  
Street:  
City: Pomona  
Comments:
- 
240. Name: Jacqueline Felber (felberj@aol.com) on 2019-01-23 02:08:20  
Phone:  
Street: 25 Dwight Ave  
City: Spring Valley,NY 10977  
Comments:
- 
241. Name: Karen Rorro (karenjoe@optonline.net) on 2019-01-23 02:08:48  
Phone: 8457535129  
Street: 2 Hazelwood Rd  
City: Sloatsburg  
Comments:
- 
242. Name: Dale Palladino (Dalemp@aol.com) on 2019-01-23 02:15:06  
Phone:  
Street: 141 Camp Hill Rd  
City: Pomona

Comments:

- 
243. Name: James Marshall (jcmshall@verizon.net) on 2019-01-23 02:16:23  
Phone:  
Street: 18 Gillis Ave  
City: Nyack  
Comments: I agree with ROSA on this issue. Enough!
- 
244. Name: D wallace (dwall50@verizon.net) on 2019-01-23 02:21:28  
Phone:  
Street:  
City: spring valley NY  
Comments:
- 
245. Name: Alphonson Marshall (alphonsommarshall48@gmail.com) on 2019-01-23 02:24:58  
Phone: 8458934125  
Street: 119 williams avenue  
City: Spring Valley  
Comments:
- 
246. Name: Rhonda Lew (milew27@yahoo.com) on 2019-01-23 02:27:05  
Phone: 9145827278  
Street: Van Orden  
City: Suffern  
Comments:
- 
247. Name: Jocelyn DeCrescenzo (jadjossie@gmail.com) on 2019-01-23 02:27:42  
Phone:  
Street:  
City: Valley cottage  
Comments:
- 
248. Name: Tina Moss (tinagmoss@gmail.com) on 2019-01-23 02:31:23  
Phone: 9145521655  
Street: 21 Wesley Chapel Rd  
City: Suffern  
Comments:
- 
249. Name: Joe Shedlawski (joeshedlawski@gmail.com) on 2019-01-23 02:32:09  
Phone: 8455362283  
Street: 7 Dundee Ct  
City: Chestnut Ridge  
Comments: Please stop the deterioration of our community.
- 
250. Name: Kenneth Fass (kfass1@verizon.net) on 2019-01-23 02:37:09

Phone: 845-369-3560  
Street: 20 Prairie Avenue  
City: Suffern  
Comments:

---

251. Name: Barbara Kennedy (kenzev29@gmail.com) on 2019-01-23 02:37:48  
Phone: 8453579308  
Street: 36 Smith Hill Rd.  
City: Airmont  
Comments:

---

252. Name: Gloria Cozza (5Chexx@optonline.net) on 2019-01-23 02:40:41  
Phone: 8453576431  
Street: 22 Shuart Road  
City: Airmont  
Comments:

---

253. Name: Angela Maher (basilsauce@msn.com) on 2019-01-23 02:49:45  
Phone: 8455968416  
Street: 31 Bonnie Court  
City: Hillcrest  
Comments:

---

254. Name: John Cavuto (cavuotoj@gmail.com) on 2019-01-23 02:50:03  
Phone: 9174470416  
Street: 292 High Avenue  
D2  
City: Nyack  
Comments:

---

255. Name: Vanessa Saunders (vanessa@gpshousehunt.com) on 2019-01-23 02:54:58  
Phone: 8458482218  
Street: 33 Laydentown Rd  
City: Pomona  
Comments:

---

256. Name: Lissa Phanor (lphanor@yahoo.com) on 2019-01-23 02:55:27  
Phone:  
Street:  
City: Spring Valley  
Comments:

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257. Name: Shelton Becton (raebec251@gmail.com) on 2019-01-23 03:00:11  
Phone: 8452901741  
Street: 24 Dogwood Lane S.  
City: Pomona, N. Y.

Comments:

---

258. Name: Colin Andersen (candersen911@gmail.com) on 2019-01-23 03:02:56  
Phone: 8453277002  
Street: 307 Parkside Drive  
City: Suffern  
Comments:

---

259. Name: SUSAN ASSAD (ASSADS4@AOL.COM) on 2019-01-23 03:04:14  
Phone:  
Street: 15 VICTORY ROAD  
City: SUFFERN  
Comments:

---

260. Name: Michael Mandel (mike-dianne@verizon.net) on 2019-01-23 03:09:39  
Phone:  
Street:  
City: Pearl River  
Comments:

---

261. Name: Bruce Simon (bksimon@gmail.com) on 2019-01-23 03:22:43  
Phone:  
Street:  
City: Suffern  
Comments:

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262. Name: Ann Santelli (Annieooch@aol.com) on 2019-01-23 03:24:01  
Phone: 8457355976  
Street: 631 S. Pascack Road  
City: Chestnut Ridge  
Comments: Please save Ramapo from getting any more destroyed.

---

263. Name: Kelly Heller (kellyheller@optonline.net) on 2019-01-23 03:29:31  
Phone: 8453049030  
Street: 4 Adams Lane  
City: Airmont  
Comments:

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264. Name: Susan Brunelli (susanbrunelli2@gmail.com) on 2019-01-23 03:31:55  
Phone: 8453570267  
Street: 54 Boulevard  
City: Suffern  
Comments:

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265. Name: michelle o'doherty (mrav13@aol.com) on 2019-01-23 03:36:36



Phone: 9143748451  
Street: 57 newport drive  
City: nanuet  
Comments:

---

266. Name: Josephine Ingaglio (joingaglio22@gmail.com) on 2019-01-23 03:37:30  
Phone:  
Street:  
City: Montebello  
Comments:

---

267. Name: Joe Moskowitz (jjmoskowitz76@aol.com) on 2019-01-23 03:37:49  
Phone: 2017369751  
Street: 76 Lime Kiln Road  
City: Suffern  
Comments:

---

268. Name: Michael Jamieson (mijoroc@icloud.com) on 2019-01-23 03:45:58  
Phone: 8457536212  
Street: 19 hillside road  
City: Sloatsburg  
Comments: Eastern Ramapo could be a poster child for the consequences of uncontrolled development which has overcome it's infrastructure .

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269. Name: Chaim S Malks (shofet1ny@gmail.com) on 2019-01-23 03:49:45  
Phone: 8453622567  
Street: 3 Tauber Ter  
City: Monsey  
Comments:

---

270. Name: Migdalia Jorle (migjorle@gmail.com) on 2019-01-23 04:00:00  
Phone: 8454063402  
Street: Dwight  
City: Spring Valley  
Comments:

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271. Name: Terence Holden (terryholden@optimum.net) on 2019-01-23 04:35:56  
Phone: 845-753-2545  
Street: 14 Ann Pl  
City: Sloatsburg N.Y. 10974  
Comments: I fully support ROSA

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272. Name: Dave winnick (davewinnick@gmail.com) on 2019-01-23 04:37:50  
Phone: 8453578080  
Street: 24 hillcrest rd  
City: Suffern

Comments:

- 
273. Name: Hilda A Kogut (HKgt@aol.com) on 2019-01-23 04:40:10  
Phone: 8453563395  
Street: 20 Pine Knoll Court  
City: Monsey  
Comments: The Town needs a Comprehensive plan that considers all member sof the Town in planning for the future- in development, growth, protecting open space. I support ROSA and it s goals.
- 
274. Name: S F (RocklandGoesGreen@aol.com) on 2019-01-23 04:40:27  
Phone:  
Street:  
City: Pomona  
Comments:
- 
275. Name: Krys Holden (krysterry@optimum.net) on 2019-01-23 04:41:53  
Phone: 8457532545  
Street: 14 Ann Place  
City: Sloatsburg  
Comments: I don't think there should be any discussion of any development of any sort until we taxpayers are presented with a full, verifiable accounting of the financial damage caused by Christopher St. Lawrence and his co-conspirators.
- 
276. Name: Theresa Vitale (tlv461@aol.com) on 2019-01-23 05:02:32  
Phone: 9148376469  
Street: 12 Creekview Dr  
City: Thiells  
Comments:
- 
277. Name: Mimi Calhoun (mkc2@mac.com) on 2019-01-23 05:18:12  
Phone: 8453548838  
Street: Dogwood Lane  
City: Pomona  
Comments:
- 
278. Name: Newton Paul (newtonpaul3@yahoo.com) on 2019-01-23 05:19:21  
Phone:  
Street:  
City: Spring Valley  
Comments:
- 
279. Name: Banessa Casado (banessa.cabrera@gmail.con) on 2019-01-23 07:43:08  
Phone: 6464097724  
Street:  
City: Nanuet

Comments:

- 
280. Name: Philip Gigante (gigants1@aol.com) on 2019-01-23 09:42:46  
Phone: 9144414745  
Street: 14 Edgebrook Lane  
City: Airmont  
Comments: Sensible planning is the only way for smart growth.
- 
281. Name: Fernando Maria (fm0101@aol.com) on 2019-01-23 09:48:11  
Phone:  
Street:  
City: Airmont  
Comments:
- 
282. Name: Melissa (melram19@hotmail.com) on 2019-01-23 10:24:19  
Phone:  
Street:  
City: Suffern  
Comments:
- 
283. Name: Mike T (we2233b@aol.com) on 2019-01-23 10:39:22  
Phone:  
Street:  
City: Hillburn Ny  
Comments:
- 
284. Name: Jean gunn (gunnjc@gmail.com) on 2019-01-23 10:53:48  
Phone:  
Street:  
City: Pearl river  
Comments:
- 
285. Name: Constance Frazier (cfrazier01@optonline.net) on 2019-01-23 11:37:00  
Phone: 8453697806  
Street: 11 Fox Court  
City: Montebello, N.Y. 10901  
Comments:
- 
286. Name: Patricia Woodley (yidoo@optonline.net) on 2019-01-23 11:40:25  
Phone:  
Street:  
City: New Hempstead  
Comments:
- 
287. Name: Lena Bodin (lena@bodin.com) on 2019-01-23 11:46:28

Phone: 8457214070  
Street: 40 Scenic Dr  
City: Suffern  
Comments:

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288. Name: Thomas DelDuca (tdd740@icloud.com) on 2019-01-23 11:47:04  
Phone: 9144900112  
Street: 5 Stemmer lane  
City: Suffern ny 10901  
Comments:

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289. Name: Michael Krisan (mkrisan@aol.com) on 2019-01-23 11:49:34  
Phone: 2017263587  
Street: 40 Scenic Drive  
City: Suffern  
Comments:

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290. Name: Karen Mindich (Karsuemind@gmail.com) on 2019-01-23 11:50:45  
Phone: 8453525012  
Street: 8 Bogert Pl.  
City: Spring Valley, NY  
Comments:

---

291. Name: Donna yannazzone (dyannazzone@optonline.net) on 2019-01-23 12:14:43  
Phone: 8454299522  
Street: 24 rhoda ave  
City: Haverstraw  
Comments:

---

292. Name: Pat Coleman Sinclair (sincl6@aol.com) on 2019-01-23 12:17:53  
Phone:  
Street:  
City: Suffern  
Comments:

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293. Name: Gregory Mark Bagalio (bagman108@yahoo.com) on 2019-01-23 12:21:02  
Phone: 8457816943  
Street: 2 Park Avenue  
City: Sloatsburg  
Comments:

---

294. Name: stephanie nodelman (stephiejoan@aol.com) on 2019-01-23 12:43:12  
Phone:  
Street:  
City: suffern  
Comments: full disclosure is a must



- 
295. Name: Patricia Schroer (trish1427@yahoo.com) on 2019-01-23 12:47:14  
Phone: 8453542075  
Street: 2 Terrace Rd  
City: Suffern  
Comments:
- 
296. Name: James croteau (jamescroteau.esq@gmail.com) on 2019-01-23 12:47:40  
Phone:  
Street:  
City: Suffern  
Comments:
- 
297. Name: Victoria Escobar (vickiariana@yahoo.com) on 2019-01-23 12:48:06  
Phone:  
Street:  
City: Suffern  
Comments:
- 
298. Name: Jane Pascarella (pascarellajane@gmail.com) on 2019-01-23 12:52:16  
Phone: 8453238987  
Street: 145 Johnstontown Rd  
City: SLOATSBURG  
Comments:
- 
299. Name: Susan Sacks (susan@josephlombardo.com) on 2019-01-23 13:01:15  
Phone: 914-907-2004  
Street: 12 Cortland Road  
City: Monsey  
Comments:
- 
300. Name: R V (drvec@aol.com) on 2019-01-23 13:06:46  
Phone:  
Street:  
City: Suffern  
Comments:
- 
301. Name: david wasserman (dwasserman@diversifiedus.com) on 2019-01-23 13:15:41  
Phone:  
Street:  
City: pomona  
Comments:
- 
302. Name: Jeff rosen (Hippvet@AOL.com) on 2019-01-23 13:16:44  
Phone: 8452703545

Street: 20 Ladentown rd  
City: Pomona  
Comments:

---

303. Name: Rosanne Hughes (rosannehug13@yahoo.com) on 2019-01-23 13:22:58  
Phone: 8453049524  
Street: 5 Earl Ct  
City: Monsey, NY  
Comments: This rampant construction of multi family apartments is taxing our sewers, water and all other facilities to the breaking point. Traffic is becoming ridiculous and driving dangerous. If you want to live in a big city environment move to the city

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304. Name: Irina Escoffery (irina\_escoffery@yahoo.com) on 2019-01-23 13:25:51  
Phone: 8453548662  
Street: 2 east lane  
City: Suffern ny  
Comments:

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305. Name: Ron French (vipinvest@aol.com) on 2019-01-23 13:26:46  
Phone: 8454947900  
Street: 9 Ilana lane  
City: New city  
Comments:

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306. Name: Melissa TenEyck (scottsmom94@yahoo.com) on 2019-01-23 13:28:32  
Phone: 8454261987  
Street: 16 sylvia terrace  
City: Nanuet , NY 10954  
Comments:

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307. Name: Sherry m Scott (sherryscott697@gmail.com) on 2019-01-23 13:29:44  
Phone: 8455985468  
Street: 256 North Main Street, D7  
City: Spring Valley  
Comments:

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308. Name: Joan (joan@theanastasia.com) on 2019-01-23 13:35:37  
Phone:  
Street: Rosewood dr  
City: New city  
Comments:

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309. Name: Cathy Wang (cathyzwang@optimum.net) on 2019-01-23 13:37:06  
Phone:  
Street:  
City: Sloatsburg

Comments:

- 
310. Name: William Dean (wdean40@veizon.net) on 2019-01-23 13:38:40  
Phone:  
Street: 40 South Cole Ave  
City: Spring Valley  
Comments:
- 
311. Name: michael montemorano (mike.monte@verizon.net) on 2019-01-23 13:44:18  
Phone: 8453626998  
Street: 11 galileo court  
City: village of pomona  
Comments:
- 
312. Name: Jeffrey Solomon (jtscomp@aol.com) on 2019-01-23 13:48:37  
Phone:  
Street:  
City: Pomona  
Comments:
- 
313. Name: Robert Buettner (buettner.rd@gmail.com) on 2019-01-23 13:56:52  
Phone: 8454802263  
Street: 67 Johnstontown Road  
City: Sloatsburg  
Comments: Comprehensive should mean "comprehensive" with public input and review.
- 
314. Name: Teresa cama (k9xs3@hotmail.com) on 2019-01-23 14:02:23  
Phone: 8457532421  
Street: 17 Apple Street  
City: Sloatsburg  
Comments:
- 
315. Name: John Lewis (ret.1997@hotmail.com) on 2019-01-23 14:08:14  
Phone:  
Street: 23 David Dr  
City: New Hempstead, NY  
Comments:
- 
316. Name: Myrnia Bass-Hargrove (myrnia2@hotmail.com) on 2019-01-23 14:12:49  
Phone: 406-3340  
Street: 851A North Main Street  
City: New Hempstead  
Comments:
- 
317. Name: Karen A Lynch (kalynch30@aol.com) on 2019-01-23 14:19:37

Phone: 8457298665  
Street: 18 Victory Road  
City: Suffern  
Comments: Thank you ROSA for leading the charge.

---

318. Name: Lynn Stephens Lewis (mums2623@hotmail.com) on 2019-01-23 14:21:31  
Phone:  
Street: 23 David Drive  
City: New Hempstead, NY 10977  
Comments:

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319. Name: Laura OHara (osparky1210@gmail.com) on 2019-01-23 14:24:24  
Phone: 8453576138  
Street: 11 Myrtle Ave  
City: Suffern  
Comments:

---

320. Name: owen cosgrove (owencosgrove@allstate.com) on 2019-01-23 14:24:28  
Phone: 845 357 2193  
Street: 52 boulevard  
City: suffern  
Comments:

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321. Name: Daniel Johnson (djholdings@msn.com) on 2019-01-23 14:34:35  
Phone: 9176478464  
Street: 21 David Drive  
City: New Hempstead  
Comments: I support ROSA and reasonable development in East Ramapo

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322. Name: owen cosgrove (owen2407@gmail.com) on 2019-01-23 14:35:27  
Phone:  
Street:  
City: suffern  
Comments:

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323. Name: Domenick Vecchione (drvec@gmail.com) on 2019-01-23 14:37:37  
Phone:  
Street:  
City: Suffern  
Comments:

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324. Name: Gloria Copeland (joycopeland@gmail.com) on 2019-01-23 14:40:31  
Phone: 8453627621  
Street: 2 Monique Court  
City: New Hempstead  
Comments:



- 
325. Name: Timothy Fay (timothyfay21@gmail.com) on 2019-01-23 14:48:05  
Phone: 8453578096  
Street: 25 Oxford Dr  
City: Suffern  
Comments:
- 
326. Name: Terry Rodriguez (terryrodriguez123@gmail.com) on 2019-01-23 14:48:38  
Phone: 8457946377  
Street: 61 Robert Pitt dr apartment C  
City: Monsey Ny 10952  
Comments:
- 
327. Name: Jeff Murphy (elecrl@msn.com) on 2019-01-23 14:51:31  
Phone: 8456426759  
Street: 72 Eagle Valley Rd  
City: Sloatsburg  
Comments: Our current infrastructure, or the environment, can not support mass developments, or reckless development.
- 
328. Name: Thomas brennan (tompgl@live.com) on 2019-01-23 14:58:27  
Phone: 8457538014  
Street: 24 aspen rd  
City: Sloatsburg  
Comments:
- 
329. Name: Donna Salemo (dsalemo@optonline.net) on 2019-01-23 15:20:51  
Phone: 8452688550  
Street: 864 Mulberry Road  
City: Valley Cottage  
Comments:
- 
330. Name: Avery Henix (aahenix@optonline.net) on 2019-01-23 15:23:03  
Phone: 8452900196  
Street: 14 Briar Ct  
City: Chestnut Ridge  
Comments: Would also want property tax explanation, want to see a decrease in property taxes due to extensive new developments
- 
331. Name: Nicholas Wilson (napzs@aol.com) on 2019-01-23 15:31:08  
Phone:  
Street: 12 Jade ct  
City: Pomona  
Comments:
-

332. Name: Susan Lief (slief@optonline.net) on 2019-01-23 15:41:10  
Phone:  
Street: 37 Ackerman Ave  
City: Suffern  
Comments:
- 
333. Name: Lynn Meeha (lynn.meehan@aol.com) on 2019-01-23 15:48:55  
Phone: 8455961781  
Street: 5 North Park Avenue  
City: Nanuet, NY  
Comments:
- 
334. Name: Dorothy Ryan (dryan\_9@msn.com) on 2019-01-23 15:53:38  
Phone: 8453526284  
Street: Secora Road  
City: Monsey  
Comments:
- 
335. Name: Joyce Dworkin trubitz (nanajet2@aol.com) on 2019-01-23 15:57:38  
Phone:  
Street: Windsor circle  
City: New city  
Comments: Stop the destruction of what's left of Rockland County
- 
336. Name: Carol Schoen (carolschoen15@gmail.com) on 2019-01-23 16:11:47  
Phone: -1  
Street: Hubert Humphrey Drive  
City: Chestnut Ridge  
Comments:
- 
337. Name: Gerard Reilly (jerryreilly47@yahoo.com) on 2019-01-23 16:26:31  
Phone: 368-3469  
Street: 60 Lackawanna Trl  
City: Suffern  
Comments:
- 
338. Name: Monique DeRuggiero (moniquehd@optonline.net) on 2019-01-23 16:33:23  
Phone: 845-753-3748  
Street: 22 Post Road  
City: Sloatsburg  
Comments:
- 
339. Name: Richard Bernstein (rhb1@aol.com) on 2019-01-23 16:36:39  
Phone: 9734953138  
Street: 167 South Mountain Road  
City: New City

Comments:

- 
340. Name: Paul M Fernando (paulmfernando@gmail.com) on 2019-01-23 16:42:38  
Phone: 8453672570  
Street: Secora Rd.  
City: Monsey  
Comments:
- 
341. Name: Suzanne LoCicero (suzlo@optonline.net) on 2019-01-23 16:48:02  
Phone:  
Street: 16 Dogwood Lane  
City: Pomona  
Comments:
- 
342. Name: Elizabeth Stevens (kevnliz@msn.com) on 2019-01-23 16:50:13  
Phone: 8453049232  
Street: 642 Haverstraw Road  
City: Suffern  
Comments:
- 
343. Name: Glenda Rawls (glendarawls3@gmail.com) on 2019-01-23 16:55:25  
Phone: 8453711564  
Street: 32 Carriage Lane  
City: Springvalley  
Comments:
- 
344. Name: CeCe Ritter (ceceritter@aol.com) on 2019-01-23 17:06:52  
Phone: 9143939839  
Street: 40 South Mountain Road  
City: New City, NY 10956  
Comments:
- 
345. Name: Eric J Cudworth (ecudworth@me.com) on 2019-01-23 17:08:50  
Phone: 9173702001  
Street: 7 Clinton Place  
City: Suffern  
Comments:
- 
346. Name: Ann-Margaret Tetukevich (annmargaret.t@aol.com) on 2019-01-23 17:11:48  
Phone: 9145229451  
Street: 19 Pothat St.  
City: Sloatsburg  
Comments: We don't have the proper infrastructure to sustain this population growth in Ramapo, The traffic is horrendous already and adding thousands of more vehicles to the area roads is going to be dangerous because emergency vehicles will not be able to get to emergencies in a timely manner. Also water issues or a problem too.

- 
347. Name: Barbara Capiro (Susie733@verizon.net) on 2019-01-23 17:42:19  
Phone: 8454064580  
Street: 18 Lori Ct  
City: Spring Valley, NY 10977  
Comments:
- 
348. Name: Warren L Millman (Warrenbagelmill@aol.com) on 2019-01-23 17:49:33  
Phone: 8453566395  
Street: 13 South Hillside Avenue  
City: Spring Valley(Hillcrest)  
Comments: Now that the serenity of Rockland County has been completely destroyed,the town of Ramapo Board really needs to revamp the way that they allow the building that's going on to be stopped!!!!It,s like living in the City,instead of the rural way it used to be,traffic is at its worse,water pressure has changed and there are too many properties being built in our neighborhoods that are tax exzempt.The population growth is way out of line for our small neighborhoods!!!!
- 
349. Name: Christine Goldman (jessjasl@optonline.net) on 2019-01-23 17:55:28  
Phone:  
Street:  
City: Sloatsburg  
Comments:
- 
350. Name: Roy Wallach (Libertyrhw@gmail.com) on 2019-01-23 17:56:42  
Phone: 9143352398  
Street: 1 Paddock Lane  
Suffern, NY 10901  
City: Suffern  
Comments:
- 
351. Name: Matthew Leonard (mleon22@attglobal.net) on 2019-01-23 18:12:29  
Phone: 2018872157  
Street: Po Box 450  
City: Upper Saddle River  
Comments:
- 
352. Name: Donna Rodriguez (drodriguez@rockteach.org) on 2019-01-23 18:32:41  
Phone: 8453570598  
Street: 36 Lexington Ave  
City: Suffern  
Comments:
- 
353. Name: Gail Fonseca (gailfonseca1@gmail.com) on 2019-01-23 18:41:52  
Phone:  
Street:



City: Sloatsburg

Comments:

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354. Name: Alan Newman (adn710@gmsil.com) on 2019-01-23 19:26:36  
Phone:  
Street: Bon Aire Circle  
City: Suffern  
Comments:

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355. Name: Carol glazer (glazecbg@aol.com) on 2019-01-23 19:45:07  
Phone: 8453548712  
Street: 22 cortland rd  
City: Monsey New York 10952  
Comments:

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356. Name: Hiram Rivera (riverhxr@yahoo.com) on 2019-01-23 20:09:22  
Phone: 3478033025  
Street: Hillside Avenue South  
City: Hillcrest  
Comments:

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357. Name: Sara Simonovits (suri10952@yahoo.com) on 2019-01-23 20:11:40  
Phone:  
Street: 56 Mariner way  
City: Monsey  
Comments:

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358. Name: John Egenes (egenes.john1@gmail.com) on 2019-01-23 20:12:15  
Phone:  
Street: 30 Pennington way  
City: New Hempstead  
Comments:

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359. Name: Vania Cheung-Coker (vcheung29@yahoo.com) on 2019-01-23 20:16:10  
Phone: 5162876038  
Street: 5 Overlook Drive  
City: Sloatsburg  
Comments:

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360. Name: Elizabeth McCaffrey (mccaffrey.liz@gmail.com) on 2019-01-23 20:18:35  
Phone:  
Street:  
City: Sloatsburg  
Comments:

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361. Name: Fran Beutel (jerbeu09152@verizon.net) on 2019-01-23 20:27:49  
Phone: 8452699070  
Street: 17 Fleetwood Ave  
City: Chestnut Ridge

Comments: Been here over 50 years. Saw lots of changes. Lets stop it now!!

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362. Name: Rr (flower4us@aol.com) on 2019-01-23 20:28:31  
Phone:  
Street:  
City: Monsey  
Comments:

---

363. Name: Jerry Beutel (jerbeu0915@verizon.net) on 2019-01-23 20:34:12  
Phone: 8453524972  
Street: 17 Fleetwood Ave  
City: Chestnut Ridge  
Comments: I move here 52 years ago for single family homes, country living plus lots of open space with low noise, congestion and pollution. Lets not destroy that.

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364. Name: Maximilian LionMan (manuandmax123@gmail.com) on 2019-01-23 20:36:36  
Phone: 8453238032  
Street: 241 Hungry Hollow Rd.  
City: Chestnut Ridge  
Comments: Protect the trees!

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365. Name: Cindi Paul (cindi.paul@verizon.net) on 2019-01-23 20:47:01  
Phone: 8453579439  
Street: 14 Linda Dr  
City: Montebello  
Comments:

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366. Name: Catherine (amrcdr@aol.com) on 2019-01-23 20:50:08  
Phone: 8453540140  
Street: 3 Reeder Place  
City: Suffern  
Comments:

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367. Name: Nana koch (Nana59@aol.com) on 2019-01-23 21:05:45  
Phone: 8456347476  
Street: 45 South Mountain Road  
City: New City, NY 10956  
Comments:

- 
368. Name: Glen Benjamin (g1969@aol.com) on 2019-01-23 21:16:04  
Phone: 8453521449  
Street: 6 Glode Court  
City: Airmont  
Comments:
- 
369. Name: Barbara Astrowsky (oncourse@optonline.net) on 2019-01-23 21:23:14  
Phone:  
Street:  
City: New Hempstead  
Comments: I stand with ROSA! The destruction of Ramapo has got to stop.! Corrupt politicians must be voted out of office. We had the opportunity to do that but too many residents didn't bother to vote! This overdevelopment affects all of us, starting with the destruction of the school system, our natural resources, infrastructure, health and safety, taxes. Corrupt builders come in and after they make their money, they're out, leaving taxpayers to pick up the pieces of what's left. How much longer are we taxpayers going to put up with this? We need honest politicians (if there still is such a thing) to run this town, NOW!!
- 
370. Name: Wendy Megerman (wmegerman@earthlink.net) on 2019-01-23 21:31:34  
Phone: 8455170405  
Street: 14 Old Pomona Road  
City: Wesley Hills  
Comments:
- 
371. Name: Curtis Whitehead (ny11rdcapt@msn.com) on 2019-01-23 21:33:36  
Phone:  
Street: 10 Lynden Court  
City: SPRING VALLEY  
Comments:
- 
372. Name: Carol Sutherland (skymedomom@live.com) on 2019-01-23 21:39:07  
Phone:  
Street: 42 Sky Meadow Rd  
City: Suffern  
Comments:
- 
373. Name: Jerry Rubenfeld (jerryru@gmail.com) on 2019-01-23 21:41:26  
Phone: 8453571111  
Street: 9 Rustic Drive  
City: Airmont  
Comments:
- 
374. Name: Pierre Roulier (pierre\_roulier@yahoo.com) on 2019-01-23 21:43:16  
Phone: 8453924993
-

Street: 12 Park Avenue  
City: Sloatsburg  
Comments:

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375. Name: Laurie Puca (rclp@optonline.net) on 2019-01-23 21:59:28  
Phone: 8455555555  
Street: 16 Thornwood Dr  
City: New City  
Comments:

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376. Name: Donna Samuel (dsophia456@gmail.com) on 2019-01-23 22:01:05  
Phone: 8456345235  
Street: 16 Tempo Road  
City: New City  
Comments:

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377. Name: Rabia Nagin (skyviewra@yahoo.com) on 2019-01-23 22:09:02  
Phone: 8453547390  
Street: 23 Dogwood Lane  
City: POMONA  
Comments:

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378. Name: Pauline Kalish (paulinekalish@gmail.com) on 2019-01-23 22:32:29  
Phone: 8456591818  
Street: 10 Kevin Dr  
City: Suffern  
Comments:

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379. Name: Robert Conabee (robert.conabee@gmail.com) on 2019-01-23 22:55:57  
Phone: 8455988512  
Street: 5 Hoover Lane  
City: New City  
Comments:

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380. Name: Lisa Mathes (lisamathes2325@gmail.com) on 2019-01-23 23:54:09  
Phone: 9142631735  
Street: 2 CARPENTER COURT  
City: AIRMONT  
Comments:

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381. Name: Abraham hollender (anehollender@gmail.com) on 2019-01-24 00:11:47  
Phone:  
Street:  
City: Suffern ny  
Comments:

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382. Name: Abraham Hollender (abehollender@gmail.com) on 2019-01-24 00:12:52  
Phone:  
Street:  
City: Suffern ny  
Comments:

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383. Name: Joseph Caraballo (jacaraballo9@gmail.com) on 2019-01-24 00:13:57  
Phone:  
Street: 41 Harmony rd  
City: Hillcrest  
Comments:

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384. Name: Dianne devanzo (ddevan1968@yahoo.com) on 2019-01-24 00:37:52  
Phone: 8453577917  
Street:  
City: Suffern  
Comments:

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385. Name: Karen Lefkowitz (nutramom@gmail.com) on 2019-01-24 01:01:25  
Phone: 8453542016  
Street: 19 S. Parker Dr.  
City: Monsey  
Comments:

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386. Name: Joseph Maher (Amaher1956@msn.com) on 2019-01-24 01:02:00  
Phone: 8455968415  
Street: 31 Bonnie Court  
City: Hillcrest  
Comments:

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387. Name: A N Biggs (aabiggs@optonline.net) on 2019-01-24 01:22:00  
Phone: 8456247319  
Street: Balmoral Drive  
City: Chestnut Ridge  
Comments: Please address over development of Ramapo.

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388. Name: audrey huss (litehousaa@aol.com) on 2019-01-24 02:08:11  
Phone: 8453574796  
Street: 3 carpenter ct  
City: airmont  
Comments:

---

389. Name: Christine Ierardi (cjierardi@aol.com) on 2019-01-24 03:04:52  
Phone:  
Street: 383 New Hempstead Rd  
City: New City

Comments:

- 
390. Name: Barbara Etelson (abetelson@gmail.com) on 2019-01-24 04:09:12  
Phone: 8453577749  
Street: 2 Catherine Court  
City: Suffern New York 10901  
Comments:
- 
391. Name: Alexis Kearsey (alexis.trotz@gmail.com) on 2019-01-24 04:32:20  
Phone: 8456421808  
Street: 43 Mile Rd  
City: Montebello  
Comments:
- 
392. Name: Stephen Geis (stephensgeis@gmail.com) on 2019-01-24 05:36:51  
Phone: 8456085911  
Street: 7 Kingston Dr  
City: New Hempstead  
Comments:
- 
393. Name: Dominick Peluso (dominick.peluso16@gmail.com) on 2019-01-24 05:54:42  
Phone: 8457092180  
Street: 5 Cottage Lane  
City: Suffern  
Comments:
- 
394. Name: Ilene Eastwood (ieast22@yahoo.com) on 2019-01-24 07:45:02  
Phone: 9144199116  
Street: 20 Mountain View Ave  
City: Suffern  
Comments:
- 
395. Name: Patricia Gayzur (patpgayzur@aol.com) on 2019-01-24 12:15:23  
Phone:  
Street: 984 Rte 45  
City: Pomona  
Comments: It is time to improve the living conditions in Ramapo. Plan for future zoning by following the wishes of the residents, not the developers. Do a comprehensive traffic study.  
Fix the many areas of congestion.  
Enforce zoning & traffic laws.  
Sell that financial black hole - the stadium. The town will no longer bleed money in maintenance & upkeep & will get much needed tax dollars.
- 
396. Name: Jill Sullivan (jillgreenberg78@hotmail.com) on 2019-01-24 12:41:49  
Phone:

Street: 24 Victoria Drive  
City: Airmont  
Comments:

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397. Name: Mark Jacobson (macjake2@me.com) on 2019-01-24 13:34:13  
Phone: 8453628240  
Street: 15 Dogwood Lane  
City: Pomona, NY 10970  
Comments: Essential to preserve wetlands and open space. Overcrowding and overdevelopment endangers the entire community, Given the history of corruption in the Town of Ramapo , there needs to be NYS oversight into continuing mismanagement.

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398. Name: Teri Collins (tcollin4@optonline.net) on 2019-01-24 13:37:09  
Phone: 8455486016  
Street:  
City: New City  
Comments:

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399. Name: harry acosta (hacosta007@msn.com) on 2019-01-24 14:41:44  
Phone:  
Street: 15 onderdonk rd  
City: Suffren, N.Y.  
Comments:

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400. Name: Bruce Parliament (bruceflojess@msn.com) on 2019-01-24 14:47:59  
Phone:  
Street:  
City: Sloatsburg  
Comments:

---

401. Name: Linda Maniscalco (mdt1950@gmail.com) on 2019-01-24 15:13:42  
Phone: 8453004849  
Street: 75 Camp Hill Road  
City: Pomona  
Comments:

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402. Name: Brian Sichol (bsichol@optonline.net) on 2019-01-24 15:53:18  
Phone:  
Street: 10 Viola Road  
City: Montebello, NY  
Comments:

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403. Name: JoEllen putter (jmo933@live.com) on 2019-01-24 17:19:06  
Phone: 8453698297  
Street: Mile roadl  
City: Suffern

Comments:

- 
404. Name: Elf Ahearn (elfahearn@hotmail.com) on 2019-01-24 17:21:36  
Phone: 8455040629  
Street: 236 Haverstraw Road  
City: Montebello  
Comments: For every dollar collected in taxes, open space costs a town only \$.50 cents.  
For the fiscal health and beauty of Ramapo, preservation just makes sense!
- 
405. Name: Fern Lowenfels (frglowe@aol.com) on 2019-01-24 17:31:34  
Phone: 8453219779  
Street: 97 Montebello Road  
City: Suffern  
Comments: Keep up your great work
- 
406. Name: Levi Eisenberg (levieizy@gmail.com) on 2019-01-24 19:25:56  
Phone: 6462666506  
Street: 31 Tara Drive  
City: Pomona  
Comments:
- 
407. Name: Laurie Amdur (rala314@yahoo.com) on 2019-01-24 20:41:39  
Phone:  
Street:  
City: Wesley Hills  
Comments: A Comprehensive Plan should honor the wishes of ALL the people, not just one particular group. Over development is not what we signed up for when we chose to live in this section of the county. We want to keep its rural "flavor". We support ROSA all the way.
- 
408. Name: Russell Amdur (ramdur22@yahoo.com) on 2019-01-24 21:45:42  
Phone: 3542314  
Street: 78 Wilder Rd.  
City: Suffern  
Comments: Looking out for the interests of developers instead of residents is NOT going to get you re-elected.
- 
409. Name: Catherine Miller (minussa@hotmail.com) on 2019-01-24 23:34:50  
Phone: 9173099404  
Street: 12 forest knoll drive  
City: Suffern  
Comments:
- 
410. Name: Laurie Smyla (lmsmyla@aol.com) on 2019-01-25 00:06:32  
Phone: 8457532318  
Street: 22 Sterling Ave



City: Sloatsburg

Comments: A comprehensive plan should reflect the wishes of all Ramapo residents, not just those who plan to profit from the land!

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411. Name: Patrice Pitt (ppitt1109@aol.com) on 2019-01-25 00:26:54  
Phone: 9176707501  
Street: 207 Spook Rock Road  
City: Suffern  
Comments:

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412. Name: Charles Glassman (cgwellness@gmail.com) on 2019-01-25 01:07:32  
Phone: 8455486412  
Street:  
City: Montebello  
Comments:

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413. Name: Chavie Bodenheimer (chaviebodenheimer@gmail.com) on 2019-01-25 01:18:21  
Phone: 5163154770  
Street: 9 moccasin st  
City: Monsey NY  
Comments: Monsey should remain a suburban atmosphere without multi dwelling houses

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414. Name: Mark (smark1015@aol.com) on 2019-01-25 03:56:42  
Phone:  
Street: Lancaster Lane  
City: Chestnut Ridge  
Comments:

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415. Name: James McCafferty (Slnfce@aol.com) on 2019-01-25 04:34:27  
Phone: 9177475355  
Street: 4 Cedar Terrace  
City: Sloatsburg  
Comments:

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416. Name: Adam Braydon (adbinny@yahoo.com) on 2019-01-25 04:59:34  
Phone:  
Street: 200 Dashew Drive #C10  
City: Suffern  
Comments:

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417. Name: Sharon Beth Wallace (lostnny@aol.com) on 2019-01-25 05:08:34  
Phone: 8453575247  
Street: 3 Danbury Ct  
Apt. 1705  
City: Suffern  
Comments:

- 
418. Name: Migdalia pesante (rovermin@aol.com) on 2019-01-25 11:15:10  
Phone:  
Street: 66 N Debaun  
City: Airmont  
Comments:
- 
419. Name: Angela Giron (angm421@yahoo.com) on 2019-01-25 14:15:08  
Phone: 8456625864  
Street: 658 SIERRA VISTA LN  
City: VLY COTTAGE  
Comments:
- 
420. Name: Kent Murphy (cherokeecomm@optonline.net) on 2019-01-25 14:50:17  
Phone: 8456386700  
Street: 11 River rise rd.  
City: New City  
Comments:
- 
421. Name: George farran (miraclepdf@icloud.com) on 2019-01-25 14:51:55  
Phone: 8453046638  
Street: Alexander ave  
City: Hillcrest  
Comments: Stop the urbanizing of suburbia !
- 
422. Name: Joan Putkoski (joanput@msn.com) on 2019-01-25 14:55:01  
Phone: 8453626768  
Street: 5 Galileo Court  
City: Suffern, NY  
Comments: protect our neighborhoods from over development and preserve existing zoning laws.
- 
423. Name: Helen Siegal (HLSIEGAL@AOL.COM) on 2019-01-25 15:04:48  
Phone: 8453543623  
Street: 24 Spook Rock road  
City: Suffern  
Comments:
- 
424. Name: Lauri Williams (littleloo13@yahoo.com) on 2019-01-25 15:51:10  
Phone: 8455488181  
Street: 25 Orange turnpike  
City: Sloatsburg  
Comments:
- 
425. Name: Barron Wall (barronwall@icloud.com) on 2019-01-25 15:55:02

Phone: 2015129600

Street: 926 Haverstraw Rd

City: Suffern

Comments: I am extremely concerned that the future planning for our area includes considerations the environment, water supply to our wells, historical preservation of areas and maintenance of the community that has made Suffern the desirable town that caused me to move here only 3 years ago.

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426. Name: Mel Poliakoff (melrxs@gmail.com) on 2019-01-25 16:16:28  
Phone: 9148820090  
Street: 28 Sandy Brook Drive  
City: New Hempstead  
Comments:

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427. Name: Gerald rudich (grudich@aol.com) on 2019-01-25 16:29:44  
Phone: 9144140338  
Street: Roxbury court  
City: Chestnut ridge  
Comments:

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428. Name: kevin breen (kbreener@gmail.com) on 2019-01-25 16:48:11  
Phone:  
Street: 73 north airmont rd  
City: montebello  
Comments:

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429. Name: Cassia Maria (casweb@hotmail.com) on 2019-01-25 16:59:20  
Phone:  
Street:  
City: United States  
Comments:

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430. Name: Kimberly McClintock-Walla (mcclintock.rn@gmail.com) on 2019-01-25 18:55:12  
Phone: 8457125043  
Street: 9 Greenway East  
City: Sloatsburg  
Comments:

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431. Name: Amanda Brusco (mandy1842@aol.com) on 2019-01-25 19:51:01  
Phone: 8455481944  
Street: 210 Blauvelt Ave.  
City: Pearl River  
Comments:

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432. Name: Patrick Kilgannon (pkilgannon@optonline.net) on 2019-01-25 20:47:26  
Phone: 8456399532

Street: 341 South Mountain Rd  
City: New City  
Comments:

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433. Name: Christine Neidhart (neidharts@optonline.net) on 2019-01-25 21:09:11  
Phone:  
Street: 48 Pecan Valley Dr  
City: New City  
Comments: Please preserve Rockland

---

434. Name: Kenneth Cuffe (kcuffe@gmail.com) on 2019-01-25 21:28:34  
Phone: 8455486528  
Street: 49 Stratford place  
City: New city  
Comments:

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435. Name: Bobby Walkley (walkleykaaskoop@aol.com) on 2019-01-25 22:50:23  
Phone:  
Street: 72 Roosevelt St.  
City: Pearl River  
Comments:

---

436. Name: Tom Winner (tomwinnersr@gmail.com) on 2019-01-25 22:55:08  
Phone: 8459181578  
Street: 4 E GATE RD  
City: Montebello  
Comments: We moved here six years ago specifically to enjoy the beauty of this area which is much nicer than where we lived in New Jersey for the previous 40 years!

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437. Name: Karen Warburton (dklmw@aol.com) on 2019-01-26 11:50:59  
Phone: 8453049205  
Street: 47 church road  
City: Airmont  
Comments:

---

438. Name: Stefanie Fisher (sfisher923@yahoo.com) on 2019-01-26 14:45:30  
Phone: 8455334424  
Street: 25 VanOrden Ave  
City: Ramapo  
Comments:

---

439. Name: Michael DiMartino (mike.dimartino77@gmail.com) on 2019-01-26 15:56:24  
Phone: 8454186505  
Street: 1 Williams Rd  
City: Stony Point  
Comments:



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440. Name: John McKenney (jmck@optonline.com) on 2019-01-26 22:58:26  
Phone: 8453542542  
Street: 930 Haverstraw Rd  
City: Suffern  
Comments:

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441. Name: Armin (aazeto@aol.com) on 2019-01-27 00:29:09  
Phone:  
Street:  
City: Spring Valley  
Comments:

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442. Name: Martina (martina.anzuetto@gmail.com) on 2019-01-27 00:40:53  
Phone:  
Street:  
City: Spring valley  
Comments:

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443. Name: Linda Amann (amannswelding@gmail.com) on 2019-01-27 06:08:16  
Phone: 8457356215  
Street: 311 N. Highland Ave.  
City: Pearl River  
Comments:

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444. Name: Francine (dgatv1@gmail.com) on 2019-01-27 11:29:02  
Phone: 8458936098  
Street: 88 Grant Street South  
City: Sloatsburg  
Comments:

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445. Name: James salemo (salem1940@aol.com) on 2019-01-27 14:33:12  
Phone: 8462688550  
Street: 864 Mulberry Road  
City: Valley Cottage  
Comments:

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446. Name: Kelsey Negron (kelseymnegron@gmail.com) on 2019-01-27 21:29:29  
Phone: 8452138300  
Street: 21 River Rd.  
City: Suffern  
Comments:

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447. Name: Joyce Donohue (joyce10974@yahoo.com) on 2019-01-28 00:55:06  
Phone: 8457538014

Street: 24 Aspen Road  
City: Sloatsburg  
Comments:

---

448. Name: kerri mcbride (mcbridekerri@yahoo.com) on 2019-01-28 01:15:41  
Phone: 8457356761  
Street: 2 sparrow  
City: pearl river  
Comments:

---

449. Name: Doreen Cosenza (cosenzas@optonline.net) on 2019-01-28 14:49:31  
Phone: 8453565064  
Street: 6 Menocker Road  
City: Monsey  
Comments:

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450. Name: deirdre cosgrove (dfay5@optonline.net) on 2019-01-28 18:25:11  
Phone:  
Street:  
City: montebello  
Comments:

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451. Name: Marc schiehl (schiehl@gmail.com) on 2019-01-28 19:38:17  
Phone: 9143936969  
Street: 15 Chestnut drive  
City: Pomona  
Comments:

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452. Name: Jeanmarie byman (jmariebyman@gmail.com) on 2019-01-28 23:54:39  
Phone: 8457536443  
Street: 14 Sheridan ave  
City: Sloatsburg , NY, 10974  
Comments: No more massive, multi family crowded Overdevelopment in Rockland

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453. Name: Geoffrey Hill (Petra20@verizon.net) on 2019-01-29 12:12:42  
Phone: 8456344056  
Street: 51 South Mountain Rd  
City: New City, NY  
Comments:

---

454. Name: Ian Hansinger (mjhsew@yahoo.com) on 2019-01-29 18:13:51  
Phone: 8453541177  
Street: 945 Haverstraw Road  
City: Suffern  
Comments:

---

455. Name: Sue McElhiney (suemac44@yahoo.com) on 2019-02-04 01:29:47  
Phone: 9734939666  
Street: 4 Harriman ave  
City: Sloatsburg  
Comments:
- 
456. Name: Walter Johnston (ouirun@gmail.com) on 2019-02-05 00:23:05  
Phone: 8452746801  
Street: 6 Duryea Pl.  
Apt. 4C  
City: Nyack  
Comments:
- 
457. Name: Melissa Hess (commandpost.nyc@gmail.com) on 2019-02-05 00:54:43  
Phone:  
Street: 6 Eros drive  
City: Airmont, ny  
Comments:
- 
458. Name: Steve Ovadia (sovadia@optonline.net) on 2019-02-05 02:41:44  
Phone: 8458213649  
Street: Edgebrook Lane  
City: Airmont  
Comments:
- 
459. Name: Joe Arena (arenaj@optonline.net) on 2019-02-05 05:45:40  
Phone:  
Street:  
City: Stony Point  
Comments:
- 
460. Name: Carla Alexander (cmalexander1103@gmail.com) on 2019-02-05 11:40:51  
Phone: 8458217751  
Street: 127 6th Street po box 217  
City: Hillburn  
Comments: We need our lands Environmentally Safe, Beautiful and our Lands Healthy
- 
461. Name: Elizabeth McAlister (alister99@gmail.com) on 2019-02-05 16:48:16  
Phone: 8606852289  
Street: 35 Ladenton Road  
City: Pomona NY 10970  
Comments: We must not overburden our water tables, our roads, and other infrastructure.
- 
462. Name: Amy Altson (araotr@aol.com) on 2019-02-07 19:44:26  
Phone: 8453544519  
Street: 39 Lillian St

City: Pomona

Comments:

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463. Name: Debby Z (cakedeco14@aol.com) on 2019-02-07 19:48:55  
Phone:  
Street:  
City: United states  
Comments:

---

464. Name: Jill McDermott (jhsmoo@yahoo.com) on 2019-02-07 23:02:46  
Phone: 8456429794  
Street: 193 Sierra Vista Lane  
City: Valley Cottage  
Comments:

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465. Name: Lana Berlin (sb729@aol.com) on 2019-02-07 23:31:02  
Phone: 8453543250  
Street: 10 North Sherri Lane  
City: Spring Valley  
Comments:

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466. Name: marilyn gambardella (mmgamb@optonline.net) on 2019-02-08 00:49:21  
Phone: 9143253795  
Street: 199 McNamara Rd  
City: Spring Valley  
Comments: Keep up the good work in maintaining a maximum amount of open undeveloped space in Ramapo!

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467. Name: Celeste Evans (celeste.evans@gmail.com) on 2019-02-08 01:43:06  
Phone:  
Street:  
City: Chestnut Ridge,  
Comments:

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468. Name: Vondell Lee (vondell@yahoo.com) on 2019-02-08 01:56:14  
Phone:  
Street: 2 Gloria Dr  
City: Springvalley  
Comments:

---

469. Name: Bryon Rose (bryonrose@gmail.com) on 2019-02-08 02:30:38  
Phone:  
Street:  
City: Montebello  
Comments:

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470. Name: Nancy Danahy (jacksmom14@aol.com) on 2019-02-08 05:54:22  
Phone: 9147152169  
Street: 1 Salem Court  
City: Suffern  
Comments:

---

471. Name: Kieron Dodds (kdodds@msn.com) on 2019-02-08 13:40:50  
Phone: 8455584747  
Street: 64 Campbell Ave  
City: Airmont  
Comments:

---

472. Name: Allison conry (alliewess26@gmail.com) on 2019-02-08 20:26:57  
Phone:  
Street:  
City: Pearl river, ny  
Comments:

---

473. Name: Marie L Ford (marie.ford17@aol.com) on 2019-02-08 21:26:47  
Phone: 8456207519  
Street: 226 North Highland Avenue  
City: Pearl River  
Comments:

---

474. Name: Andy Gordon (mnyrockland1945@gmail.com) on 2019-02-08 21:35:30  
Phone: 84535763225  
Street: 5 Stage Street  
City: Suffern NY 10901  
Comments:

---

475. Name: Christina (cmarinaccio@usa.net) on 2019-02-09 16:16:16  
Phone:  
Street:  
City: Suffern  
Comments:

---

476. Name: Linda Dloughy (lin2421@ahoo.com) on 2019-02-09 19:22:32  
Phone:  
Street: 11 Hempstead Rd  
City: spring Valley  
Comments:

---

477. Name: Angela Maher (badilsauce@msn.com) on 2019-02-11 17:18:12  
Phone: 8453562429  
Street: 31 Bonnie Court  
City: Hillcrest

Comments:

- 
478. Name: Ron L (arligeras@gmail.com) on 2019-02-12 14:06:03  
Phone: 8455535026  
Street: 13 Linda Drive  
City: Suffern  
Comments:
- 
479. Name: Micheal miller (miller66@optonline.net) on 2019-02-12 15:31:19  
Phone: 8455985378  
Street: 5 Tioken Rd  
City: Spring Valley  
Comments:
- 
480. Name: Frances Reid (rk645frn@aol.com) on 2019-02-12 15:38:21  
Phone:  
Street: 30 Trinity Avenue  
City: Spring Valley, New York  
Comments:
- 
481. Name: Maite Villanueva (maitevillanueva@aol.com) on 2019-02-12 16:22:02  
Phone: 9177961609  
Street: 2 Cobh Court  
City: Spring Valley  
Comments:
- 
482. Name: STEVE A ROBINSON (steve.robonson@gmail.com) on 2019-02-12 16:22:38  
Phone: 9175573982  
Street: 2 COBH COURT  
City: SPRING VALLEY  
Comments:
- 
483. Name: Gabriel Heslop (gabriel.heslop@yahoo.com) on 2019-02-12 16:23:09  
Phone: 9175697484  
Street: 2 Cobh Court  
City: Spring Valley  
Comments:
- 
484. Name: Roshaun Samuel (redfox@aol.com) on 2019-02-12 16:25:02  
Phone: 8456345235  
Street: 16 Tempo Road  
City: New City  
Comments:
- 
485. Name: N Paul (teflondon3@yahoo.com) on 2019-02-12 16:27:49

Phone:

Street:

City: Spring Valley

Comments: True change needs to happen. Equal representation on housing and zoning boards, which are selected. New Hempstead is also changing as well. We really need to address representation and to work with recommendations presented.

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486. Name: RICHARD ELL (RPELL47@AOL.COM) on 2019-02-12 16:31:28

Phone:

Street: 57 HEMPSTEAD RD

City: NEW HEMPSTEAD

Comments:

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487. Name: Althea Mundy (altheamundy@yahoo.com) on 2019-02-12 16:48:45

Phone:

Street:

City: New Hempstead

Comments: Keep this Village a suburb. Do not make it into a city style living.

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488. Name: Christine Theodore (newyorklegal60@gmail.com) on 2019-02-12 16:52:59

Phone: 8453008880

Street: 83 Creekside Circle

City: Spring Valley

Comments:

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489. Name: Rigoberto Torres (rigo515@yahoo.com) on 2019-02-12 17:01:48

Phone: 8454221496

Street: 8 Lynden Court

City: Spring Valley NY

Comments: My main concern living in Rockland for the pass 36 years is the over population of under developed properties and the sales of homes that are turned into multi family livings.

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490. Name: Paul Diamond (pdiamond75@gmail.com) on 2019-02-12 17:07:02

Phone: 8453575294

Street: 5 Van Orden Ave

City: Suffern

Comments:

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491. Name: Rocanna Virgo (virgoroxanna@yahoo.com) on 2019-02-12 17:09:08

Phone:

Street: 10 Secora Road Apt L16

City: Monsey

Comments:

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492. Name: Lisa Dollopac-Cosgrove (ericjd300@aol.com) on 2019-02-12 17:25:34

Phone:  
Street:  
City: Spring Valley  
Comments:

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493. Name: Robert Hirst (rhirst@rudin.com) on 2019-02-12 17:27:39  
Phone: 845-362-3093  
Street: 12 David Drive  
City: New Hempstead NY 10977  
Comments:

---

494. Name: Brian (BDMCFAROUT@aol.com) on 2019-02-12 17:27:53  
Phone: 9142616148  
Street: 59 Hempstead  
City: Spring Valley  
Comments:

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495. Name: Collette Fournier (fourniercollette147@gmail.com) on 2019-02-12 17:45:27  
Phone: 8453522648  
Street: 252 N Main St.  
Apt G18  
City: Spring Valley  
Comments: Good work CUPON!

---

496. Name: Heather Federico (thefeds15@gmail.com) on 2019-02-12 17:49:16  
Phone: 2015294775  
Street: 30 Tartan Rd  
City: Mahwah  
Comments: Mahwah's water supply originates in Rockland. I am very concerned about all the development and wonder if the proper environmental studies have been done to ensure this doesn't affect our water.

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497. Name: Brigitte Bley-Swinston (brigittembley@gmail.com) on 2019-02-12 18:12:56  
Phone:  
Street:  
City: Chestnut Ridge  
Comments:

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498. Name: Connie Criscuolo (musica368@yahoo.com) on 2019-02-12 18:28:24  
Phone: 8453621582  
Street: 6 Balsam Drive  
City: Garnerville  
Comments:

---

499. Name: roland detouche (rojan1140@gmail.com) on 2019-02-12 18:29:56  
Phone: 8454263192



Street: 5 Innington ct  
City: springvalley ny 10977  
Comments:

---

500. Name: Alan Berger (ethiksmen@optonline.net) on 2019-02-12 18:35:54  
Phone: 8453568746  
Street: 8 Amber Ridge Road  
City: Chestnut Ridge  
Comments: There is a serious over-population issue in Rockland County that has been going on for at least 10 years and must be addressed. It impacts every facet of living in this county....which I love!!!

---

501. Name: Melanie Malone (Trinityofsix@msn.com) on 2019-02-12 21:25:13  
Phone: 8452621464  
Street: 33 Trinity Ave  
City: Hillcrest, NY 10977  
Comments: The character of this community should not be changed. The "eyes of the world" are looking at this community. I am tired of hearing and seeing the negativity. Rockland County especially the Town of Ramapo can't afford this morally or financially.

---

502. Name: Natasha Shackleford (msnatashas@gmail.com) on 2019-02-12 21:39:04  
Phone:  
Street: 10 Coolidge ct.  
City: Haverstraw  
Comments: Please maintain our suburban living. Maintain our building styles to avoid over population, excess traffic and overload of resources.

---

503. Name: Marvin Malone (mmroadandtrack@msn.com) on 2019-02-12 21:54:41  
Phone: 9145485283  
Street: 33 trinity Avenue  
City: Spring valley  
Comments:

---

504. Name: Ron Jay (rjmediamarketing@aol.com) on 2019-02-12 22:20:55  
Phone: 0  
Street: Hampton Rd  
City: Airmont  
Comments:

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505. Name: Linda Hirst (hirsts@optonline.net) on 2019-02-12 22:43:35  
Phone: 8453623093  
Street: 12 David Dr  
City: New Hempstead  
Comments: This will serve no purpose.. corruption too deep!

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506. Name: Leslie (lam7902@aol.com) on 2019-02-12 22:56:36

Phone: 8452621464  
Street: 33 Trinity Avenue  
City: Spring Valley  
Comments:

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507. Name: Elizabeth Dunnigan (elizdunnigan@gmail.com) on 2019-02-12 23:00:54  
Phone:  
Street:  
City: Pearl River  
Comments:

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508. Name: Anthony shaut (ashaut@skpny.com) on 2019-02-12 23:09:30  
Phone:  
Street:  
City: Pearl River, NY  
Comments:

---

509. Name: Miguel Gonzalez (migonz@optonline.net) on 2019-02-12 23:18:28  
Phone:  
Street: South Hillside Ave  
City: Spring Valley  
Comments:

---

510. Name: Yolanda Barham (Y\_Barham1@yahoo.com) on 2019-02-13 00:00:46  
Phone:  
Street: 18 Columbus Ave. apt B2  
City: Spring Valley

Comments: Please maintain our suburban living. Maintain our parks and the quality of them avoid over population, excess traffic and overload of resources unnecessarily

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511. Name: Rafael Ramírez (rarnyc@yahoo.com) on 2019-02-13 01:08:35  
Phone: 9177336024  
Street: 7 skye place  
City: Chestnut Ridge  
Comments:

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512. Name: Wendy Belasco (wbelasco93@aol.com) on 2019-02-13 01:12:23  
Phone:  
Street: 27 Valley Court  
City: Pearl River

Comments:

- 
513. Name: Judith Schwartz (Jsherman1122@gmail.com) on 2019-02-13 01:47:26  
Phone:  
Street:  
City: Chestnut Ridge  
Comments:
- 
514. Name: ROBERT M MCLAUCHLIN (mclauchlin2454@gmail.com) on 2019-02-13 02:03:20  
Phone: 8456591184  
Street: 14 MICHELE CT.  
City: Spring ValleySpring Valley  
Comments:
- 
515. Name: Anderson Parker (sharronprkr@yahoo.com) on 2019-02-13 02:16:54  
Phone: 18454263457  
Street: 10 Dwight Ave  
City: Hillcrest, NY  
Comments:
- 
516. Name: Boruch van Halem (boruchkk@gmail.com) on 2019-02-13 03:42:47  
Phone: 3474062826  
Street: 21 Camp Hill Road  
City: Pomona, NY  
Comments: The citizens of this beautiful and great county demand and deserve responsible and transparent Comprehensive Plan to accommodate future growth!
- 
517. Name: Moshe Reitman (sleeptime@pobox.com) on 2019-02-13 03:49:28  
Phone: 9173015537  
Street: 72 S. Southgate Drive  
City: Spring Valley  
Comments:
- 
518. Name: perry mason (pjj407@aol.com) on 2019-02-13 04:31:54  
Phone: 13475384358  
Street: 57 Mallory road  
City: Hillcrest  
Comments:
- 
519. Name: WALTER (WGWBOOKER@MSN.COM) on 2019-02-13 12:00:43  
Phone: 8453003671  
Street: 15 BIRD PLACE  
City: SPRING VALLEY  
Comments:
-

520. Name: T McCullom (TASMDesign@Gmail.com) on 2019-02-13 12:09:16  
Phone:  
Street: S. Pascack Rd  
City: Chestnut Ridge  
Comments:
- 
521. Name: Parvin Kouliev (pkouliev@gmail.com) on 2019-02-13 13:40:59  
Phone:  
Street:  
City: Nanuet  
Comments:
- 
522. Name: Jordan werth (ditrecrecords@gmail.com) on 2019-02-13 17:04:26  
Phone: 3109232180  
Street: 7 trappers way  
City: Pomona  
Comments:
- 
523. Name: greg Jentzen (grannybishop@gmail.com) on 2019-02-13 17:26:01  
Phone: 8458931383  
Street: 17 Place.  
City: Pearl River  
Comments:
- 
524. Name: Emilia (happykcc@hotmail.com) on 2019-02-13 17:50:07  
Phone: 8452695002  
Street: 10 Garden place  
City: Spring Valley, NY  
Comments:
- 
525. Name: Lisa short (lshortly@gmail.com) on 2019-02-13 20:27:13  
Phone: 8457353869  
Street: 52 Fillmore street  
City: Pearl River  
Comments:
- 
526. Name: Alphonso Marshall (alphonsommarshall48@gmail.comk) on 2019-02-13 22:39:27  
Phone: 8458934125  
Street: 119 Williams Avenue  
City: Spring Valley  
Comments:
- 
527. Name: Jessica Hosier (newyork3469@gmail.com) on 2019-02-13 23:26:00  
Phone:  
Street: 6 Skylane Court  
City: Airmont



Comments:

- 
528. Name: Janice (rjonmax@aol.com) on 2019-02-14 00:04:41  
Phone: 8453573846  
Street: Skylane court  
City: Airmont  
Comments: Sign
- 
529. Name: Leia Hawkins (leiammd@gmail.com) on 2019-02-14 00:12:22  
Phone: 8452621464  
Street: 33 Trinity Ave  
City: Spring Valley  
Comments:
- 
530. Name: L deferrari (ldeferrari@gmail.com) on 2019-02-14 00:40:31  
Phone: 8453573846  
Street: Skylane ct  
City: Air on  
Comments:
- 
531. Name: Janet Curcione (janetxurcione@yahoo.com) on 2019-02-14 00:47:37  
Phone:  
Street: Coe farm road  
City: Suffern  
Comments:
- 
532. Name: Michael Tribunella (mtribunella1@aol.com) on 2019-02-14 02:36:06  
Phone:  
Street: 2 beechwood rd  
City: Suffern  
Comments:
- 
533. Name: Luann (tweetylu@optonline.net) on 2019-02-14 02:43:52  
Phone: 8463682528  
Street: Utopian pl  
City: Airmont  
Comments:
- 
534. Name: Shawneequa N Greene (teach2green@aol.com) on 2019-02-14 15:47:40  
Phone: 8453008403  
Street: 24 Bender Rd  
City: New City  
Comments: I am asking that all responsible, make responsible decisions that are right for ALL residents.
-

535. Name: Mark Dery (markdery@gmail.com) on 2019-02-14 15:51:46  
Phone: 8453585812  
Street: 82 Elysian Avenue  
City: Nyack, NY  
Comments: Please throttle back on overdevelopment to protect our water supply, ever-dwindling green spaces, and quality of life.
- 
536. Name: Lindsay Siegel (siegel.lindsay@gmail.com) on 2019-02-14 17:51:54  
Phone:  
Street: 506 N Midland Ave  
City: Nyack  
Comments:
- 
537. Name: Iris Pellot (pellot028@gmail.com) on 2019-02-14 23:59:04  
Phone: 9173639732  
Street: 8 Fletcher Ct  
City: Spring Valley  
Comments:
- 
538. Name: Roberta Rogers (rogers4649@aol.com) on 2019-02-15 01:01:19  
Phone: 8453584605  
Street: 262 Piermont Ave.  
City: South Nyack  
Comments:
- 
539. Name: Marcia Scheer (marcias1020@yahoo.com) on 2019-02-15 01:16:29  
Phone:  
Street:  
City: Pomona  
Comments:
- 
540. Name: Noreen Cordaro (thedepot@optonline.net) on 2019-02-15 03:15:21  
Phone:  
Street:  
City: South Nyack,NY  
Comments:
- 
541. Name: leo dunn-fox (ldunnfox@aol.com) on 2019-02-15 13:56:28  
Phone: 8458936600  
Street: 5 dogwood place  
City: pomona  
Comments:
- 
542. Name: Yechiel Golander (ygolander@yahoo.com) on 2019-02-15 16:54:13  
Phone: 8452905225  
Street: 21 Holland lane

City: Monsey

Comments:

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543. Name: Max McClintock (macc70@yahoo.com) on 2019-02-16 02:30:09  
Phone: 8453236294  
Street: PO Box 115  
City: West Nyack  
Comments:

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544. Name: Bebb Stonr (bebbwstone@gmail.com) on 2019-02-16 13:46:00  
Phone: 9082475937  
Street: 45 Lydecker  
City: Nyack  
Comments:

---

545. Name: Sheila Small (mssrsmall2222@gmail.com) on 2019-02-17 02:17:23  
Phone:  
Street: 252 North Main Street  
City: Spring Valley,  
Comments:

---

546. Name: Jean Langan (langan.lynnie@gmail.com) on 2019-02-17 14:14:27  
Phone: 8455045770  
Street: Highland Ave.  
City: Suffern  
Comments:

---

547. Name: Mary Anne Jent (nym00n@yahoo.com) on 2019-02-18 12:34:04  
Phone:  
Street: 88 Wyoming Ave.  
City: pearl river  
Comments:

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548. Name: Scott Foran (sforan31@aol.com) on 2019-02-18 17:09:39  
Phone:  
Street: 45 Highview Ave  
City: Nanuet  
Comments: Residents of Rockland are willing pay outrageously high property tax to not be forced to live in densely populated communities. We have funded this community for generations on that premise. If the government is no longer willing to ensure this, it should refund our generational investment of tax dollars and let us move somewhere that will.

---

549. Name: Lori Schwartz (ljks4@aol.com) on 2019-02-19 00:21:27  
Phone:  
Street: 5 Samego Court

City: Suffern

Comments:

- 
550. Name: Joao Lucena (jelucena@yahoo.com) on 2019-02-19 15:01:33  
Phone: 8453524306  
Street: 18 Haller Crescent  
City: Chestnut Ridge  
Comments:
- 
551. Name: Jon Schliesman (kidcharlemagne13@gmx.com) on 2019-02-19 16:02:21  
Phone:  
Street: 984 Route 45  
City: Pomona  
Comments: The people who've been running this town- into the dumper- over the past 40 years shouldn't be trusted with planning a lemonade stand.
- 
552. Name: Anna Carafas (anna.carafas@gmail.com) on 2019-02-23 01:12:33  
Phone: 8453047730  
Street: 99 Union Rd Apt C18  
City: Spring Valley  
Comments:
- 
553. Name: Sabina Musciano (freeespiritt53@aol.com) on 2019-02-25 21:52:17  
Phone: 6098926699  
Street: 510 holly brook rd  
City: Galloway  
Comments: My family lives in this area and this is of great concern.
- 
554. Name: Susan clark (susan.clark@randrealty.com) on 2019-02-28 19:34:14  
Phone: 9144506451  
Street: 62 Montebello rd  
City: Suffern ny  
Comments:
- 
555. Name: Maxine SIMON (maximar@aol.com) on 2019-03-03 16:23:04  
Phone: 8453571950  
Street: SUFFERN..... former address Marietta dr. Pomona  
City: SUFFERN  
Comments: This will destroy the single home integrity of the area. It will also probably blow up the infrastructure.
- 
556. Name: Thomas Breit (tbie2@aol.com) on 2019-03-03 23:21:59  
Phone:  
Street: 19 Garret Ave  
City: Congers, NY. 10920



Comments:

- 
557. Name: dadamo susan (sdafly@aol.com) on 2019-03-07 22:52:59  
Phone: 8453230888  
Street: 23 marjorie drive  
City: suffern  
Comments:
- 
558. Name: Debra Gay (Debra.Gay@coldwellbankermoves.com) on 2019-03-12 23:36:55  
Phone: 9143939098  
Street: 8 DIVOT PLACE  
City: SUFFERN  
Comments:
- 
559. Name: Lauren Sullivan (laurens039@aol.com) on 2019-03-12 23:39:33  
Phone: 2014175280  
Street: 4 Frontier Lane  
City: Airmont  
Comments:
- 
560. Name: Ivy Greenstein (artbooks27@hotmail.com) on 2019-03-13 00:16:20  
Phone:  
Street:  
City: Airmont  
Comments:
- 
561. Name: shari hirschman (5hirsch@optonline.net) on 2019-03-13 03:15:17  
Phone: 8455983377  
Street: 566 Lenape court  
City: Suffern  
Comments:
- 
562. Name: ROBERT ROMANOWSKI (robtromanowski@hotmail.com) on 2019-03-13 07:41:21  
Phone: 8453563466  
Street: 183 Maple Avenue  
City: MONSEY  
Comments:
- 
563. Name: Jeanine Roemer (jcerabona@verizon.net) on 2019-03-13 11:13:18  
Phone:  
Street:  
City: Suffern  
Comments:
- 
564. Name: Patricia Hiler (pat.hiler@gmail.com) on 2019-03-14 16:18:12

Phone: 8453575643  
Street: 74 SHUART RD  
City: AIRMONT  
Comments:

---

565. Name: Wilbur Hiler (bill2.hiler@gmail.com) on 2019-03-14 16:22:25  
Phone: 8453575643  
Street: 74 Shuart Road  
City: Airmont  
Comments:

---

566. Name: Sarah (stanglao53@gmail.com) on 2019-03-14 23:38:56  
Phone: 2019142150  
Street: Kinderkamack Road  
City: Montvale  
Comments:

---

567. Name: Barbara Hodosh (bhodosh@aol.com) on 2019-03-21 13:40:59  
Phone: 8452228633  
Street: Haverstraw Road  
City: Montebello  
Comments:

---

568. Name: Libby Galindo (libitg@aol.com) on 2019-03-28 03:11:42  
Phone: 8453649181  
Street: Lori court  
City: New Hempstead  
Comments:

---

569. Name: Harrison Munitz (cebo494@gmail.com) on 2019-04-17 18:49:18  
Phone:  
Street: 5 Rose Hill Road  
City: Montebello  
Comments:

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570. Name: Carolyn Breuer (cbreuer@hotmail.com) on 2019-04-17 18:51:55  
Phone:  
Street: 9 Moriah  
City: Montebello  
Comments:

---

571. Name: Nathaniel Maniscalco (natmanis1950@gmail.com) on 2019-06-25 02:10:07  
Phone: 8458260613  
Street: 75 Camp Hill Road  
City: Pomona  
Comments:

- 
572. Name: Christopher Nordone (nordone8@verizon.net) on 2019-08-14 20:57:04  
Phone:  
Street:  
City: West Nyack  
Comments:
- 
573. Name: Mary pech (pechm82@hotmail.com) on 2019-08-21 13:59:45  
Phone:  
Street: 43 Ladentown road  
City: Pomona  
Comments:
- 
574. Name: BRIGHT STAN GOTTLIEB (sg@brightchair.com) on 2021-01-18 20:34:23  
Phone: 8453549156  
Street: 605 Route 306  
City: Suffern  
Comments:
- 
575. Name: Richard Popowitz (rlpmd@optonline.net) on 2021-01-18 20:39:07  
Phone: 8455040523  
Street: 41 senator levy drive  
City: Montebello  
Comments:
- 
576. Name: Eric Goldman (kahnandgoldman@gmail.com) on 2021-01-18 20:41:24  
Phone: 8453542100  
Street: 10 Mountain Rd.  
City: Pomona  
Comments: Comprehensive means just that!!
- 
577. Name: Janet L Connor (janconnor@optonline.net) on 2021-01-18 20:43:48  
Phone:  
Street: 370 South Mountain Road  
City: New City  
Comments:
- 
578. Name: Patricia Lee (patriciaalee@hotmail.com) on 2021-01-18 20:44:30  
Phone: 8456415799  
Street: 37 Buena Vista Rd  
City: New City  
Comments:
- 
579. Name: Hugh Carola (hugh@hackensackriverkeeper.org) on 2021-01-18 20:55:38  
Phone: 2014031992

Street: 231 Main St.

City: Hackensack, NJ

Comments: Hackensack Riverkeeper supports this petition and the efforts of ROSA 4 Rockland. You are stewards of incredibly important natural resources; do not sacrifice them for short-term, shortsighted gains.

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580. Name: Paul Guzzone (pg@triplezmusic.com) on 2021-01-18 21:03:58  
Phone: 7188126270  
Street: 27 Ladentown Road  
City: Pomona  
Comments: Slow down and think. When the asphalt is down and the building are up it's too late to fix the problems that will certainly arise!

---

581. Name: Peter Warren (peterny718@aol.com) on 2021-01-18 21:23:05  
Phone: 8456412250  
Street: 4 Lake Rd.

City: Montebello

Comments:

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582. Name: Annie Martin (martin68@optonline.net) on 2021-01-18 21:33:34  
Phone: 8452901025  
Street: 48 Ladentown Road  
City: Pomona  
Comments:

---

583. Name: Elizabeth Begley (bethbeg@gmail.com) on 2021-01-18 22:04:14  
Phone: 8453578919  
Street: 41 Milford Lane Y4  
City: Suffern  
Comments:

---

584. Name: Michael Krisan (mkrisan2011@gmail.com) on 2021-01-18 22:34:20  
Phone: 2017263587  
Street: 40 SCENIC DR  
City: Suffern  
Comments: Stop destroying my neighborhood! I don't want to feel like I am living in the 5-boroughs!

---

585. Name: Andrew Eisen (andreweisen@gmail.com) on 2021-01-18 22:36:15  
Phone: 2013947217  
Street: 10 Capricorn Lane  
City: Chestnut Ridge  
Comments:

---



586. Name: Danielle Rudess (danielle@wizdommusic.com) on 2021-01-18 22:40:55  
Phone: 9143915870  
Street: 60 saw mill rd.  
City: New City  
Comments:
- 
587. Name: JORDAN RUDES (info@wizdommusic.com) on 2021-01-18 22:41:49  
Phone: 9143915870  
Street: 60 SAW MILL RD  
City: New City  
Comments:
- 
588. Name: Harry Shair (harryshair2@gmail.com) on 2021-01-18 22:57:51  
Phone: 8453570267  
Street: 54 Boulevard  
City: Suffern  
Comments: No building on wetlands
- 
589. Name: Marc Levy (marc.a.levy@gmail.com) on 2021-01-18 23:03:53  
Phone:  
Street: 33 Short Hill Road  
City: New City, NY  
Comments:
- 
590. Name: Kathleen Femiani (kfemiani@optonline.net) on 2021-01-18 23:38:34  
Phone: 8453046989  
Street: 8 Sterling Forest Lane  
City: Suffern  
Comments: Climate change issues are real and should be forcing our town government to be committed to fully protecting our water supply, our air quality, our open spaces, and our way of life ----- which is suburban not urban!!!!
- 
591. Name: Ralph Femiani (rfemiani@optonline.net) on 2021-01-18 23:46:45  
Phone: 8453680496  
Street: 8 STERLING FOREST LANE  
City: Suffern  
Comments: Global warming is real and our government must ensure through their actions the protection of our environment for us and future generations.
- 
592. Name: Wendy Friedman (wehelene@aol.com) on 2021-01-18 23:48:17  
Phone:  
Street: 3 Rosewood Lane  
City: Suffern  
Comments:
- 
593. Name: Michael Parietti (spookrock@gmail.com) on 2021-01-19 00:17:28

Phone: 8455047715  
Street:  
6 Spook Rock Road  
City: Suffern, NY 10901  
Comments:

---

594. Name: Anna E Friedberg (anna.e.friedberg@gmail.com) on 2021-01-19 00:41:58  
Phone: 9175846434  
Street: 1 Dogwood Place  
City: Pomona  
Comments:

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595. Name: Arlene Thomas-Strand (arlene501@aol.com) on 2021-01-19 02:25:27  
Phone: 8455785782  
Street: 254 North Main St., #E5  
City: Spring Valley  
Comments:

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596. Name: Lenore Daddona (pepperdaddov@aol.com) on 2021-01-19 03:15:13  
Phone: 8453588477  
Street: 16 s blvd  
City: Nyack  
Comments: this nonsense needs to stop we are property owners as well, have some respect for our beautiful county. Instead of destroying it.

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597. Name: Kyra Saulnier (kyralive@rocketmail.com) on 2021-01-19 13:14:06  
Phone: 9176096000  
Street: 6 dogwood pl  
City: Pomona  
Comments: Please update the entire comprehensive plan before moving forward with NE development

---

598. Name: Mary Ellen Polentz (me@triplezmusic.com) on 2021-01-19 14:06:11  
Phone:  
Street: 27 LADENTOWN RD  
City: Pomona  
Comments: Our town should be considering the good of the ENTIRE populace in its planning/zoning, should not build beyond the capability of our infrastructure, and should preserve the open space that gives this county its character.

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599. Name: Bracha Golander (brachagolan@yahoo.com) on 2021-01-19 16:28:36  
Phone: 8452905225  
Street: 21 Holland Lane  
City: Monsey  
Comments:

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600. Name: Marianne Leese (mbrod630@msn.com) on 2021-01-19 18:15:56  
Phone:  
Street:  
City: Suffern  
Comments:

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601. Name: Shani Bechhofer (shanibechhofer@gmail.com) on 2021-01-19 19:29:42  
Phone:  
Street:  
City: Monsey, NY  
Comments:

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## Emily Loughlin

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**From:** Deborah Munitz <deb@welcomedriver.com>  
**Sent:** Friday, October 15, 2021 5:34 PM  
**To:** TOR Clerk  
**Cc:** Sara Osherovitz; ROSA 4 Rockland  
**Subject:** Deborah Munitz ROSA NE Ramapo DGEIS Comment Spread Sheet Dated 10/15/2021  
**Attachments:** ROSA Summary of SupplyDemandTracking.pdf; Summary of SupplyDemandTracking.xlsx

I am enclosing a spreadsheet and my attempt to print out that spreadsheet that was referred to in the ROSA 4 Rockland comments.

Sorry for the delay I was going to send you a spreadsheet but then I realized that you probably want a printout for the record. So I am giving you both.

Thank you

Deb

Deborah Munitz  
5 Rose Hill Road  
Suffern NY 10901  
845-368-1165



	2020 (mgd)	2019 (mgd)	2018 (mgd)	2017 (mgd)	2016 (mgd)	2015 (mgd)	2014 (mgd)	2013 (mgd)	2012 (mgd)	2011 (MGD)
<b>Average Supply &amp; Demand from RCDOH</b>		Missing. Used 2018	CONFIR M FINAL #'s	CONFIR M FINAL #'s						
<b>Projected Annual Additional Average Day Demand</b>	0		0.03	0.15	0.16	0.16	0.18	0	0.2	0.3000
<b>UWNY's Total Projected Average Day Demand</b> Includes Projected Annual Additional Average Demand	30.52	31.10	31.10	33.15	33.22	33.07	33.3	33	33.6	33.4000
<b>UWNY's Current Average Day Supply Capacity</b>	34.49	34.49	34.49	34.49	34.49	34.49	34.49	34	33.96	33.9000
<b>Average Capacity Available for Development</b>	3.97	3.39	3.42	1.49	1.43	1.58	1.37	0.76	0.56	0.8

**Capacity Allocated to Approved Projects (Post-January 1)**

Hillside Commercial Park				0.0320						
Park Gardens				0.0330						
Greany Estates				0.0057						
Reagan Road Subdivision				0.1066						
North Wesley Hills Estates					0.00599					
Mulberry Hill					0.00432					
Post Road						0.0004				
43 Ridge Estates						0.0065				
Bush Lane Phase 3						0.1370				
Hearthstone Village						0.0473				
Valley Rise							0.0054			
Brookway Estates							0.0066			
Woodmont Hills							0.1008			
Shields Property							0.0013			
159 & 116 Route 306 Subdivision								0.0102		
Wolf Landing								0.0069		
Meadows East								0.0214		
Blauvelt Road Subdivision								0.0014		
155 Corporate Drive								0.1068		
Avon Gardens								0.0724		
LVOV Subdivision								0.0048		
Conger ambulance Bldg									0.0002	
Summit Carriage Homes									0.0241	
Monroe Mansions									0.0090	
Herrick Woods									0.0270	
Truman Ave Phase II									0.0198	
Highview Hills										0.0286
Hyenga Lake										0.0161

This is before expansion

This is Spring Valley Union and Viola development

Capacity for accounted for	0.0000	0.0000	0.0000	0.1773	0.0103	0.1912	0.1141	0.2239	0.0801	0.0447
<b>Balance Available for New Development Projects as per report</b>	3.97	3.39	3.42	1.3127	1.41969	1.3888	1.2559	1	0.4799	0.7553

**Peak Supply & Demand from RCDOH**

<b>UWNY's Projected Annual Additional Peak Demand (MGD)</b>			0.08	0.24	0.26	0.28	0.32	0.30	0.50	0.40
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<b>UWNY's Total Projected Peak Demand (MGD)</b> (includes Projected Annual Additional Peak Deman)	46.7	47.82	47.82	49.59	49.7	49.69	50.26	50.40	50.20	49.70
<b>UWNY's Current Peak Supply Capacity (MGD)</b> UWNY's Total Peak Supply Capacity on January 1 of Year	52.03	52.03	52.03	52.03	52.03	52.03	52.03	51.78	51.78	51.44
Peak Capacity Added Since January 1 of Year Total	52.03	52.03	52.03	52.03	52.03	52.03	52.03	51.78	51.78	51.44
<b>Peak Capacity Available for Development in year</b> Current Peak Supply Capacity -(Total Project Peak Demand <sup>1</sup> -Project Additional Peak Demand) 1 Or actual peak emand if higher than projected	5.33	4.21	4.29	2.68	2.59	2.62	2.09	1.68	2.08	2.14
<b>Capacity Allocated to Approved Projects (Post-January 1)</b>										
Hillside Commercial Park				0.0320						
Park Gardens				0.0330						
Greany Estates				0.0057						
Reagan Road Subdivision				0.1066						
North Wesley Hills Estates					0.0060					
Mulberry Hill					0.0043					
Post Road						0.0004				
43 Ridge Estates						0.0065				
Bush Lane Phase 3						0.1370				
Hearthstone Village						0.0473				
Valley Rise							0.0086			
Brookway Estates							0.0106			
Woodmont Hills							0.1512			
Shields Property							0.0021			
159 & 116 Route 306 Subdivision								0.0110		
Wolf Landing								0.0163		
Meadows East								0.0428		
Blauvelt Road Subdivision								0.0022		
155 Corporate Drive								0.1268		
Avon Gardens								0.1448		
LVOV Subdivision								0.0096		
Conger ambulance Bldg									0.0002	
Summit Carriage Homes									0.0482	
Monroe Mansions									0.0181	
Herrick Woods									0.0270	
Truman Ave Phase II									0.0377	
Highview Hills										0.0446
Hyenga Lake										0.0321
	0	0	0	0.1773	0.01031	0.1912	0.1725	0.3535	0.1312	0.0767
<b>Balance Available for New Development Projects</b>	5.3300	4.2100	4.2900	2.5027	2.5797	2.4288	1.9759	1.4561	1.9999	2.0953

ROSA ANALYSIS BELOW. NOT OFFICIAL

From past RCDOH project accounting	MGD	0.84
Various smaller development listed by Celentano in water analysis submitted for 101 Carlton in 2016		0.325

Analysis based on bedroom count

- Approved projects

Highview Hills  
Zichron Menachem ASH  
Hearthstone expansion + commercial  
Blueberry Commons  
JW Watchtower  
Viola Gardens  
Spring Valley Commons  
Herrick

Units	Bedrooms	GPD	MGD
724	2,344	257,840	0.26
88	352	38,720	
48	144	15,840	
24	96	10,560	
164	820	90,200	
292	584	64,240	
44	220	24,200	
64	128	14,080	

- Rezoning Efforts

Patrick Farm  
Pascack Ridge  
Spruce/Ocko rezoning  
North of Viola 50+ acres (assuming 20 bedrooms/acre)  
Appleman off College (~100 acres)  
163 Maple Avenue  
301 Pomona PUD  
Matterhorn Multifamily  
JW Watchtower  
Bluefield Extension  
Stryker Development?  
Fountainview Addition  
Drive In theatre behind new office building  
MR-12 conversion of self storage

Units	Bedrooms	GPD	MGD
1852	9798	2,306,626	2.31
478	2932	322,520	Will need to update
224	784	86,240	
	432	47,520	
200	1000	110,000	
400	2000	220,000	
450	2250	247,500	
100	400	44,000	
645	645	86,760	151,000 From DEIS less Lorterdan
15	65	7,150	
250	1000	110,000	
74.4	297.6	32,736	

Minesceongo Park + Millers Pond + Gracepoint + Commercial see DGEIS

2425	7820	860,200	From p 393 of PDF with App E, p 3 of Laberge)
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What about other villages (Spring Valley is largest in Ramapo)

???

Novartis?  
Suffern near hospital

What about impact of redevelopment based on ZBA variances (increases in density)

Assume 100 small single family are tripled + made in 4 bedroom uni

300	1200	132,000
-----	------	---------

What about commercial?

Monsey Kosher Development  
Monsey Town Center (Drive In)

What about other Towns?

Clarkstown: Buckley Farms and other Active Adult  
Stony Point: Eagle Bay & Golf Course  
Haverstraw  
Orangetown

700	1400	154,000
-----	------	---------

Running totals of guesstimates: 3.73 MGD  
RCDOH estimate of balance for new dev 3.97

Rough estimate of where we might be 0.24 MGD Available for unaccounted for development and rezoning if DGEIS is accurate

	2020 (mgd)	2019 (mgd)	2018 (mgd)	2017 (mgd)	2016 (mgd)	2015 (mgd)	2014 (mgd)	2013 (mgd)	2012 (mgd)	2011 (MGD)	
<b>Average Supply &amp; Demand from RCDOH</b>		Missing. Used 2018	CONFIRM FINAL #'s	CONFIRM FINAL #'s							
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Total	52.03	52.03	52.03	52.03	52.03	52.03	52.03	51.78	51.78	51.44
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Herrick				

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Appleman off College (~100 acres)	400	2000	220,000	
163 Maple Avenue				
301 Pomona PUD	450	2250	247,500	
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JW Watchtower	645	645	86,760	151,000 From DEIS less Lorterdan
Bluefield Extension	15	65	7,150	
Stryker Development?				
Fountainview Addition				
Drive In theatre behind new office building	250	1000	110,000	
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Minesceongo Park + Millers Pond + Gracepoint + Commercial see DGEIS	2425	7820	860,200	From p 393 of PDF with App E, p 3 of Laberge)
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What about other villages (Spring Valley is largest in Ramapo)

Novartis?	???
Suffern near hospital	

What about impact of redevelopment based on ZBA variances (increases in density)

Assume 100 small single family are tripled + made in 4 bedroom unit	300	1200	132,000
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What about commercial?

Monsey Kosher Development
Monsey Town Center (Drive In)

What about other Towns?

Clarkstown: Buckley Farms and other Active Adult	700	1400	154,000
Stony Point: Eagle Bay & Golf Course			
Haverstraw			
Orangetown			

Running totals of guesstimates:	3.73 MGD
RCDOH estimate of balance for new dev	3.97

Rough estimate of where we might be

0.24 MGD

Available for unaccounted for development and rezoning if DGEIS is accurate

**Annual Peak Capacity****2018**

Total Peak Capacity (beginning of year) (mgd)	52.03
Projected peak demand (end of year) (mgd)	47.82
Projected growth in peak capacity in year (mgd)	0.08
<b><i>Current available peak capacity for growth (mgd)</i></b>	<b><i>4.29</i></b>
<b>Annual Average Capacity</b>	
Total Average Capacity (beginning of year) (mgd)	34.49
Projected average demand (end of year) (mgd)	31.1
Projected growth in average capacity in year (mgd)	0.03
<b><i>Current available average capacity for growth (mgd)</i></b>	<b><i>3.42</i></b>



## Emily Loughlin

---

**From:** Paul Newman <tontonkabrit@yahoo.com>  
**Sent:** Friday, October 15, 2021 3:54 PM  
**To:** TOR Clerk  
**Subject:** Paul Newman- Northeast Ramapo DGEIS Comments Dated 10/15/2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: The Ramapo Town Board

As a resident of 46 South Mountain Road I, along with many of my neighbors, have several concerns regarding the Northeast Ramapo DGEIS Plan.

We are a community of private landowners bordering public lands in the Hackensack-Passaic River Watershed. The special character of this community has long, historical and cultural roots, but most importantly it has a great environmental impact to not just the immediate area but to the interstate region.

In fact, South Mountain Road is a Designated Scenic Road (see Scenic Roads Map #14) as is The Palisades Parkway. It seems to me contradictory to develop a commercial plan within that scenic zone.

I do not support the commercial zoning for Opportunity C. The available commercial buildings in the area are already underutilized and the area included in Opportunity C is also an important river-head for the Hackensack and the Lower Hudson Watersheds.

The issues I would like to address at this time have to do with the Existing Conditions Mapping within this document:

- The Overview Map #1 includes the driveway to my property which is a shared right-of-way of .45 miles and not a public road. For some reason, it has been shown on this map and others in this document following the outline of a "penciled-in" road that does not exist and does not follow the outline of the existing driveway. Other driveways on this map are not shown. This concerns me.
- The Land Use Map #9 shows the town owned Mowbray-Clarke property as vacant. This property was obtained by the town to protect the environment and cultural history. It is not vacant, but a unique environmental zone.
- There are properties listed as multi-family that have never been listed this way in the past. I am unsure why they are now listed this way.
- My property is listed as unclassified but I am sure it has always been a single family dwelling.
- Parks, Recreation & Open Space Map #12 does not include the aforementioned Mowbray-Clark property.

Sincerely  
Paul Uhry Newman

Sent from my iPad

## Emily Loughlin

---

**From:** Matthew Shook <shookm@pipc.org>  
**Sent:** Friday, October 15, 2021 1:21 PM  
**To:** TOR Clerk; Sara Osherovitz  
**Cc:** Joshua Laird; 'Karl.Roecker@parks.ny.gov'; TOR Supervisor's Office; Michael Specht  
**Subject:** Mtthew Shook-NERamapo DGEIS - PIPC Supplemental Comments Dated 10/15/2021  
**Attachments:** Ramapo Comprehensive Plan Amendment\_PIPC\_Supplemental.pdf

Dear Clerk Osherovitz and Supervisor Specht,  
Please find attached a letter outlining supplemental comments on behalf of the Palisades Interstate Park Commission regarding the DGEIS for Northeast Ramapo Comprehensive Plan Amendments.

We thank you for taking these comments under consideration and look forward to working with you going forward.

It would be appreciated if you would please confirm receipt of this email.

Sincerely,

Matthew Shook  
Director of Development & Special Projects  
Palisades Interstate Park Commission  
Bear Mountain State Park  
P.O. Box 427  
3006 Seven Lakes Dr.  
Bear Mountain, NY 10911  
(845) 786-2701, ext. 252

Palisades Interstate Park Commission  
Administration Building  
3006 Seven Lakes Drive  
PO Box 427  
Bear Mountain, NY 10911-0427  
Tel: 845-786-2701  
Fax: 845-786-2776

James E. Hanson II, President  
D. Bryce O'Brien, II, Vice President  
David H. Mortimer, Secretary  
Hon. Paul H. Tomasko, Treasurer  
Jeannette Redden  
Sophie Heymann  
Rose Marie Manger, Esq.  
Kevin B. Tremble  
Lisa Garcia  
Mariko Silver  
*Joshua R. Laird, Executive Director*



Sara Osherovitz  
Ramapo Town Clerk  
Town Hall  
237 State Route 59  
Suffern, NY 10901

October 15, 2021

Dear Ms. Osherovitz,

The Palisades Interstate Park Commission (PIPC) would like to add the following comments to its submission made on September 30, 2021 regarding the Comprehensive Plan Amendment for the Northeastern Ramapo Development Plan. Please note that the comments below are meant as a supplement and in no way supersede or replace any previous correspondence by the PIPC.

In the time since PIPC's comments were submitted, municipal actions have taken place that raise further procedural concerns related to zoning amendments within the Town. Specifically, we understand that the Village of New Hempstead recently approved a Comprehensive Plan Amendment that included changes in land use regulations that may additionally impact traffic on the Palisades Interstate Parkway. We therefore believe the Town of Ramapo is obligated to update its NE Ramapo Development Plan DGEIS to account for these changes.

In our comments dated September 30, 2021, we raised concerns that the traffic study provided in Ramapo's Northeastern Ramapo Development Plan DGEIS did not sufficiently analyze potential traffic impacts on the PIP that will result from the proposed zoning amendments. Given these changes to the Village of New Hempstead's zoning and the previous traffic concerns already expressed, PIPC wishes to amend its previous comment that stated, "The Town of Ramapo should conduct a proper study of the traffic impacts its proposed zoning changes may have on the PIP" to read "The Town should update its traffic studies to analyze the cumulative impacts of its proposed zoning changes as set forth in the NE Ramapo

Sara Osherovitz

October 15, 2021

Development Plan in conjunction with the zoning amendments passed in 2021 by the Village of New Hempstead for roads that connect with Exits 11, 12 and 13 of the PIP."

Thank you for adding these comments to our previous submission. As previously stated, we feel that these issues further exacerbate the gaps in the DGEIS provided by the Town of Ramapo and must be addressed before the process can be considered complete. We remain available to discuss our comments or collaborate on planning efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua R. Laird', with a stylized flourish at the end.

Joshua R. Laird  
Executive Director



## Emily Loughlin

---

**From:** Quint <req9@optimum.net>  
**Sent:** Friday, October 15, 2021 5:20 PM  
**To:** Clerk  
**Subject:** Quint-Northeast Ramapo DGEIS and Local Laws Comments Dated 10/15/2021

----- Original Message -----

From: Quint <req9@optimum.net>  
To: TownOfRamapoTownClerk@Ramapo-NY.gov  
Date: October 15, 2021 at 5:09 PM  
Subject: Northeast Ramapo DGEIS and Local Laws

### To Whom It May Concern:

1. I have learned recently that there were meetings in 2018 and one in 2019 on the subject of comprehensive planning for Northeast Ramapo. I live in Northeast Ramapo and never received any notice of such meetings to provide input. What opportunities are being given to residents who want to attend a workshop to talk about the comprehensive plan? You can't just hold a hearing and give people 3 minutes to talk on 2,200 pages worth of badly organized "stuff" and expect that to count for public participation. There needs to be a method to allow the public to understand what is being proposed and ask questions AND get answers.

2. I purchased a unit in The Views because it was located in a rural residential area and I love the openness of the area. I was under the impression that the parcel across from the Views was dedicated open space. I recently learned that New Hempstead is rezoning this and that the Town gave the parcel away to the Ramapo Local Development Corporation, which then just sold it without a public hearing to a private developer. The DGEIS does not discuss anything related to preservation of open space which is important to me and specifically does not mention this problematic situation. Did the Town dispose of the land legally? The status of the property and legality of the transfer and sale should be explained to residents like myself who were told it would be open space in perpetuity. And what about the Stryker property near me up the road? That was also supposed to be open space, but there is a whole section on developing it for a school in the DGEIS. I have heard that there is a high pressure gas pipeline on that property, and was wondering if you were aware of that? All of the open space in the area should be accounted for and protected.

3. When it comes to comprehensive planning, our area was specifically designated for low or rural residential zoning in the last comprehensive plan. I understand the Town wants to try to increase the residential development opportunities in this area by rezoning the golf course and the Route 202 corridor between Camp Hill Road and the diner. Some redevelopment in that area could be positive, but I could find no examples in the DGEIS

that can help a resident like myself visualize what the vision is for the local laws being proposed for that area. There are no explanations of the proposed local laws/rules that would help me understand what this might look like. There are no rules for how many trees will be maintained or replanted. How will the new laws specifically require new tree planting? For the commercial corridor law the building setback is the same as the yard requirements. Does this mean that all parking will be in the back and the front will be completely used for landscaping? Or are you calling a parking lot a yard? This is not clear.

4. Why would the Town even consider a new commercial area in the beautiful Rt 45 corridor when all the shops on Route 202 are either failing or hanging on by a thread. There is already a plan to expand the commercial area. How can you possibly justify more stores? Where is the analysis that provides any logic regarding adding more stores to this area? New Hempstead already passed laws to add stores to Rt 45. It's too much change and as described it will cause a massive shift in community character that I didn't find discussed or illustrated in the DGEIS. Why are the New Hempstead plans not reflected in this document?

5. I understand that the residents from this area who attended the meetings in 2018 and 2019 made it clear that there is no desire for increased density or new development in this section of Ramapo, and there is a strong desire for the preservation of open space and protection of trees. The tree coverage is an integral part of the character of this area and I see the plans for Areas B, C, and E will destroy a lot of trees. This should be avoided or significantly mitigated. If developers want higher density, what is the Town of Ramapo requiring in return? Will there be any conservation easements required to leave enough trees around the development to hide the higher density uses? How will the expansive wetlands, streams, and floodplains in this area be protected? Will the Town require setbacks from all the protected natural resources?

Development density should be adjusted in the new codes so that the more environmentally constrained a property is, the less development will occur. The average of all new development should not be more than twice what we have now, otherwise the shift in community character will be too great.

6. I can't understand the traffic study and am not aware of any workshop opportunities for residents to meet with Town professionals to understand all the maps and studies included in the DGEIS. This opportunity should be given to the public.

7. I shop in the existing commercial area on Route 202 and will be impacted by the changes there. Currently it is difficult getting through the Rt 45 and 202 intersection and I am very concerned that this will become worse. Is the new commercial area being proposed even though the Town knows that it will utterly destroy the ability of residents to travel through this intersection? That does not seem to be effective planning. Introducing more commercial traffic on Rt 45 will only make that intersection more unbearable due to increased traffic, if the commercial properties can even be successful. This is doubtful based on the lack of commercial success in the existing Rt 202 strip malls. This is also evident on Route 59, and the many strip malls located there that have numerous stores empty.

8. I am also extremely concerned about the impact on traffic on Pomona Road due to the proposed development of the golf course. The shift in number of units is extreme and Pomona Road is only 1 lane in both directions for most of the road. We already have problems caused by the ball park in being able to use Pomona Road. Our ability to even safely enter and exit from Route 45 will be impacted by increases in traffic on Pomona Road. I didn't do the math but some one should. How many more homes will be using Pomona Road as a primary means of egress based on the proposed development there? When you search the assessor's database for Pomona Road there are approximately  $86-24=62$  lots on Pomona Road. The site plan in Appendix M show 534 units for Miller's Pond; whereas the DGEIS mentions 634 in multiple places. Is this the maximum that will be allowed? I had heard that the golf course plan was for 700+ units including many apartments. I can't find anything in the DGEIS that helps me understand how many units could be placed on that land. The addition of the Cambridge senior development really impacted Pomona Road but it is still a decent road other than when the stadium is used. The addition of 534 new units will dwarf all the existing uses on that road. How many cars will drive to Rt 306 vs to Rt 45? I am going to guess a fair number will go to Rt 45 because that is where the Palisade Interstate Parking entrance ramps are found.

9. In addition to the golf course development being shockingly dense for access to Pomona Road, and even the smaller Camp Hill Road, that land is laden with wetlands and streams. What is the Town of Ramapo doing to guarantee adequate wetland protection? Will there be required buffers around all wetlands? And if so, by how much? I understand in NJ they wrap their wetlands in 300', whereas in NY it depends on the site of the wetlands. Before the Town of Ramapo ramps up development in northeast Ramapo it needs to ramp up wetland and floodplain protections so we don't increase local area flooding.

10. How will all this added development impact the ability of firemen and ambulance to serve our area? It seems like it's a huge increase in load for them, and also the roads will be so clogged down that the trucks won't be able to get where they need to go in a hurry. I live in a senior community. What if someone needs an ambulance? How will that ambulance make it over to Good Sam if Rt 45 is clogged to the south with New Hempstead stores, Pomona Road is clogged with the Millers Pond community, and Rt 45 to the north and Route 202 to the west are clogged with new residences and stores as well?

11. There is nothing in the document that shows all the environmental and road constraints in one place so that it is clear to the reader why the proposed opportunity areas are good or bad. While I may comprehend why the Opportunity Areas represent opportunities to review, there is nothing that explains how the land constraints are adjusting the new development density. The concept of simply shoving as much development as you can cram into a particular vacant land is simply not logical and it will harm the neighbors. Is there a single recommendation for an improvement that would come from the development that would be of any interest to the neighbors? Clearly all of this is not what the existing residents want.

12. Where does the Town of Ramapo account for all the development that has been approved but not yet built when it comes to road traffic, water availability, and sewer

capacity? What about availability of police, firemen, and ambulance drivers?

13. Special attention should also be given to make sure that there are a lot of small apartments and condos available for sale as this is the kind of housing that is needed in Ramapo. I know that there are other small families and couples in Ramapo who want to move to this area to enjoy the rural beauty and charm. You need to create opportunities for smaller families and seniors, who will have less of an impact on the roads, to move into developments that have a lot of existing mature trees maintained. Maybe give the developers small density bonuses for protecting more trees on the property instead of allowing them to just cut down everything.

I know that I want to maintain the views in my community of "The Views"! I want the night skies to remain dark, and I want to make sure that the birds will still be around to sing. Where are those issues covered in the DGEIS? I didn't see anything about that.

Thank you for the opportunity to comment.



## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Monday, October 18, 2021 9:00 AM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** FW: Proposed developments

Jaclyn S. Hakes, AICP  
Associate / Director of Planning Services  
MJ Engineering and Land Surveying, P.C.

ALBANY BUSINESS REVIEW



2020 BEST PLACES TO WORK

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**From:** TOR Supervisor's Office <townoframaposupervisorsoffice@ramapo-ny.gov>  
**Sent:** Monday, October 18, 2021 9:00 AM  
**To:** Sara Osherovitz <OsherovitzS@ramapo-ny.gov>; Ben Gailey <jbg@Jacobowitz.Com>; Jaclyn Hakes <jhakes@mjels.com>; Dennis Lynch <LynchD@ramapo-ny.gov>  
**Subject:** FW: Proposed developments

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**From:** Jean Richards <[jeanrichards1@me.com](mailto:jeanrichards1@me.com)>  
**Sent:** Friday, October 15, 2021 7:15 PM  
**To:** Planning <[Planning@ramapo-ny.gov](mailto:Planning@ramapo-ny.gov)>; TOR Supervisor's Office <[townoframaposupervisorsoffice@ramapo-ny.gov](mailto:townoframaposupervisorsoffice@ramapo-ny.gov)>; Planning <[Planning@ramapo-ny.gov](mailto:Planning@ramapo-ny.gov)>  
**Cc:** Richards Jean <[jeanrichards1@me.com](mailto:jeanrichards1@me.com)>  
**Subject:** Proposed developments

I am a resident of Rockland County and am writing to strenuously object to the proposals being considered by the board: I object to making the land opposite Concklin's lovely orchard and farm into a commercial zone. We have plenty of malls nearby which do not even have enough employees. Concklin's is a farm stand, reflecting its 200 year history, and selling its own produce. The orchards are lovely to look at and of course great to pick from. It is almost the only farm left in the neighborhood. It should not be tainted by other stores so nearby. I can only imagine what such stores would do to 9W traffic, and how additional cars would affect the fresh air. People move to Rockland for the lovely nature, particularly trees and flowers. They move here to get away from the city. Please respect that.

Regarding the Striker property and the two properties on historic South Mountain Road, we must not cut down any trees, particularly not to make money. The Striker property was sold in good faith to that guy who went to jail. It was to be a park that people could enjoy, named after Mr. and Mrs. Striker. Woods are getting more and more scarce in our County. Whether you believe it or not, climate change can be affected by controlling the amount of CO<sub>2</sub> in the air, the more trees the better., because all those trees consume CO<sub>2</sub> and give off oxygen, not only helping to avoid climate change, but also contributing to the lovely, clean air in rural Rockland County. Please decide that they must be open spaces now and in the future.

The idea of accommodating 500 residences behind the former "convent" is a crass, money making plan. 500 families means many more individuals, as you well know. Money, money, money. (You hope). An honest environmental impact study will show that nature, and neighbors, cannot accommodate so much interference.

It is very sad that you are considering ruining the extraordinary rural character of our beloved County.

Sincerely,  
Jean Richards

## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Friday, October 15, 2021 3:08 PM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** FW: Northeast Ramapo Development Plan DGEIS Comments  
**Attachments:** NE Ramapo DGEIS -1.pdf

**Importance:** High

Jaclyn S. Hakes, AICP  
Associate / Director of Planning Services  
MJ Engineering and Land Surveying, P.C.

ALBANY BUSINESS REVIEW



2020 BEST PLACES TO WORK

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**From:** LaFiandra, Joseph <LaFiandraJ@co.rockland.ny.us>  
**Sent:** Friday, October 15, 2021 3:03 PM  
**To:** TownofRamapoClerk@ramapo-ny.gov; Sharon Osherovitz <OsherovitzS@ramapo-ny.gov>  
**Cc:** Adam Carsen <CarsenA@co.rockland.ny.us>; Mello, Elizabeth <MelloE@co.rockland.ny.us>; Mike Sadowski <SadowskiM@ramapo-ny.gov>; Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Northeast Ramapo Development Plan DGEIS Comments  
**Importance:** High

Dear Sharon:

Attached please find an Acrobat file of the District's correspondence with comments on the DGEIS for the proposed Northeast Ramapo Development Plan.

Please confirm receipt. Thank you.

Yours truly,  
Joseph LaFiandra  
Engineer II  
Rockland County Sewer District No. 1



# Rockland County

Ed Day, Rockland County Executive

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## ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

**George Hoehmann**  
*Chairman*

**Michael R. Saber, P.E.**  
*Executive Director*

October 13, 2021

Ms. Sharon Osherovitz  
Town Clerk  
Town of Ramapo  
237 Route 59  
Suffern, NY 10901

Re: Draft Generic Environmental Impact Statement (DGEIS)  
Comprehensive Plan Amendment for the Northeast Ramapo Development Plan  
Comprehensive Plan Update of Town-wide Existing Conditions  
Code Amendments for Northeast Ramapo

Dear Ms. Osherovitz:

Our office has downloaded and reviewed a DGEIS dated August 2021 that M.J. Engineering & Land Surveying prepared for the above referenced project. Our comments are as follows:

1. The pages of the DGEIS should be numbered to specifically identify the page to which comments apply.
2. The five (5) proposed "Opportunity Areas" (A through E) in the DGEIS are inconsistent with the six (6) study areas in the Northeast Ramapo Development Plan Sewer Analysis by GHID in Appendix E. In particular, the DGEIS does not include the non-residential Community Facility Area on Conklin Road, which appears in the sewer analysis. If the proposed zoning in the DGEIS has been revised to be less intensive than originally proposed, the sewer analysis must be revised to reflect that. In addition, the sewer analysis must account for contributing flows from the Villages of New Square and New Hempstead resulting from recent updates to their respective comprehensive plans.
3. Section 6.5.1 (Sanitary Sewers) states that "RCSD #1 does billing" for sanitary waste flowing into the Haverstraw Joint Regional Sewerage Board's (JRSB) conveyance system. A more accurate description of the intermunicipal relationship between the District and Haverstraw would state that RCSD#1 pays JRSB to discharge into its system.
4. The subsection "Town Sewers" under Section 6.5.1.1 (Existing Conditions) identifies Town-owned and operated sewers "by Ladentown Road and a segment of US Route 202, west of the main stem of the South Branch of Minisceongo Creek." Please note that a significant

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portion of the sewers fitting this description also belong to Rockland County Sewer District No. 1.

5. The subsection "Town Sewers" under Section 6.5.1.1 identifies Town-owned and operated sewers "on and south of Conklin Road, east of the PIP, on Gessner Terrace, Marietta, Carteret, and Wagon Wheel Drives." Please note that the District has a pump station on Conklin Road, whose force main turns onto on Carteret Drive and continues by gravity across Ravenna Drive.
6. The subsection "Town Sewers" under Section 6.5.1.1 identifies Town-owned and operated sewers "on Firemen's Memorial Drive and extending south on State Route 45 south of the PIP." Please note that the last length of sewer main from Firemen's Memorial Drive to Pomona Road and the sewer main on Pomona Road from Route 45 to Camp Hill Road belong to the District.
7. The subsection "Orangeburg Wastewater Treatment Plant" under Section 6.5.1.1 contains the following incorrect statements:
  - a. "The plant discharges into Sparkill Creek, a Hudson River tributary." The plant discharges into the Hudson River, not into the Sparkill Creek.
  - b. "The treatment plant has...biological treatment of high rate activated sludge." The biological treatment consists of rotating biological *contactors* (not the "contractors" in the DGEIS) and no activated sludge.
  - c. "Aerobic sludge digestion occurs with diffused aeration..." The plant has anaerobic digesters and no aerobic sludge digestion.
  - d. "Mechanical sludge dewatering is with belt filter press/vacuum filter coil." The plant dewateres sludge with centrifuges, not with a belt filter press/vacuum filter coil.
8. The subsection "Orangeburg Wastewater Treatment Plant" under Section 6.5.1.1 credits declining average annual flow to "more efficient plumbing fixtures" and "conservation of water." Please note that the average flow has declined steadily since District executed a system-wide program to locate and remediate sources of stormwater inflow and groundwater infiltration ("I&I") into the sanitary sewer collection system. The District also awards contracts on a regular basis to locate and remediate I&I.
9. The subsection "Other County Sewer Attributes" under Section 6.5.1.1 contains the following inaccurate statements regarding the Cooper Morris Pump Station:
  - a. "Twin Peaks Drive" should be Twin *Pines* Drive.
  - b. "A date of construction is generally thought to originate in the 1990s." The pump station was constructed around 2009-2010.

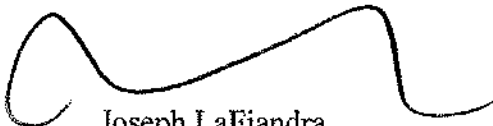


October 13, 2021

10. The subsection "Rockland CIP" under Section 6.5.1.1 states the following regarding impact fees: "This fee is triggered when amendments to a Comprehensive Plan and Town Code would result in Sewer Units greater than would be realized per development by-right under the original zoning regulations." More precisely, an impact fee analysis is triggered when the District obtains information (e.g., a site plan or subdivision application, GML review, land use or municipal board agenda, legal notice, building permit, E911 address application, etc.) regarding the use or occupancy of a site in the District that would result in sewer units greater than would be realized per development by-right under the original zoning regulations via amendments to a Comprehensive Plan and Town Code, and via zoning variances.
11. The subsection "Opportunity Area A and B" under "Capacity Assessment" in Section 6.5.1.2 (Potential Impacts) recommends an improvement to the existing "8-inch sewer line that flows northeast to the Mt. Ivy Pumping Station" to "increase capacity of the Town gravity sewer to 18 inches." Please note that most of the above referenced 8-inch sewer line on Route 202 belongs to the District, not to the Town.
12. The description of the Cooper Morris Pumping Station as "an older 'can' type pumping station" in the subsection "Opportunity Area C" under "Capacity Assessment" in Section 6.5.1.2 is not accurate; the pump station is a newer submersible style pump station. In addition to the improvement to the pump station identified in the DGEIS, please add the following: "Coordinate a flow study with RCSD#1 to verify that downstream interceptors can accommodate additional flow".
13. Page 7 of the Sewer Analysis by GHD in Appendix E states that, "Sewers should run 80 percent full at design flow." Please replace "design flow" with "peak hourly flow".

Please inform us of all developments in this proposal. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra  
Engineer II

cc: M. Saber                      M. Dolphin  
Adam Carsen – Rockland County Department of Planning  
Elizabeth Mello, P.E. – Rockland County Department of Health  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Jaclyn Hakes – M.J. Engineering & Land Surveying, 1533 Crescent Road, Clifton Park,  
NY 12065

File: Ramapo – Zone Change  
Reader

## Emily Loughlin

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**From:** Sandy Howells <HowellsS@ramapo-ny.gov>  
**Sent:** Friday, October 15, 2021 4:28 PM  
**To:** TOR Clerk  
**Subject:** Douglas Schwitz- RC Planning Flex Overlay Comments Dated 10/15/2021  
**Attachments:** 1634328275.5143-8453578513-18453643435.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** MyPBXManager <noreply@mypbxmanager.net>  
**Sent:** Friday, October 15, 2021 4:10 PM  
**To:** FAX - Clerk <faxclerk@ramapo-ny.gov>  
**Subject:** You have a new fax from 18453643435

Fax Attached

## Fax Details

Source: 18453643435  
Destination: 8453578513  
Pages: 6  
Date: Oct 15, 2021 3:10:01 PM



# Rockland County

Ed Day, Rockland County Executive

## DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

**Helen Kenny Burrows**  
*Deputy Commissioner*

October 15, 2021

Ramapo Town Board  
237 Route 59  
Suffern, NY 10901

### Tax Data:

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:**

**Date Review Received:** 8/31/2021

**Item: TOWN OF RAMAPO - FLEX OVERLAY PLANNED UNIT DEVELOPMENT (R-2040L)**

A local law to establish a Planned Unit Development (PUD) floating zone to provide for new residential, commercial, and mixed uses on tracts with a minimum of 20 acres in areas identified within the Northeast Ramapo Development Plan (NRDP) as Opportunity Areas A, D, and E.

An area north of US Route 202 and south of the Town of Haverstraw; the former Minisceongo Golf Course (also known as Millers Pond) on the northern side of Pomona Road; and the Gracepoint Gospel Fellowship Church site on the northern side of New Hempstead Road

### Reason for Referral:

State and County roads, County parks, County facilities, County streams, Long Path Hiking Trail, Towns of Haverstraw and Clarkstown, Villages of Pomona and New Hempstead

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

### *\*Recommend the following modifications*

1 The proposed local law to establish Planned Unit Development (PUD) regulations are an element of the Northeast Ramapo Development Plan (NRDP). The NRDP is an amendment to the existing 2004 Comprehensive Plan and serves as a Draft Generic Environmental Impact Statement (DGEIS) for this and other proposed zoning amendments. This Plan has not yet been adopted, and in fact is only currently being reviewed for comments. It is normal procedure to first prepare a draft Plan for residents and agencies to review and provide comments. Creating new zoning districts or rezoning areas that are recommended in the Plan should be done only after the Plan has completely gone through the review process, including SEQRA review, and been adopted. The final, adopted Plan and Final GEIS may vary substantially from the current draft Plan and DGEIS. Adoption of this local law cannot be completed until the NRDP and Final GEIS have been reviewed and adopted. In addition, if new elements of the proposed local law are added as a result of changes to the final, adopted NRDP, then the revised local law must be forwarded to the Rockland County Department of Planning for an additional review.

## **TOWN OF RAMAPO - FLEX OVERLAY PLANNED UNIT DEVELOPMENT (R-2040L)**

2 The definition of a Planned Unit Development (PUD) provides a list of allowed uses that includes the phrase "or other land uses". Though this language permits uses not thought of in the description, it is also open-ended and could result in permitting uses that are incompatible with residential areas or sensitive environmental resources, such as manufacturing or industrial uses. The definition must be more specifically defined, eliminating the text "or other land uses" to prevent discordant uses adjacent to each other.

3 The definition of a Planned Unit Development District (PUD District) affords the Ramapo Town Board broad discretion in which to approve projects. The concept of being able to provide flexible guidelines can benefit the unique features of a site. However, leaving such broad guidelines in place also omits specific parameters that help to control over-utilization or developer-driven plans. More defined use and bulk requirements must be provided to make this floating zone a viable zoning option.

4 Section 376-24A.2, Permitted Uses, refers to a "Table of General Use Requirements". No such table was provided in the proposed local law. Without this table, it is impossible for the public to ascertain what uses will ultimately be permitted and what type of uses will be impermissible. As stated above, the definition lists some uses, but then permits "or other land uses". To avoid incompatible land uses, particularly since two of the identified sites in the Northeast Ramapo Draft Generic Environmental Impact Statement (DGEIS) [Opportunity Areas D and E] border low density residential land uses, it is imperative that a Table of General Use Requirement be provided as part of the planning document. The type of land uses specified will impact drainage, traffic, infrastructure capacity, utility, community character, visual, audible, and olfactory issues.

5 Section 376-24A.3 states that the density shall not exceed the maximum allowable density in any zoning district established by Chapter 376 [Zoning] and that the FAR shall not exceed the greater of the FAR in the district where the property is located or 50% of the highest FAR in any zoning district in the Town. The MR-16 zoning district permits 16 units per acre and is the densest multi-family residential zone. However, residential density in the R-15C zoning district can reach almost 26 units per acre if a semi-attached, three-family dwelling with three accessory apartments is built on a 10,000 square-foot lot. This is an extreme departure from the permitted densities in both the RR-80 and R-40 zoning districts, two of the Opportunity Areas identified for the PUD floating zone. Densities of this magnitude directly adjacent to low density zoning districts will impact the community character, and affect traffic, drainage, infrastructure capacities, and utilities. The density regulations must be amended so that limitations are established that are more compatible with the existing adjacent land uses and zoning districts. PUD density requirements must be stated explicitly in the proposed regulations.

As indicated above, the PUD is not permitted to exceed the FAR of the zoning district in which the property is located, nor be greater than 50% of the highest FAR of any zoning district within Ramapo. Both the RR-80 and R-40 zoning district allow an FAR of .40. However, the R-15C zoning district allows an FAR of up to .90, which would therefore permit the FAR of a PUD to be increased to .45. Increasing the FAR even by 5% can impact the community character, traffic, drainage, infrastructure, or utility capacities. The FAR regulations must require the PUD development to be comparable only to the FAR permitted in the zoning district where the property is located, particularly since both the RR-80 and R-40 zoning districts are low density, rural zones. It is even more imperative that both the density and FAR requirements better reflect the current zoning district regulations, as the Opportunity Areas D and E are adjacent to other municipalities that also have low density residential zoning designations. This will lessen the impacts from any proposed PUD developments to the adjacent single-family neighborhoods.

6 Section 376-24A.4, Area and Bulk Requirements, refers to the "Table of Bulk Requirements". No such table was provided in the proposed local law. Without this table, it is impossible to ascertain what the ultimate requirements for bulk standards such as yards, setbacks, building heights, buffers, parking requirements, etc., will be. As stated above, two of the PUD Opportunity Areas are adjacent to other municipalities that have low density, rural-type residential zoning districts in place. It is critical for neighbors of these parcels to understand the impact a new development may have on their property so that steps can be put in place to avoid incompatible uses, require buffers, or other means to alleviate any negative impacts that could result from a more intense land use.

7 Section 376-24B.2.v must be expanded to require water features and all easements (utility, access, drainage, etc.) to be shown on the survey of the property. This will provide the Town with more information to determine neighborhood compatibility issues and will delineate all encumbrances and environmental features on the site.



**TOWN OF RAMAPO - FLEX OVERLAY PLANNED UNIT DEVELOPMENT (R-2040L)**

- 8 Section 376-24B.3.i. notes that a completed application will be referred to the Rockland County Planning Board pursuant to New York State General Municipal Law (NYS GML) 239-m. This section must be changed to refer to the Commissioner of the Rockland County Department of Planning. In addition, this section must also note that the application should be referred to any and all agencies that will be impacted by the proposed PUD development, including but not limited to the agencies that oversee the roads, sewers, streams, parks, utilities, and adjacent municipalities.
- 9 Section 376-24B.3.vii. provides general design criteria. Besides the elements listed, the design criteria must also include the provision of amenities and landscaping. In addition, the design criteria must encourage the incorporation of LEED design standards particularly with the increased concern of climate change. These standards include incorporation of nine categories into the building and the site design and could include features such as permeable pavement for sidewalks and other hardscape features, green roofs, reuse of water, storage and collection of recyclables, rainwater management, inclusion of open space in the design, and the use of solar energy. Inclusion of these additional design criteria will make the PUD developments more viable and environmentally friendly.
- 10 Section 376-24B.3.viii. grants the Town Board the authority to attach conditions or requirements to mitigate potential impacts to the surrounding neighborhood and provides a non-comprehensive list of areas of mitigation. Visual and/or acoustical screening is recommended as one of the ways to reduce the impacts. Without knowing the yard and setback requirements, it is impossible to know if adding just landscaping is sufficient to reduce or eliminate any negative impacts. Buffers must be also included in the list as a means to better protect neighboring residential uses.
- 11 Sections 376-24.B.3i, 376-24.B.4ii, and 376-24.B.5ii require PUD applications be forwarded to the Rockland County Department of Planning. These sections must be amended to also require referrals to any other agencies with permitting authority or who maintain facilities within 500' of the proposed action.
- 12 Section 376-24.B.4iii must be corrected to refer to the Final PUD Plan/Site Development Plan and General Municipal Law 239-m, and not the subdivision application and General Municipal Law 239-n.
- 13 Section 376-24B.5.ii. states that referral shall be sent to the Rockland County. This must be corrected to state the "Rockland County Department of Planning". In addition, this section must be amended to require that the subdivision application must be forwarded to the Chairman of the Rockland County Drainage Agency for review and approval, as required by the Rockland County Stream Control Act.
- 14 Section 6 of the proposed Local Law indicates that a note will be added to the Use Table. We reiterate again that no Use Table was provided with the application. As indicated earlier above, the Use Table must specify permitted or accessory uses, and off-street parking requirements based on these uses. If the Town of Ramapo does not want to limit the types of uses permitted in the PUD Floating Zone, then at a minimum, the Use Table must indicate impermissible uses so as to avoid a developer from proposing a non-residential type use that is not appropriate near a residentially zoned district, such as an industrial or manufacturing facility.
- 15 Section 7 of the proposed Local Law indicates that bulk regulations elsewhere in the Zoning Code are not applicable. Does this include eliminating the Special Bulk Requirements of Section 376-42A, which help to protect the environmentally sensitive features on a site? If this is the case, we strongly advise against eliminating this special bulk requirement, particularly since all the identified Opportunity Areas contain unique natural resources such as Federal or State wetlands and/or floodplains. The importance of these environmentally sensitive features on the sites must be preserved and the PUD must not waive this important regulation.

**TOWN OF RAMAPO - FLEX OVERLAY PLANNED UNIT DEVELOPMENT (R-2040L)**

16 The Distribution List for the PUD Zoning Law did not include the following agencies who have jurisdiction over several facilities: US Army Corps of Engineers who has jurisdiction over the federal wetlands; New York State Department of Transportation, the entity who has jurisdiction over U.S. Route 202 where Opportunity Area A is situated; Rockland County Department of Highways who has jurisdiction over New Hempstead Road and Pomona Road, access adjacent to Opportunity Areas D & E; New York State Department of Environmental Conservation who has jurisdiction over the state wetlands; Rockland County Drainage Agency who has jurisdiction over the Minisceongo Creek; Rockland County Division of Environmental Resources who has jurisdiction over Samuel G. Fisher Mount Ivy Environmental Park; Rockland County Sewer District No. 1 who has jurisdiction of the facilities in the Northeast Ramapo corridor, and the Rockland County Department of General Services who oversees the County facilities, such as the Fire Training Center near Opportunity Area D. These agencies must be included on the distribution of the local laws that may impact their facilities.

17 A review must be completed by the New York State Department of Transportation to ensure that the proposed PUD Flex Zoning District for Opportunity Area, A along U.S. Route 202, will not impact traffic volumes, road capacities, turning movements, or any other traffic-related issues along the corridor. All comments and concerns must be addressed.

18 A review must be done by the New York State Department of Environmental Conservation for the rezoning of the parcels within and adjacent to the State wetlands to ensure that they will not be negatively impacted by the more intense uses. All comments and concerns must be addressed.

19 A review must be done by the US Army Corps of Engineers to determine if the rezoning will negatively impact the Federal wetlands that are located on and adjacent to many of the properties to be placed in the PUD Floating zoning district. All comments and concerns must be addressed.

20 A review must be completed by the Palisades Interstate Park Commission to ensure that the rezoning of the properties along the U.S. Route 202 corridor and the Palisades Interstate Parkway will not negatively impact the turning movements to and from the Palisades Interstate Parkway or their property along the State highway, or any other related issues. All comments and concerns must be addressed.

21 The Rockland County Department of Highways must be given the opportunity to review the regulations for the creation of the PUD Floating zone since Opportunity D & E directly front a county highway. All comments and concerns must be satisfactorily addressed.

22 The Rockland County Drainage Agency must be given the opportunity to review the proposed PUD zoning district in the Opportunity Areas A & D since these parcels are within the floodplain of the Minisceongo Creek. All comments and concerns must be addressed.

23 The Rockland County Division of Environmental Resources must be given the opportunity to review the regulations for the establishment of the PUD Floating zoning district since Samuel G. Fisher Mount Ivy Environmental Park is located directly adjacent to Opportunity Area D, and across the street from Opportunity Area A. All comments and concerns must be addressed.

24 The Rockland County Sewer District No. 1 must be given the opportunity to review the proposed Opportunity Areas A, D & E. This review should include the impact that the rezoning may have on their infrastructure and sewer capacity and other sewer-related issues. All comments and concerns must be addressed.

25 Due to the proximity of County Facilities, a review must be completed by the Rockland County Department of General Services and all comments or concerns addressed.

26 A review must be completed by the Rockland County Department of Public Transportation and all comments or concerns addressed.

27 A review must be completed by the Moleston/Hillcrest Fire District and all comments or concerns addressed.

28 A review must be completed by the East Rockland Central School District and all comments or concerns addressed.

**TOWN OF RAMAPO - FLEX OVERLAY PLANNED UNIT DEVELOPMENT (R-2040L)**

29 Due to the proximity of the Rockland County Fire Training Center, a review must be completed by the Rockland County Office of Fire and Emergency Services and all comments or concerns addressed.

30 A review must be completed by the Rockland County Task Force on Water Resources Management and all comments or concerns addressed.


31 In a memo dated October 14, 2021, Jonathan T. Lockman, AICP, Village Planner for Pomona issued comments regarding the proposed local law. The Town of Ramapo must review these comments and all issues and concerns must be addressed.

32 The areas of the proposed zoning changes are either adjacent to or within 500 feet of the boundaries of the Towns of Haverstraw and Clarkstown and the Villages of Pomona and New Hempstead. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Towns of Haverstraw and Clarkstown and the Village of New Hempstead must be given the opportunity to review the proposed zoning changes and their impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact these municipalities must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

33 Sections 6 and 7 of the proposed local law does not include the word "amends" between "hereby" and "Chapter" and must be added. In addition, Section 6 incorrectly cites a change to the Bulk Table and must be corrected to the Use Table.

34 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

  
 Douglas J. Schuetz  
 Acting Commissioner of Planning

cc: Supervisor Michael B. Specht, Ramapo  
 Moleston/Hillcrest Fire District  
 New York State Department of Environmental Conservation  
 New York - New Jersey Trail Conference  
 New York State Department of Transportation  
 Orange and Rockland Utilities  
 Palisades Interstate Park Commission  
 Rockland County Department of Health  
 Rockland County Department of Highways  
 Rockland County Department of Public Transportation  
 Rockland County Division of Environmental Resources  
 Rockland County Drainage Agency  
 Rockland County Office of Fire and Emergency Services  
 Rockland County Sewer District No. 1  
 Rockland County Department of General Services

**TOWN OF RAMAPO - FLEX OVERLAY PLANNED UNIT DEVELOPMENT (R-2040L)**

SUEZ

United States Army Corps of Engineers

M.J. Engineering & Land Surveying, P.C.

Towns of Clarkstown and Haverstraw

Villages of Pomona and New Hempstead

East Ramapo Central School District

Rockland County Task Force on Water Resources Mgmt

Mona Montal, Chief of Staff

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

*The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*



## Emily Loughlin

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**From:** Sandy Howells <HowellsS@ramapo-ny.gov>  
**Sent:** Friday, October 15, 2021 4:28 PM  
**To:** TOR Clerk  
**Subject:** Douglas Schuetz-RC Planning GML - NE Ramapo DGEIS Comments Dated 10/15/2021  
**Attachments:** 1634328643.5144-8453578513-18453643435.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** MyPBXManager <noreply@mypbxmanager.net>  
**Sent:** Friday, October 15, 2021 4:16 PM  
**To:** FAX - Clerk <faxclerk@ramapo-ny.gov>  
**Subject:** You have a new fax from 18453643435

Fax Attached

## Fax Details

Source: 18453643435  
Destination: 8453578513  
Pages: 6  
Date: Oct 15, 2021 3:15:51 PM



# Rockland County

Ed Day, Rockland County Executive

## DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner

**Helen Kenny Burrows**  
Deputy Commissioner

October 15, 2021

Ramapo Town Board  
237 Route 59  
Suffern, NY 10901

### Tax Data:

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:**

**Date Review Received:** 8/31/2021

**Item: TOWN OF RAMAPO - COMMERCIAL CORRIDOR & NEIGHBORHOOD SHOPPING (R-2040M)**

A local law and zoning map amendment to establish a Commercial Corridor (CC) zoning district in the northern portion of the Town and to rezone certain lands along NYS Route 45 to the Neighborhood Shopping (NS) zoning district. The areas to be designated as the Commercial Corridor zoning district are identified as Opportunity Areas A and B within the Northeast Ramapo Development Plan (NRDP) addendum to the Town of Ramapo Comprehensive Plan. The area to be rezoned to the Neighborhood Shopping District is identified as Opportunity Area C within the NRDP.

A corridor along US Route 202, east of the Village of Pomona and south of the Town of Haverstraw, and a corridor along NYS Route 45, east of the Palisades Interstate Parkway and south of South Mountain Park

### Reason for Referral:

State and County roads, County parks, County facilities, County streams, Long Path Hiking Trail, Town of Haverstraw, Village of Pomona

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

### *\*Recommend the following modifications*

1 The proposed local law to establish a Commercial Corridor (CC) zoning district and rezone properties along NYS Route 45 to the Neighborhood Shopping (NS) zoning district are an element of the Northeast Ramapo Development Plan (NRDP). The NRDP is an amendment to the existing 2004 Comprehensive Plan and serves as a Draft Generic Environmental Impact Statement (DGEIS) for this and other proposed zoning amendments. This Plan has not yet been adopted, and in fact is only currently being reviewed for comments. It is normal procedure to first prepare a draft Plan for residents and agencies to review and provide comments. Creating new zoning districts or rezoning areas that are recommended in the Plan should be done only after the Plan has completely gone through the review process, including SEQRA review, and been adopted. The final, adopted Plan and Final GEIS may vary substantially from the current draft Plan and DGEIS. Adoption of this local law cannot be completed until the NRDP and Final GEIS have been reviewed and adopted. In addition, if new elements of the proposed local law are added as a result of changes to the final, adopted NRDP, then the revised local law must be forwarded to the Rockland County Department of Planning for an additional review.

**TOWN OF RAMAPO - COMMERCIAL CORRIDOR & NEIGHBORHOOD SHOPPING (R-2040M)**

2 Opportunity Area B, which will be rezoned to the proposed CC zoning district, includes two properties south of U.S. Route 202 that obtain their access from Camp Hill Road. They contain residential uses, are zoned RR-80, and are directly across the street from parcels in the Village of Pomona that are zoned R-40. It is not clear why these two parcels are included in the Opportunity Area. Rezoning these two properties will negatively impact the community character of the residential area to the west and south. Justification must be provided as to why these two parcels are included in the proposed zoning CC district since their access is not off the State highway and they abut other residential uses to the south. Retaining the current zoning of these parcels will allow them to act as transitional properties to the more intense uses in the proposed CC zoning district.

3 The western boundary of Opportunity Area B also extends north along Camp Hill Road, directly across from the Village of Pomona Village Hall. The former Burgess Meredith property is located on Camp Hill Road. It is owned by the Town of Ramapo and was purchased to preserve the historic structure on the site. This area is currently zoned R-40, contains residential uses, and is rural in character. Again, it is unclear why the parcels that front Camp Hill Road are being considered for rezoning to the Commercial Corridor zoning district. The more rural nature of this area will be compromised with the rezoning, and the community character of the surrounding area and the adjacent municipality will be negatively impacted. These parcels must retain their R-40 zoning designation and be eliminated from Opportunity Area B.

4 The proposed CC zoning district along the U.S. Route 202 seems logical and appropriate. However, including some of the back parcels or parcels that front on Camp Hill Road does not. The CC zoning district regulations should include buffer requirements when the parcel abuts a residential zoning district to help protect the existing residential and park uses from the more intensive uses. In addition, the rear yard and rear setback should be increased along the parcels that are residentially zoned to reduce noise, visual, and any other negative impacts.

5 Most of the parcels along the southern side of U.S. Route 202 abut Samuel G. Fisher Mount Ivy Environmental Park, a County-owned Park. In addition, the lands are either within or contiguous to federal and/or state wetlands and the floodplain of the Minisceongo Creek. Extra protection must be provided to protect these natural resources from the more intense development. As stated above, this should include requiring a buffer when adjacent to a wetland or floodplain and increasing the rear yard and rear setback requirements so as to not adversely affect these important natural resources. The side yard and side setback requirements should also be increased for any parcel that abuts a residential zone or any of these environmentally sensitive features. The Special Bulk Requirements contained in Section 376-42A must apply to all developments in the CC zoning district to account for these environmental constraints.

6 The minimum lot area for the proposed CC zoning district is only 25,000 square feet. This is inadequate given the type of uses that are allowed in the proposed regulations. Though the density is six residential units per acre, a 25,000 square foot lot can only yield 3 units. When the commercial/non-residential component is included, the number of residential units would be even less, perhaps to the extent that none would be permitted, defeating the intent of the zoning district. A larger minimum lot area should be used for the CC zoning district so that the intent of the Comprehensive Plan amendment can be implemented without the need for variances.

7 The regulations indicate that the developments must be suitably landscaped. This should be expanded to require evergreen landscaping when adjacent to a residential use. This will help to buffer the commercial use from the residential uses.

8 The use of permeable pavement for the required sidewalks and other hardscape features should be required to help reduce the amount of run-off coming from the site, especially since the corridor includes many parcels that are within or adjacent to wetlands or floodplains.

9 It is not clear why Section 1.F of the local law, the rezoning of Opportunity Area C to the NS zoning district, is included in the establishment of the commercial corridor zoning district amendments. This should be a separate local law and not considered with the creation of a new zoning district. Justification for why this area is being rezoned to NS should also be included in the application.

## **TOWN OF RAMAPO - COMMERCIAL CORRIDOR & NEIGHBORHOOD SHOPPING (R-2040M)**

10 The Table of General Use Requirements for the Accessory Use Permitted by Right Column E), use #1 references the use to be the same as MU-2, #1 and 2. When you go to the accessory use column for MU-2, #1 references MU-1, #1 & 2. When you go to the column for the MU-1 #1 use, references are given to refer to NS #1, 2, 3, 4, 6 & 7. This is a very complicated and circuitous way to find the permitted accessory uses. The column for the permitted accessory uses should be streamlined so that the reader does not have to use so many zoning district uses to find the compilation of all permitted accessory uses.

11 The Minimum Off-Street Parking Spaces (Column F) has the same type of referencing as the Accessory Use Permitted by Right column, where you must search multiple zoning districts before finding all the requirements associated with each permitted use. The parking standards should instead be listed in this table for each permitted, special permit, or accessory uses without referencing other zoning districts.

12 The Distribution List for the proposed local law and map amendment did not include the following agencies who have jurisdiction over several facilities: US Army Corps of Engineers who has jurisdiction over the federal wetlands; New York State Department of Transportation, the entity who has jurisdiction over both U.S. Route 202 and NYS Route 45 where the zone changes are to occur; New York State Department of Environmental Conservation who has jurisdiction over the state wetlands; Rockland County Drainage Agency who has jurisdiction over the Minisceongo Creek; Rockland County Division of Environmental Resources who has jurisdiction over the Samuel G. Fisher Mount Ivy Environmental Park, South Mountain Park, Gurnee Park, and the Orchards of Conklin; Rockland County Sewer District No. 1 who has jurisdiction over the pump station on U.S. Route 202 and NYS Route 45; or the New York/New Jersey Trail Conference who oversees the Long Path Trail that runs through several parcels along NYS Route 45. These agencies must be included on the distribution of the local laws that may impact their facilities.

13 A review must be completed by the New York State Department of Transportation to ensure that the proposed new CC zoning district and rezoning along U.S. Route 202 will not impact traffic volumes, road capacities, turning movements, or any other traffic-related issues along the corridor. Their review must also assess the rezoning of the parcels within the RR-80 zoning district to NS along the NYS Route 45 corridor to ensure traffic flow/volumes will not be negatively affected. All comments and concerns must be addressed.

14 A review must be done by the New York State Department of Environmental Conservation for the rezoning of the parcels within and adjacent to the State wetlands to ensure that they will not be negatively impacted by the more intense uses. All comments and concerns must be addressed.

15 A review must be done by the US Army Corps of Engineers to determine if the rezoning will negatively impact the Federal wetlands that are located on and adjacent to many of the properties to be rezoned to the CC zoning district. All comments and concerns must be addressed.

16 A review must be completed by the Palisades Interstate Park Commission to ensure that the rezoning of the properties along the U.S. Route 202 corridor will not negatively impact the turning movements to and from the Palisades Interstate Parkway or their property along the State highway, or any other related issues. All comments and concerns must be addressed.

17 The Rockland County Drainage Agency must be given the opportunity to review the proposed CC zoning district and the rezoning along the U.S. Route 202 corridor since many of these parcels are within the floodplain of the Minisceongo Creek. All comments and concerns must be addressed.

18 The Rockland County Division of Environmental Resources must be given the opportunity to review the regulations for the establishment of the CC zoning district, and the rezoning as proposed along U.S. Route 202 since the Samuel G. Fisher Mount Ivy Environmental Park is located directly adjacent to many of the parcels to be rezoned. In addition, they must be given the opportunity to review the rezoning of the RR-80 parcels to NS along NYS Route 45 since South Mountain Park, Gurnee Park, and the Orchards of Conklin are located near and within that corridor. All comments and concerns must be addressed.



**TOWN OF RAMAPO - COMMERCIAL CORRIDOR & NEIGHBORHOOD SHOPPING (R-2040M)**

- 19 The Rockland County Sewer District No. 1 must be given the opportunity to review the proposed new zoning district along both the U.S. Route 202 corridor and the NYS Route 45 corridor since they have properties within each proposed rezoned area. This review should include the impact that the rezoning may have on their infrastructure and sewer capacity and other sewer-related issues. All comments and concerns must be addressed.
  - 20 The New York/New Jersey Trail Conference must be given the opportunity to review the proposed establishment of the CC zoning district and the rezoning of the two corridors since the Long Path hiking trail is located adjacent to the areas to be rezoned. All comments and concerns must be addressed.
  - 21 A review must be completed by the Rockland County Task Force on Water Resources Management to ensure that there will be no adverse impacts to ground water resources. All comments and concerns addressed.
  - 22 A review must be completed by Orange and Rockland Utilities to ensure there is sufficient capacity for the increased level of residential and commercial densities allowed by the Plan. All comments and concerns addressed.
  - 23 A review must be completed by SUEZ to ensure that there is sufficient water supply for the increased level of residential and commercial densities allowed by the Plan. All comments and concerns addressed.
  - 24 A review must be completed by the Rockland County Department of Public Transportation and all comments or concerns addressed.
  - 25 A review must be completed by the Moleston/Hillcrest Fire District and all comments or concerns addressed.
  - 26 A review must be completed by the East Rockland Central School District and all comments or concerns addressed.
  - 27 A review must be completed by the Rockland County Office of Fire and Emergency Services and all comments or concerns addressed.
  - 28 A review must be completed by the Rockland County Department of General Services, Division of Facilities Management, and all comments or concerns addressed.
  - 29 In a memo dated October 14, 2021, Jonathan T. Lockman, AICP, Village Planner for Pomona issued comments regarding the proposed local law. The Town of Ramapo must review these comments and all issues and concerns must be addressed.
  - 30 The areas of the proposed zoning changes are either adjacent to or within 500 feet of the boundaries of the Town of Haverstraw and the Village of Pomona. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.
- The Town of Haverstraw must be given the opportunity to review the proposed zoning changes and their impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Haverstraw must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

**TOWN OF RAMAPO - COMMERCIAL CORRIDOR & NEIGHBORHOOD SHOPPING (R-2040M)**

31 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

  
 Douglas J. Schuetz  
 Acting Commissioner of Planning

cc: Supervisor Michael B. Specht, Ramapo  
 Moleston/Hillcrest Fire District  
 New York - New Jersey Trail Conference  
 New York State Department of Transportation  
 New York State Department of Environmental Conservation  
 Orange and Rockland Utilities  
 Palisades Interstate Park Commission  
 Rockland County Department of Health  
 Rockland County Department of Public Transportation  
 Rockland County Division of Environmental Resources  
 Rockland County Drainage Agency  
 Rockland County Office of Fire and Emergency Services  
 Rockland County Sewer District No. 1  
 Rockland County Department of General Services  
 SUEZ  
 United States Army Corps of Engineers  
 M.J. Engineering & Land Surveying, P.C.  
 Town of Haverstraw Planning Board  
 Village of Pomona Planning Board  
 Rockland County Task Force on Water Resources Mgmt  
 East Ramapo Central School District

Mona Montal, Chief of Staff

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

## Emily Loughlin

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**From:** Sandy Howells <HowellsS@ramapo-ny.gov>  
**Sent:** Friday, October 15, 2021 4:29 PM  
**To:** TOR Clerk  
**Subject:** Douglas Schuetz RC PLanning- NE Ramapo Plan Comments Dated 10/15/2021  
**Attachments:** 1634328080.5142-8453578513-18453643435.pdf

**Follow Up Flag:** Follow up  
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**From:** MyPBXManager <noreply@mypbxmanager.net>  
**Sent:** Friday, October 15, 2021 4:08 PM  
**To:** FAX - Clerk <faxclerk@ramapo-ny.gov>  
**Subject:** You have a new fax from 18453643435

Fax Attached

## Fax Details

Source: 18453643435  
Destination: 8453578513  
Pages: 8  
Date: Oct 15, 2021 3:08:01 PM



# Rockland County

Ed Day, Rockland County Executive

## DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner

**Helen Kenny Burrows**  
Deputy Commissioner

October 15, 2021

Ramapo Town Board  
237 Route 59  
Suffern, NY 10901

### Tax Data:

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:**

**Date Review Received:** 8/31/2021

**Item: TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

The Northeast Ramapo Development Plan (NRDP) is an amendment to the existing 2004 Comprehensive Plan with a specific focus on the Northeast area of the Town. The Plan also serves as a Draft Generic Environmental Impact Statement (DGEIS).

Throughout the Town with a specific focus on the northeastern portion that is bounded by the Village of New Square to the south, the Town of Clarkstown to the east, the Town of Haverstraw to the north, and the Villages of Pomona and New Hempstead to the west

### Reason for Referral:

State and County roads, County parks, County facilities, County streams, Long Path Hiking Trail, Towns of Haverstraw and Clarkstown, Villages of Pomona and New Hempstead

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

### *\*Recommend the following modifications*

The Northeast Ramapo Development Plan ("NRDP" or "Plan") updates and supplements the Town of Ramapo's 2004 Comprehensive Plan. With a specific focus on the northeastern portion of the Town, the stated goal of the Plan is to present strategies for stable, sustainable development. Characterized by lower levels of residential and commercial density, the unincorporated area of northeast Ramapo is facing significant development pressure. The Plan identifies five specific Opportunity Areas and proposes amending the zoning regulations for these areas to allow for pedestrian-scaled developments with mixed-uses and adequate infrastructure that can accommodate future growth. The Plan proposes establishing a new Commercial Corridor (CC) zoning district for Opportunity Areas A and B along the U.S. Route 202 corridor, rezoning Opportunity Area C, which is along the northern end of State Route 45, to the Neighborhood Shopping (NS) zoning district, and creating a Flexible Overlay Planned Unit Development (FOPUD) floating zone for areas of 20 acres or more within Opportunity Areas A, D, and E.

In addition to updating the 2004 Comprehensive Plan, the NRDP is structured as a Draft Generic Environmental Impact Statement (DGEIS). As an on-going interested party for the State Environmental Quality Review Act (SEQRA) process, our department has reviewed the DGEIS together with our NYS General Municipal Law (GML) review of the NRDP. Our SEQRA comments are incorporated with the GML conditions that follow.



## **TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

1 The five Opportunity Areas that are the focus of the NRDP were identified as areas that are undeveloped or underutilized, located along existing transportation corridors, and are anticipated to be the subjects of future development. The adoption of the Commercial Corridor zoning district, Neighborhood Shopping zoning district, and the Flex Overlay Planned Unit Development floating zone are intended to guide the development of these Opportunity Areas to create stable, sustainable growth and developed walkable, integrated mixed-use neighborhoods while protecting environmental and natural resources.

As the Opportunity Areas are largely undeveloped, they are generally in or in close proximity to low-density residential areas and County parklands, and contain sensitive environmental features. As required by SEQRA, the DGEIS element of the NRDP attempts to inventory and assess vulnerable resources and community character, and provide strategies for mitigation. Table 4 in the Executive Summary provides a summary of proposed mitigation. Much of the mitigation efforts listed in this table are either requirements imposed by external agencies or regulations, or cite the site plan review and land development process as a source of mitigation. The County believes the NRDP should take additional steps in the mitigation of adverse impacts. Specifically, additional setbacks and buffers between sensitive environmental features and low density residential areas must be included as mandatory by the NRDP. Given the potential increases in residential and commercial density allowed by the proposed zoning changes, this additional assurance is warranted. In addition, the special bulk requirements contained in section 376-42A must apply to all developments proposed in the Opportunity Areas.

2 One of the central features of the NRDP is the creation of a Flexible Overlay Planned Unit Development (FOPUD) that could be applied to Opportunity Areas A, D, and E. The FOPUD is intended to provide flexibility for future growth of residential and commercial mixed-use developments. A proposed local law for the establishment of FOPUDs is included in the appendices of the Plan, and is being reviewed separately. However, some details of the proposed local law are relevant to the review of the overall Plan.

2.1 The definition of a Planned Unit Development (PUD) provides a list of allowed uses that includes the phrase "or other land uses". Though this language permits uses not thought of in the description, it is also open-ended and could result in permitting uses that are incompatible with residential areas or sensitive environmental resources, such as manufacturing or industrial uses. The definition must be more specifically defined, eliminating the text "or other land uses" to prevent discordant uses adjacent to each other.

2.2 The definition of a Planned Unit Development District (PUD District) affords the Ramapo Town Board broad discretion in which to approve projects. The concept of being able to provide flexible guidelines can benefit the unique features of a site. However, leaving such broad guidelines in place also omits specific parameters that help to control over-utilization or developer-driven plans. More defined requirements must be provided to make this floating zone a viable zoning option.

2.3 Section 376-24A.3 states that the density shall not exceed the maximum allowable density in any zoning district established by Chapter 376 [Zoning] and that the FAR shall not exceed the greater of the FAR in the district where the property is located or 50% of the highest FAR in any zoning district in the Town. The MR-16 zoning district permits 16 units per acre and is the densest multi-family residential zone. However, residential density in the R-15C zoning district can reach almost 26 units per acre if a semi-attached, three-family dwelling with three accessory apartments is built on a 10,000 square-foot lot. This is an extreme departure from the permitted densities in both the RR-80 and R-40 zoning districts, two of the Opportunity Areas identified for the PUD floating zone. Densities of this magnitude directly adjacent to low density zoning districts will impact the community character, and have implications on traffic, drainage, infrastructure capacities, and utilities. The density regulations must be amended so that limitations are established that are more compatible with the existing adjacent land uses and zoning districts. PUD density requirements must be stated explicitly in the proposed regulations.

## **TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

2.4 As indicated above, the PUD is not permitted to exceed the FAR of the zoning district in which the property is located, nor be greater than 50% of the highest FAR of any zoning district within Ramapo. Both the RR-80 and R-40 zoning district allow an FAR of .40. However, the R-15C zoning district allows an FAR of up to .90, which would therefore permit the FAR of a PUD to be increased to .45. Increasing the FAR even by 5% can impact the community character, traffic, drainage, infrastructure, or utility capacities. The FAR regulations must require the PUD development to be comparable only to the FAR permitted in the zoning district where the property is located, particularly since both the RR-80 and R-40 zoning districts are low density, rural zones. It is even more imperative that both the density and FAR requirements better reflect the current zoning district regulations, as the Opportunity Areas D and E are adjacent to other municipalities that also have low density residential zoning designations. This will lessen the impacts from any proposed PUD developments to the adjacent single-family neighborhoods.

3 A crucial feature of the DGEIS element of the Plan is the buildout analysis of the proposed zoning changes. Virtually all of the impact analyses contained within the Plan are based on the potential increases in the number of residential units and commercial activity that may occur as a result of the proposed zoning designation changes. As a result, confidence in the accuracy of the buildout analysis is of the utmost importance.

Appendix D provides a detailed description of the methodologies and assumptions used in calculating the buildout analysis. Since the existing Neighborhood Shopping (NS) and the proposed Commercial Corridor (CC) zoning districts have clearly defined bulk and residential density requirements, assessing their impacts are relatively straightforward. However, as indicated in previous comments, the proposed FOPUD does not include clearly defined bulk and residential requirements. The calculations for allowed commercial square footage and residential units in the FOPUD areas are based on information provided by the owner of the Miller Pond property. Citing information provided by a property owner lacks transparency and diminishes confidence in the projected buildout. This is yet another reason why the proposed FOPUD regulations must include specific parameters and development controls.

A closer examination of the results of the projected buildout raises serious concerns. The projected number of residential units for Opportunity Areas D and E are 634 and 252, respectively. This translates into a residential density of 4.40 and 5.87 units per acre. The projected non-residential square footage for Opportunity Areas D and E are 40,000 square feet and 15,871 square feet, respectively. Assuming an average residential unit size of 1,000 square feet (as per the buildout's methodology), the projected FARs for Opportunity Areas D and E are .107 and .148, respectively. In fairness, this is a rough estimate that does not include any lot area deductions for sensitive environmental features or accommodations for accessory structures or parking areas. Additionally, any buildout analysis contains some degree of approximation. However, both the number of units per acre and the overall FAR provided in the buildout projection are substantially lower than what is potentially allowed, as discussed in the previous comment. This calls into question the accuracy of a fundamental element of the DGEIS. More detailed information must be provided regarding the methodology used in calculating the buildout analysis in order to address the concerns stated above. The Town of Ramapo and its residents must be assured that impact analyses provided are based on the most accurate information available.

4 Sections 6.1.1 (Geology, Soils, & Topography) and 6.1.2 (Water Resources) provide information on existing conditions of natural resources, assess potential impacts, and provide potential mitigation measures. Both sections include subsections that discuss specific impacts and mitigation measures for Opportunity Areas A and D, but not B, C, or E. This is presumably due to the availability of information provided in previous land use applications for specific projects on Opportunity Areas A and D. The absence of specific impacts and mitigations measures for Opportunity Areas B, C, and E could give the impression that there was an oversight and that these sections are not complete. The Plan must clarify that site-specific data is not yet available for Opportunity Areas B, C, and D as these areas have not yet gone through the SEQRA process. The plan should further note that such information will be provided for any future developments as required by SEQRA.

## **TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

5 Opportunity Area B, which will be rezoned to the proposed CC zoning district, includes two properties south of U.S. Route 202 that obtain their access from Camp Hill Road. They contain residential uses, are zoned RR-80, and are directly across the street from parcels in the Village of Pomona that are zoned R-40. It is not clear why these two parcels are included in the Opportunity Area. Rezoning these two properties will negatively impact the community character of the residential area to the west and south. Justification must be provided as to why these two parcels are included in the proposed zoning CC district since their access is not off the State highway and they abut other residential uses to the south. Retaining the current zoning of these parcels will allow them to act as transitional properties to the more intense uses in the proposed CC zoning district.

6 The western boundary of Opportunity Area B also extends north along Camp Hill Road, directly across from the Village of Pomona Village Hall. The former Burgess Meredith property is located on Camp Hill Road. It is owned by the Town of Ramapo and was purchased to preserve the historic structure on the site. This area is currently zoned R-40, contains residential uses, and is rural in character. Again, it is unclear why the parcels that front Camp Hill Road are being considered for rezoning to the Commercial Corridor zoning district. The more rural nature of this area will be compromised with the rezoning, and the community character of the surrounding area and the adjacent municipality will be negatively impacted. These parcels must retain their R-40 zoning designation and be eliminated from Opportunity Area B.

7 In a memo dated October 14, 2021, Jonathan T. Lockman, AICP, Village Planner for Pomona issued comments regarding the NRDP. The Town of Ramapo must review these comments and all issues and concerns must be addressed.

8 The proposed Opportunity Areas are either adjacent to or within 500 feet of the boundaries of the Towns of Haverstraw and Clarkstown and the Villages of Pomona and New Hempstead. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Towns of Haverstraw and Clarkstown and the Village of New Hempstead must be given the opportunity to review the Plan and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact these municipalities must be considered and satisfactorily addressed, as well as any additional concerns about the Plan.

9 A review must be completed by the New York State Department of Transportation to ensure that the proposed zoning changes will not impact traffic volumes, road capacities, turning movements, or any other traffic-related issues along the corridor. All comments and concerns must be addressed.

10 A review must be done by the New York State Department of Environmental Conservation for the rezoning of the parcels within and adjacent to the State wetlands to ensure that they will not be negatively impacted by the more intense uses. All comments and concerns must be addressed.

11 A review must be done by the US Army Corps of Engineers to determine if the rezoning will negatively impact the Federal wetlands that are located on and adjacent to many of the properties within the Opportunity Areas. All comments and concerns must be addressed.

12 A review must be completed by the Palisades Interstate Park Commission to ensure that the rezoning of the properties along the U.S. Route 202 corridor and the Palisades Interstate Parkway will not negatively impact the turning movements to and from the Palisades Interstate Parkway or their property along the State highway, or any other related issues. All comments and concerns must be addressed.

**TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

- 13 The Rockland County Department of Highways must be given the opportunity to review the proposed Plan since Opportunity Areas D & E directly front a county highway. All comments and concerns must be satisfactorily addressed.
- 14 The Rockland County Drainage Agency must be given the opportunity to review the proposed zoning changes to Opportunity Areas A and D since these parcels are within the floodplain of the Minisceongo Creek. All comments and concerns must be addressed.
- 15 The Rockland County Division of Environmental Resources is not included in the list of Involved & Interested Agencies despite Samuel G. Fisher Mount Ivy Environmental Park being adjacent to Opportunity Areas B and D and across the street from Opportunity Area A. In addition, South Mountain Park, Gurnee Park and the Orchards of Conklin are adjacent to Opportunity Area C. Due to the potential impact on County parkland, the Rockland County Division of Environmental Resources must be included as an Interested Agency. They must be given an opportunity to review and comment on the proposed Plan. All comments and concerns raised must be addressed.
- 16 The Rockland County Sewer District No. 1 must be given the opportunity to review the Plan. This review should include the impact that the rezoning may have on their infrastructure and sewer capacity and other sewer-related issues. All comments and concerns must be addressed.
- 17 A review must be completed by the County of Rockland Department of Health and all comments and concerns addressed.
- 18 A review must be completed by Orange and Rockland Utilities to ensure there is sufficient capacity for the increased level of residential and commercial densities allowed by the Plan. All comments and concerns addressed.
- 19 A review must be completed by the Rockland County Task Force on Water Resources Management to ensure that there will be no adverse impacts to ground water resources. All comments and concerns addressed.
- 20 A review must be completed by SUEZ to ensure that there is sufficient water supply for the increased level of residential and commercial densities allowed by the Plan. All comments and concerns addressed.
- 21 The Fire Training Center is approximately 400 feet east of Opportunity Area D. Reviews must be completed by the County of Rockland Office of Fire and Emergency Services and the County of Rockland Department of General Services, Division of Facilities Management, and all comments and concerns addressed.
- 22 A review must be completed by the Rockland County Department of Public Transportation and all comments or concerns addressed.
- 23 A review must be completed by the Moleston/Hillcrest Fire District and all comments or concerns addressed.
- 24 A review must be completed by the East Rockland Central School District and all comments or concerns addressed.
- 25 Many of the maps provided in Section 6.1 - Natural Resources are missing key elements or have flaws that limit their usefulness. Figures 6.1-1, 6.1-5, 6.1-6, 6.1-8, and 6.1.2.1 do not include a legend to interpret the meaning of varying shades of color. The color shades provided in the legend do not match the colors depicted on the maps of figures 6.1-3, 6.1-4, and 6.1-7. The topographic lines on figures 6.1-5 and 6.1.3.1 are not clearly depicted. Figures 6.1.2.4 through 6.1.2.8 do not provide legends to clarify the symbols shown on the maps. Although several of the maps in this section are excerpts from larger maps found in various appendices, the maps provided in the main body of the Plan should contain all necessary elements and be of sufficient clarity and resolution so that they can easily and clearly convey the intended information.
- 26 The Zoning Standards and Definitions in section 6.7.1.1 provides a definition of "Maximum Floor Area Ration (FAR)", which must be corrected to "Floor Area Ratio".



**TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

27 Section 6.4.4 discusses the impacts to Firefighting/Fire Emergency Response that emerge from increased residential and commercial density within the Opportunity Areas. This section discusses station location and proximity, and staffing and equipment needs. A evaluation of the adequacy of the water supply/water pressure needs for fire fighting operations that includes a full build-out of the proposed zoning changes must be provided.

28 The sewer capacity analysis in section 6.5.1.2 concludes that the existing sewer capacity is not adequate to accommodate the potential growth of a full build-out in any of the Opportunity Areas, and that substantial improvements would be necessary. Section 6.5.1.3 discusses mitigation measures, including Probable Costs for Town Sewer Mitigation (Table 6.6-7). The final dollar figure is not provided. A cost estimate must be provided.

29 The Table of Contents provides page numbers for various sections of the Plan, however, the pages themselves are not numbered. Numbers must be provided on the pages of the report so that readers can easily locate desired sections.

30 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

  
 Douglas G. Schuetz  
 Acting Commissioner of Planning

cc: Supervisor Michael B. Specht, Ramapo  
 Moleston/Hillcrest Fire District  
 Rockland County Department of Health  
 Rockland County Department of Highways  
 Rockland County Department of Public Transportation  
 Rockland County Division of Environmental Resources  
 Rockland County Drainage Agency  
 Rockland County Office of Fire and Emergency Services  
 Rockland County Sewer District No. 1  
 New York State Department of Transportation  
 Palisades Interstate Park Commission  
 New York - New Jersey Trail Conference  
 Orange and Rockland Utilities  
 SUEZ  
 New York State Department of Environmental Conservation  
 Rockland County Department of General Services  
 United States Army Corps of Engineers  
 M.J. Engineering & Land Surveying, P.C.  
 Towns of Clarkstown and Haverstraw  
 Villages of Pomona and New Hempstead  
 Rockland County Task Force on Water Resources Mgmt  
 East Ramapo Central School District

Mona Montal, Chief of Staff

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

**TOWN OF RAMAPO - NORTHEAST RAMAPO DEVELOPMENT PLAN (R-2040K)**

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Friday, October 15, 2021 2:58 PM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** FW: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (5)  
**Attachments:** 2021\_10\_15 Millers Pond Hotel Sewer Capacity.pdf

**Jaclyn S. Hakes, AICP**  
**Associate / Director of Planning Services**  
**MJ Engineering and Land Surveying, P.C.**

ALBANY BUSINESS REVIEW



2020 BEST PLACES TO WORK

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**From:** Ruzow, Daniel <DRuzow@woh.com>  
**Sent:** Friday, October 15, 2021 2:54 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (5)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

Our firm represents Mt Ivy LLC, the owner of the former Minisceongo Golf Course property at 110 Pomona Road, Ramapo NY. Please file this email and its attachment as our fifth and final set of comments on the Town's DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan.

The DGEIS makes reference to the former Minisceongo Golf Course as "Opportunity Area D" as well as the proposed "Millers Pond" project and contains in Appendix M (DGEIS Volume IV) various studies and plans pertinent to the future redevelopment of this 143 acre property.

In this set of comments, we provide updated information regarding modification of the non-residential component of the Millers Pond project development which contemplates a potential phased development of commercial "village center" and multifamily housing. The updated proposed non-residential development component would include approximately 106,500 square feet of nonresidential area (instead of the previous 40,000 square feet), including 32,324 square feet of retail, 4,000 square feet of restaurant, 20,922 square feet of clubhouse, 49,000 square feet of 48-room hotel along with and 634 additional dwelling units. These are combined totals, among two new mixed use structures and the adaptive reuse of the existing clubhouse. It is noted that the space in the clubhouse was always contemplated to be adaptively reused for the residents as noted in the Town's DGEIS. However, it appears that clubhouse space may not have been separately identified for purposes of impact analysis.

Changes to the following pdf pages of text of the DGEIS (as well as Appendix M) should be made to reflect this modification:

- a) Page 62, Section 6.1.2.2 Potential Impacts
- b) Page 257, Section 6.8.2.3 Proposed Flexible-Overlay Planned Unit Development
- c) Page 308, Table 8.1-2 Potential Zoning Building Impacts –see revised Table below

**Table 8.1-2 Potential Zoning Buildout Analysis**

			Option A		Option B	
Opportunity Area	Total Acreage	# Parcels	Non-Residential Area (sqft)	Dwelling Units	Non-Residential Area (sqft)	Dwelling Units
Opportunity Area A	26.09	1	439,580	144	19,250	236
Opportunity Area B	10.93	5	138,302	43	138,302	43
Opportunity Area C	13.34	2	197,518	NA	197,518	NA
Opportunity Area D	144.09	3	106,500	634	106,500	634
Opportunity Area E	42.96	1	15,871	252	15,871	252
Additional Potential Growth Outside Opportunity Areas under Existing Zoning						
R-35	8.49	5	NA	10	NA	10
RR-50	4.05	1	NA	3	NA	3
RR-80	26.46	6	NA	12	NA	12
			897,771	1,098	477,441	1,190

Our environmental consultants believe the potential impacts of this modification in proposed non-residential elements have been adequately considered in the impact studies that comprise the DGEIS and the various mitigation measures already identified. The effect of these changes on traffic are discussed specifically in the Kimley-Horn memorandum prepared by Traffic Engineer, John Canning and provided in the third set of comments submitted on October 14, 2021. Similarly, the enclosed memorandum from Kimley-Horn Engineer Michael Junghans, confirms that the additional wastewater attributed to this change is already considered within the conservative projections used by the Town's consultants, MJ Engineering.

Upon request, we can provide any updated site plan/figures/drawings for inclusion in the FGEIS, including Appendix M to reflect these minor changes. The Phasing plans for Millers Pond contained in Appendix M are not affected by this modification.

Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachments.

Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants

Daniel Ruzow

Daniel A. Ruzow, Partner & General Counsel  
Whiteman Osterman & Hanna LLP



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Albany, New York 12260  
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Cell-(518) 281-5318



October 15, 2021

Jay McDermott  
VP of Construction Management  
101 Chase Avenue, Suite 201  
Lakewood, NJ 08701

**Re: Available Sewer for Proposed Hotel  
Millers Pond Development  
Pomona Road  
Ramapo, New York**

Dear Jay,

Kimley-Horn was been requested to review the Northeast Ramapo Development Plan Draft General Environmental Impact Study (DGEIS) to assess if the current allocated sewer flow would accommodate the proposed hotel use within the Millers Pond development on Pomona Road in Ramapo.

The proposed Millers Pond development is within Opportunity Area D within the DGEIS. For Opportunity Area D, as shown on the DGEIS Table 6.5-6 Sanitary Wastewater Generation Opportunity Areas, Opportunity Area D is allocated 510,750 gallons per day which equates to 3,405 bedrooms at 150 gpd/bedroom.

The current Millers Pond development has approximately 2,500 bedrooms. If we assess the 44 room hotel as 44 additional bedrooms, the total would be 2544, significantly below the projected 3,405 in the DGEIS. Therefore, it can be concluded that sufficient capacity is provided for the hotel in the DGEIS.

Please let us know if you need any additional information or clarifications. We appreciate the opportunity to provide these services to you.

Very truly yours,

KIMLEY-HORN OF NEW YORK, P.C.

A handwritten signature in black ink, appearing to read 'MJ', is written over a light blue horizontal line.

Michael W. Junghans, P.E.  
Associate

## Emily Loughlin

---

**From:** Jaclyn Hakes  
**Sent:** Friday, October 15, 2021 4:34 PM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** Fwd: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (5)  
**Attachments:** 2021\_10\_15 Millers Pond Hotel Sewer CapacityV2.pdf

Sent from my iPhone

Begin forwarded message:

**From:** "Ruzow, Daniel" <DRuzow@woh.com>  
**Date:** October 15, 2021 at 3:41:09 PM EDT  
**To:** osherovitzs@ramapo.org  
**Cc:** Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** RE: Mt Ivy LLC Comments on the August 2021 DGEIS for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (5)

To: Ramapo Town Clerk, Sharon Osherovitz  
Town of Ramapo, NY

Dear Ms. Osherovitz:

With my sincere apologies for any confusion, please substitute the attached memo from Kimley-Horn engineer, Mike Junghans, for the prior version sent at 2:54pm this afternoon. The attached memo corrects the information previously provided.

Thank you for your attention in this regard.

Please do not hesitate to contact me if you have any questions.

Daniel Ruzow

Daniel A. Ruzow, Partner & General Counsel  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, New York 12260  
email: [druzow@woh.com](mailto:druzow@woh.com)  
off- (518) 487-7619  
Fx- (518) 487-7777  
Cell-(518) 281-5318

---

**From:** Ruzow, Daniel  
**Sent:** Friday, October 15, 2021 2:54 PM  
**To:** 'osherovitzs@ramapo.org' <osherovitzs@ramapo.org>

**Cc:** Jaclyn S. Hakes (jhakes@mjels.com) <jhakes@mjels.com>

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Our environmental consultants believe the potential impacts of this modification in proposed non-residential elements have been adequately considered in the impact studies that comprise the DGEIS and the various mitigation measures already identified. The effect of these changes on traffic are discussed specifically in the Kimley-Horn memorandum prepared by Traffic Engineer, John Canning and provided in the third set of comments submitted on October 14, 2021. Similarly, the enclosed memorandum from Kimley-Horn Engineer Michael Junghans, confirms that the additional wastewater attributed to this change is already considered within the conservative projections used by the Town's consultants, MJ Engineering.

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Please do not hesitate to contact me if you have any questions about this DGEIS comment and attachments.

Thank you for your assistance in providing this comment to members of the Town Board and the Town's consultants

.

Daniel Ruzow

Daniel A. Ruzow, Partner & General Counsel  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, New York 12260  
email: [druzow@woh.com](mailto:druzow@woh.com)  
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October 15, 2021

Jay McDermott  
VP of Construction Management  
101 Chase Avenue, Suite 201  
Lakewood, NJ 08701

**Re: Available Sewer for Proposed Hotel  
Millers Pond Development  
Pomona Road  
Ramapo, New York**

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Please let us know if you need any additional information or clarifications. We appreciate the opportunity to provide these services to you.

Very truly yours,

KIMLEY-HORN OF NEW YORK, P.C.

Michael W. Junghans, P.E.  
Associate

## Emily Loughlin

---

**From:** Kyralive <kyralive@rocketmail.com>  
**Sent:** Friday, October 15, 2021 10:34 PM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** Kyra Saulnier-NE Ramapo DGEIS Comments Dated 10/15/2021

my name is Kyra Saulnier  
6 dogwood place  
Pomona ny  
10970

I think the current DGEIS is a very faulty document that is based on undesirable options for the constituents in the area concerned. As a homeowner in the area covered I oppose all of the action proscribed.

I strongly believe that approving these plans will  
Go against the last comprehensive town plan  
Sell off land for development that was purchased for the purpose of increasing green space in the town  
Harm the environment  
Hurt air and animals  
Destroy local well water  
Create trouble down the Hackensack riverway  
Cause havoc on already overcrowded roads  
the list goes on and on

Please listen to my neighbors and your constituents; go back to the drawing board and look at the entire town of Ramapo not just one small corner.

## Emily Loughlin

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**From:** Sara Osherovitz <OsherovitzS@ramapo-ny.gov>  
**Sent:** Saturday, October 16, 2021 11:04 PM  
**To:** Maureen Pehush  
**Subject:** Julie Schaefer- NE Ramapo DGEIS Comments Dated 10/15/2021

Sent from my iPhone

Begin forwarded message:

**From:** Juli Schaefer <mzjulis@aol.com>  
**Date:** October 16, 2021 at 9:23:09 AM EDT  
**To:** Michael Specht <SpechtM@ramapo-ny.gov>, Sara Osherovitz <OsherovitzS@ramapo-ny.gov>, Brendel Logan <loganb@ramapo-ny.gov>, Yehuda Weissmandl <WeissmandlY@ramapo-ny.gov>, David Wanounou <WanounouD@ramapo-ny.gov>, countyexec@co.rockland.ny.us, zebrowskik@nyassembly.gov, lawlerm@nyassembly.gov  
**Subject:** Fwd: Northeast Ramapo DGEIS

Copying you all in on the message I sent regarding Ramapo's building "Opportunities"

Begin forwarded message:

**From:** Juli Schaefer <[mzjulis@aol.com](mailto:mzjulis@aol.com)>  
**Subject:** Northeast Ramapo DGEIS  
**Date:** October 15, 2021 at 4:06:43 PM EDT  
**To:** "[TownofRamapoClerk@ramapo-ny.gov](mailto:TownofRamapoClerk@ramapo-ny.gov)" <[TownofRamapoClerk@Ramapo-ny.gov](mailto:TownofRamapoClerk@Ramapo-ny.gov)>, [sustainable.ramapo@gmail.com](mailto:sustainable.ramapo@gmail.com)

Ramapo has historically built with random abandon. This continual building destroys the character of the immediate community and the county as a whole. There is no need for additional commercial zoning. The commercial areas in Northeast Ramapo are already under - utilized and with the growing demand for mail order services (e.g. Amazon) there is no basis to contend



commercial space is needed. This plan C will destroy forested land to create MORE stores (many current stores are presently not making it!). KEEP THE FORESTED LAND.

Building housing on the Miniscego Golf Course puts the county in a unsustainable position. The immediate community and the county cannot manage the increase in traffic density and demands on water, the environment, and municipal services like fire and police services.

The character of this community and our county as a whole encompasses the need for protected land. Every inch of this county's natural environmental beauty should not be destroyed. Ramapo continues on a path to do so. The current plan does not specifically dedicate open space and simply identifies areas of potential development. Park land must be specifically dedicated, in particular the Stryker, Mowbray-Clark, 58A South Mountain Road and the Henry Varnum Poor properties. The Town Board

claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

Finally, the following municipalities draw water from an aquifer that certainly will be impacted by this scale of development: The towns of Ramapo, Haverstraw, Orangetown and Clarkstown and the Villages of Hillburn, Suffern, Spring Valley and the township of Stony Point. This large scale development may well negatively effect anyone drawing water from the aquifer. Additionally, it may well contribute to the degradation of our streams and tributaries.

Please, Ramapo give consideration to the community and the county at large. Let us keep our natural beauty.

Sincerely,  
Juli Schaefer

## Emily Loughlin

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**From:** Susan Shapiro <susan@hitoshapirolaw.com>  
**Sent:** Friday, October 15, 2021 4:04 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz  
**Subject:** Susan Shapiro- NE Ramapo DGEIS Comments Dated 10/15/2021  
**Attachments:** doc02425820211015151507.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Specht, Ms. Osherovitz, and Members of the Town Board,

Please see the attached letter with my comments on the Northeast Ramapo DGEIS.

Susan H. Shapiro, Esq.  
75 North Middletown Road  
Nanuet, NY 10954  
Office: (845) 371-2100  
Cell: (845) 596-5403  
[susan@hitoshapirolaw.com](mailto:susan@hitoshapirolaw.com)

SUSAN H. SHAPIRO, ESQ.  
34 SCENIC DRIVE  
SUFFERN, NY 10901  
(845) 371-2100  
SUSAN@HITOSHAPIROLAW.COM

October 15, 2021

**Via Email**

Town Supervisor Michael Specht and Ramapo Town Board  
237 Route 59  
Suffern, NY 10901  
townoframapoclerk@ramapo-ny.gov

RE: Northeast Ramapo DGEIS

Dear Supervisor Specht and Town Board members:

I am writing you on behalf of myself and the Estate of my parents Milton B. and Sonya Shapiro. My father was, and I am a lifelong resident of the Town of Ramapo. The Town of Ramapo's land use decision have been repeatedly overturned by the Courts for failing to comply with NYS State Environmental Quality Review Act ("SEQRA").

Supervisor Specht was a Town of Ramapo attorney for the Patrick Farm and other land use determinations, including amendments to the Comprehensive Plan which were overturned for failure of the Town to abide by New York State Law, procedurally and substantively. Compliance with New York State SEQR laws is no option, nor does a Town have discretion to just ignore New York State law.

It is most disturbing that Mr. Specht, now as Supervisor is overseeing and condoning a grossly incomplete and inadequate SEQR, which repeatedly violates NYS State law which resulted he Town's previous Comprehensive Plan amendments being annulled. Mr. Specht's failure to require compliance with SEQR is an abuse of power, as well as a misuse and waste of municipal resources.

**Wetlands, Floodplains and Water Resources**

A main objective of the 2004 Comprehensive plan was to protect drinking water resources and open space in the Town of Ramapo. Now inexplicably, without rationale or reason the proposed Comprehensive Plan amendment endangers the Town's drinking water resources, instead of protecting them.



In this time of climate change when water resources are becoming increasingly vulnerable, and where size and frequency of major storms and flooding is increasing, it is necessary for the Town to include in the DGEIS updated maps of all the existing wetlands and flood plains (federal, state and local).

The Town must identify and map the location and size all pre-existing environmental constraints, including but not limited to, all local, state and federal wetlands and flood plains, aquifer, watersheds and tributaries to ensure that these environmentally sensitive drinking water resources are protected against negative impacts of high density, unsustainable and unstable development. Water is life, and water protection is the very essence of good planning for both current and future residents of the Town of Ramapo.

A large portion of Northeast Ramapo contains floodplains, recharge fields for EPA protected sole source aquifer, as well as springs and tributaries which feed into the interstate and regional watersheds.

The DGEIS does not appear to contain current updated mapping of all the floodplains and wetlands (federal, state and local) within Northeast Ramapo, the area that is the subject of the proposed amendment. No current or updated NYS Department of Environmental Conservation Freshwater Wetlands Maps for Rockland Count exists. The DEC's only Freshwater wetlands map for Rockland County was filed on January 28, 1987. Since 1987 Rockland County's wetland map have never been updated. Since that time wetlands mapping has become much more sophisticated and accurate, while the population of the Town of Ramapo has exponentially increased since 1987.

Therefore, before the Town of Ramapo can even consider the proposed Comprehensive amendment the Town must apply for and obtain a current wetland map from NYS Department of Environmental Conservation (NYS DEC) and the Army Corps of Engineers, without comprehensive wetland and flood plain mapping the Town will be unable to conduct the required SEQR analysis required by New York State law, and as such the Town cannot accept the DGEIS as complete.

### **Natural Gas Pipeline**

- The DGEIS is incomplete since it does not contain a map of the natural gas pipeline and its Potential Impact Radius of 1,014 ft. (49 CFR 192.903), overlaid on the of the Northeast Ramapo map. Without this map there is no way for the Town to clearly identify and consider and mitigate against the risk of this pre-existing environmental constraint.

Without clear identification and mapping of the pipeline location and the Potential Impact Radius of over 1000 ft the Town cannot make reasoned and rational determination of the impacts and risks of the proposed high density development contemplated by the Comp Plan amendment, in close proximity to the pre-existing pipeline. The truncated discussion regarding the high pressure gas pipeline fails to

consider the impact radius of a pipeline explosion and therefore the Town could not evaluate the risk of the proposed Comprehensive Plan amendment.

Meaningful consideration of the pipeline has been previously found by the Appellate Court to be necessary to comply with the requirements of SEQR, once again Mr. Specht should know better than allowing consideration of a DGEIS which omits this important mapping, as he was the Town attorney on that matter. Until maps identifying the location of the pipeline are included in the DGEIS it is incomplete, and cannot be accepted by the Town, as it does not comply with the minimal requirements of SEQR.

At a minimum in exchange for consideration of a PUD overlay on properties that contain high pressure gas pipeline developers should be required to donate the pipeline area as permanent and dedicated open space to the Town including portions of the Potential Impact Radius that could be used for lighter impact uses that require less ground disturbances like walking and biking paths in exchange for consideration of a PUD overlay

### **Socio-economic impacts of Increasing Segregated Housing within the Town**

- There is little to no analysis of the socio-economic impact of proposed built out of the amendment to the Comprehensive Plan. Nor is there any consideration of the socio-economic impacts of the Town facilitating increased segregated housing. The DGEIS does not contain any analysis or baseline data regarding development of large multi-family developments which have been approved, built and occupied since the adoption of the 2004 Comprehensive Plan. This analysis is necessary to identify demographic trends and changes. The chart below taken of census data shows that the Town for Ramapo is becoming increasingly racially segregated. This issue of Ramapo facilitating segregated housing which has been repeatedly brought to the attention of the Town and its various land use Boards, but has been wholly ignored. The socio-economic impact of increasing segregation in housing development approved by the Town has already negatively impacts public education system.

Instead of knowingly or blindly facilitating increased segregation the Town needs to establish proactive measures to ensure all residents have access to fair housing, including but not limited to a mix of unit sizes including an equal amount of smaller one and two bedroom units, as larger 4 bedroom or more units. There must be a requirement that new housing must be made available to everyone equally, and that pre-sales cannot be permitted which bar individuals from diverse racial backgrounds from obtaining housing. Without baseline analysis of the existing demographics, the socio-economic demographic impacts of housing being allowed under the comprehensive plan will not be identified or considered, and therefore this environmental issue will remain unconsidered and unmitigated in violation of SEQR.

**Table 1 – US Census Data Summary for household race 16**

**Areas with a mix of multi-racial households**

		<b>2010</b>	<b>2014</b>	<b>2018</b>
United States	White	77.9%	77.8%	76.7%
	Non-white	22.1%	22.2%	23.3%
New York State	White	70.8%	70.0%	68.6%
	Non-white	29.2%	30.0%	31.4%
Rockland County	White	77.6%	75.3%	74.3%
	Non-white	22.4%	24.7%	25.7%
Town of Clarkstown	White	81.1%	78.4%	76.6%
	Non-white	18.9%	21.6%	23.4%
Town of Ramapo	White	70.3%	69.5%	71.2%
	Non-white	29.7%	30.5%	28.8%
Village of Spring Valley	White	36.0%	31.2%	38.2%
	Non-white	64.0%	68.8%	61.8%
Hillcrest CDP	White	18.0%	21.7%	25.6%
	Non-white	82.0%	78.3%	74.4%

**Areas with predominately white households**

Village of New Square	White	100.0%	100.0%	100.0%
	Non-white	0.0%	0.0%	0.0%
Village of Kaser	White	100.0%	99.4%	100.0%
	Non-white	0.0%	0.6%	0.0%
Monsey CDP	White	95.1%	94.7%	97.1%
	Non-white	4.9%	5.3%	2.9%

<sup>16</sup> Data sourced from Census.gov 2010:

[https://data.census.gov/cedsci/table?q=occupied%20housing%20unit&g=0100000US\\_0400000US36\\_0500000US36087\\_0600000US3608715968\\_3608760510\\_1600000US3615400\\_3634693\\_3638934\\_3648010\\_3650705\\_3670420&tid=ACST5Y2010.S2502&moe=true&tp=false&hidePrev=true](https://data.census.gov/cedsci/table?q=occupied%20housing%20unit&g=0100000US_0400000US36_0500000US36087_0600000US3608715968_3608760510_1600000US3615400_3634693_3638934_3648010_3650705_3670420&tid=ACST5Y2010.S2502&moe=true&tp=false&hidePrev=true)

2014:

[https://data.census.gov/cedsci/table?q=occupied%20housing%20unit&g=0100000US\\_0400000US36\\_0500000US36087\\_0600000US3608715968\\_3608760510\\_1600000US3615400\\_3634693\\_3638934\\_3648010\\_3650705\\_3670420&tid=ACST5Y2014.S2502&moe=true&tp=false&hidePrev=true](https://data.census.gov/cedsci/table?q=occupied%20housing%20unit&g=0100000US_0400000US36_0500000US36087_0600000US3608715968_3608760510_1600000US3615400_3634693_3638934_3648010_3650705_3670420&tid=ACST5Y2014.S2502&moe=true&tp=false&hidePrev=true)

2018: [https://data.census.gov/cedsci/table?q=occupied%20housing%20unit&g=0100000US\\_0400000US36\\_0500000US36087\\_0600000US3608715968\\_3608760510\\_1600000US3615400\\_3634693\\_3638934\\_3648010\\_3650705\\_3670420&tid=ACST5Y2018.S2502&moe=true&tp=false&hidePrev=true](https://data.census.gov/cedsci/table?q=occupied%20housing%20unit&g=0100000US_0400000US36_0500000US36087_0600000US3608715968_3608760510_1600000US3615400_3634693_3638934_3648010_3650705_3670420&tid=ACST5Y2018.S2502&moe=true&tp=false&hidePrev=true)

## **Traffic**

- The traffic study is incomplete and misleading, as it does not include identification, consideration or mitigation of impacts of the Comp Plan amendment on the Palisades Interstate Parkway. Specially there is no traffic study for the already overburdened I2 and I3 Exits, as well as for various roads which intersect Route 45 in Skyview Acres. It is an egregious omission for the DGEIS not to include a comprehensive traffic study of the impact the proposed Comprehensive Plan amendment on the historic, scenic and interstate Palisades Interstate Parkway. Furthermore, prior any further consideration of increased population density to the NorthEast Ramapo area the Town must engage and get permission from the New York State Department of Transportation to change access to the PIP. Otherwise the Town is simply putting the cart before the horse, as the DOT may determine that the construction of an additional Exit on the Palisades is not possible, given the environmentally sensitive nature of the wetland which runs parallel to the Parkway. Failure to consider this regional issue must be corrected before the DGEIS can be accepted as complete. These concerns about this gross omission from the DGEIS are expounded upon further by the Palisades Interstate Park comments.

## **Improper Piecemeal instead of Comprehensive Planning**

- It is simply wrong and disingenuous for the Town attempt to take a piece meal approach and only look at Comp Plan amendment for Northeast Ramapo on one hand, and on the other consider that the needs of the whole town. If the needs of the whole are being considered then it is imperative that the Town amend its Comp Plan for the entire Town, not just the Northeast Ramapo area. Since the DGEIS does not include a regional assessment of the entire Town, then only the needs of the particular Northeast Ramapo, region can be considered. Northeast Ramapo does not have a need, nor do the residents of Northeast Ramapo want denser development or more commercial development in their area. It is nonsensical to suggest that the needs of the whole town should or could be supported by development of a plan limited to just the Northeast region, instead of the entire Town.

## **Preservation of Open Space**

The DGEIS fails to plan or consider open space, even though at least three parcels of lands within the NorthEast Ramapo area have previously been identified, purchased or donated as open space for buffers and recreation for the residents of Northeast Ramapo. The DGEIS fails to include any plans to preserve the community characteristics that attracted the current residents to this area. The DGEIS simply outlines how this area, including previously identified open space, can be further developed with no consideration for preserving the existing characteristics of the community.

The DGEIS does not consider the many significant benefits of open space, including but not limited to, protection of air and water quality, preservation of community character and quality of life, and protection against increasing natural disasters, instead the DGEIS only myopically evaluates the “financial value” of open space.



The Town has failed and refused to dedicate lands which were purchased or donated with the express purpose of being preserved as open space. Instead the current proposed Comp Plan amendment ignores the need to preserve these open space lands. The current proposal is focused on how much development can be squeezed into an area, without balancing the need for open space to offset negative impacts of high density development.

As previously requested by the resident of NorthEast Ramapo, but ignored, the Town must dedicate the Striker Property and the two parcels on South Mountain Road (58A and 48A) as open space. The Striker Property is limited to open space and a limited amount of emergency service worker housing. Instead, the DGEIS suggests that the Striker Property may be used as an education campus. The Town has already engaged, improperly, in hiring planners and engineers to plan a religious private school campus on the Striker property. This is a gross misuse of public secular resources for private religious benefit.

### **Population**

The projected population numbers are inconsistent throughout the DGEIS, and must be fixed to be consistent the Town to properly identify and consider the impacts of the proposed amendment. Furthermore, the Town's use of Rutgers multiplier for large multifamily housing development is wholly inappropriate, since the Rutgers data for multifamily housing does not apply to multifamily units with over 3 bedrooms. The only Rutgers multiplier for housing units for 4, 5 or more bedrooms is for single family detached homes, not multi-family housing. Therefore, the Town needs create its own multiplier for these large multifamily housing units historic census data for the existing large multifamily housing it already has approved and is occupied, to develop its own population multipliers to be able to identify projected population and consider the impacts of this population on community services, including schools.

### **Insufficient Notice**

The relevant scoping documents do not include Opportunity C area as a potential site for development or inclusion in the Comprehensive Plan amendment. This area was not considered or raised in any of the community planning sessions and was only inserted at the last minute to the surprise of the community who have been actively engaged in this process. Additionally notice of the proposed zoning changes was not provided to any of the homes within the requisite distance from the location under consideration.

The underutilization and long term vacancies of the multiple commercial shopping areas on Route 202 demonstrate that additional commercial space is not needed. The residents of NorthEast Ramapo have made clear that they do not want any more commercial zoning in this area. The Northeast Ramapo residents have repeatedly asked the Town to preserve open space, but instead the Town has ignored their requests and instead inexplicably is now including even more high density development and more commercial development.

The DGEIS fails to adequately consider the impact of development on Opportunity C on the existing historic Conklin Farm, or on the historic South Mountain Road or the Skyview Acres community which is serviced by well water.

Opportunity C should be removed from the proposed Comprehensive Plan amendment.

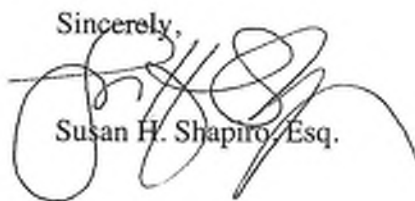
#### Conclusion

For all the reason stated above the Town of Ramapo cannot accept the DGEIS as complete and instead must require additional maps and data to be included in the DGEIS in order to comply with the requirements of SEQR. To reiterate the following data is necessary for the DGEIS to be complete and adequate.

- Wetland and Floodplain (local, state and federal) mapping for NorthEast Ramapo;
- Mapping of the natural gas pipeline on all maps included in the DGEIS;
- Socio-economic demographic data to ensure racial equity and to prevent racially discriminatory housing;
- Traffic study which includes the Palisades Interstate Parkway system, specifically Exits 12 and 13 in NorthEast Ramapo;
- Consistent Population projections based on historic population of existing occupied multifamily housing within the Town of Ramapo;
- Removal of Opportunity C from proposed Comp Plan amendment.

Once again, I implore Supervisor Specht, as a both an elected official and a New York State attorney, who has sworn an oath to uphold the laws of New York State, to ensure that the Town Board over which presides complies with New York SEQR laws.

Sincerely,



Susan H. Shapiro Esq.

## Emily Loughlin

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**From:** robert steele <taxmanrls@gmail.com>  
**Sent:** Friday, October 15, 2021 10:44 AM  
**To:** TOR Clerk  
**Subject:** Robert Steele-NE Ramapo DGEIS Comments Dated 10/15/2021

To: TownOfRamapoTownClerk@Ramapo-NY.gov

Subject: Northeast Ramapo DGEIS and Local Laws

This email represents comments from Robert and Jill Steele of 2310 Views Way in the Town of Ramapo.

1. By the title I know that this is supposed to relate to an amendment to the comprehensive plan. I could not figure out from the document what the actual amendment to the comprehensive plan is so I can't properly comment on it. The existing comprehensive plan is a straightforward document that makes sense and I could not understand how this document amends that document. I can't be the only person who will make this comment. What is the plan to update and fix this document. There should be a DGEIS v2 before there is any plan to finalize it.
2. I have learned recently that there were meetings in 2018 and one in 2019 on the subject of comprehensive planning for Northeast Ramapo. I live in Northeast Ramapo and never receive any notice of such meetings to provide input. I can't understand if this process is meant to gather my input for the comprehensive plan for the area at this time but I can say that I generally disagree with the specifics of what I am reading in the DEIS. What opportunities are being given to residents who want to attend a workshop to talk about the comprehensive plan? You can't just hold a hearing and give people 3 minutes to talk on 2,200 pages worth of badly organized "stuff" and expect that to count for public participation. There needs to be a method to allow the public to understand what is being proposed and ask questions AND get answers.
3. We bought a unit in the Views because it was located in a rural residential area and we love the openness of the area. We were told by Supervisor St. Lawrence that the parcel across from the Views was dedicated open space. We recently learned that New Hempstead is rezoning this and that the Town gave the parcel away to the Ramapo Local Development Corporation, which went and just sold it without a public hearing to a private developer. The DGEIS does not discuss anything related to preservation of open space which is important to me and specifically does not mention this problematic situation. I believe the Town disposed of the land illegally and the status of the property and legality of the transfer and sale should be explained to residents like myself who were told it would be open space in perpetuity. And what about the Stryker property near me up the road? That was also supposed to be open space but there is a whole section on developing it for a school in the DGEIS. Did you know there is a high pressure gas pipeline on that property? What are you thinking of? All of the open space in the area should be accounted for and protected.
4. When it comes to comprehensive planning, our area was specifically designated for low or rural residential zoning in the last comprehensive plan. I understand the Town wants to try to increase the residential development opportunities in this area by rezoning the golf course and the Route 202 corridor between Camp Hill Road and the diner. Some redevelopment in that area could be positive but I could find no examples in the DGEIS that can help a resident like myself visualize what the vision is for the local laws being proposed for that area and there are no explanations of the proposed local laws rules that would help me understand what this might look like. There are no rules for how many trees will be maintained or replanted. How will the new laws specifically require new tree planting? For the commercial corridor law the building setback is the same as the yard

requirements. Does this mean that all parking will be in the back and the front will be completely used for landscaping? Or are you calling a parking lot a yard? This is not clear.

5. Why would the Town even consider a new commercial area in the beautiful Rt 45 corridor when all the shops on Route 202 are either failing or hanging on by a thread. There is already a plan to expand the commercial area. How can you possibly justify more stores? Where is the analysis that provides any logic regarding adding more stores to Route 45? And New Hempstead already passed laws to add stores to Rt 45. it's too much change and as described it will cause a massive shift in community character that I didn't find discussed or illustrated in the DGEIS. Why are the New Hempstead plans not reflected in this document?

6. I understand that the residents from this area who attended the meetings in 2018 and 2019 made it clear that there is no desire for increased density or new development in this section of Ramapo and there is a strong desire for the preservation of open space and protection of trees. The tree coverage is an integral part of the character of this area and I see the plans for Areas B, C and E will destroy a lot of trees and this should be avoided or significantly mitigated. If developers want higher density what is the Town of Ramapo requiring in return? Will there be any conservation easements required to leave enough trees around the development to hide the higher density uses? How will the expansive wetlands, streams and floodplains in this area be protected? Will the Town require setbacks from all the protected natural resources?

Development density should be adjusted in the new codes so that the more environmentally constrained a property is, the less development will occur. And the average of all new development should not be more than twice what we have now, otherwise the shift in community character will be too great.

7. I can't understand the traffic study and am not aware of any workshop opportunities for residents to meet with Town professionals to understand all the maps and studies included in the DGEIS. This opportunity should be given to the public.

8. I shop in the existing commercial area on Route 202 and will be impacted by the changes there. Currently it is difficult getting through the Rt 45 and 202 intersection and I am very concerned that this will become worse. Is the new commercial area being proposed because the Town knows that it will utterly destroy the ability of residents to travel through this intersection? That is terrible planning. Introducing more commercial traffic on Rt 45 will only make that intersection more unbearable due to increase traffic, IF the commercial properties can even be successful which is doubtful based on the lack of commercial success in the existing Rt 202 strip malls.

9. I am also extremely concerned about the impact on traffic on Pomona Road due to the proposed development of the golf course. The shift in number of units is extreme and Pomona Road is only 1 lane in both directions for most of the road. We already have problems caused by the ball park in being able to use Pomona Road. Our ability to even safely enter and exit from Route 45 will be impacted by increases in traffic on Pomona Road. I didn't do the math but some one should. How many more homes will be using Pomona Road as a primary means of egress based on the proposed development there? When you search the assessor's database for Pomona Road there are approximately  $86-24=62$  lots on Pomona Road. The site plan in Appendix M show 534 units for Miller's Pond; whereas the DGEIS mentions 634 in multiple places. Is this the maximum that will be allowed? I had heard that the golf course plan was for 700+ units including a load of apartments. I can't find anything in the DGEIS that helps me understand how many units could be placed on that land. The addition of the Cambridge senior development really impacted Pomona Road but it is still a decent road other than when the stadium is used. The addition of 534 new units will dwarf all the existing uses on that road. How many cars will drive to 306 vs to rt 45. I am going to guess a fair number will go to rt 45 because that is where the Palisade Interstate Parking ramps are found.

10. I read that stores will also be introduced on the golf course



property. A few stores might help lower some amount of car trips but I can't imagine it will be substantial. And won't it cause other people from outside the new golf course community want to drive onto that site to go shopping? How can that new traffic be estimated?

11. In addition to the golf course development being shockingly dense for access to Pomona Road and even the smaller camp hill road, that land is laden with wetlands and streams. What is the Town of Ramapo doing to guarantee adequate wetland protection? Will there be required buffers around all wetlands? And if so, by how much? I understand in NJ they wrap their wetlands in 300' whereas in NY it depends the site of the wetlands. Before the Town of Ramapo ramps up development in northeast Ramapo it needs to ramp up wetland and floodplain protections so we don't increase local area flooding.

12. How will all this added development impact the ability of fireman and ambulance to serve our area? It seems like its a huge increase in load for them and also the roads will be so clogged down that the trucks won't be able to get where they need to go in a hurry. We live in a senior community. What if we need an ambulance. How will that ambulance make it over to Good Sam if Rt 45 is clogged to the south with New Hempstead stores, Pomona Road is closest with the Millers Pond community, Rt 45 to the North and Route 202 to the west are clogged with new residences and stores as well.

13. The document overall is not well organized. There is no development of basic concepts that is easy to follow. You have the existing conditions in the appendix and not at the beginning. There is nothing that says here is amendment to the comprehensive plan that is clear, followed by the rational behind the new plan. There is nothing that shows all the environmental and road constraints in one place so that it is clear to the reader why the proposed opportunity areas are good or bad. While I may comprehend why the Opportunity Areas represent opportunities to review, there is nothing that explains how the land constraints are adjusting the new development density. The concept of simply shoving as much development as you can cram into a particular vacant land is simply not logical and it will harm the neighbors, Where is there a single recommendation for an improvement that would comes from the development that would be of any interest to the neighbors when clearly all of this is not what the existing residents want.

14. I live in a multi family community and I understand that the Town wants to find more opportunities for multi family apartments like mine but our community was squeezed into an office area across from open space that was supposed to be open space forever, While I enjoy my home, I can appreciate that some residents in the area would have like to have seen greater setbacks and trees in front of our development and I don't disagree. The remaining trees in our area can't be clear cut everywhere. There must be ways to protect the existing trees and hide new multifamily apartments like the views so that it doesn't impact the area overall.

15. Why did the Town of Ramapo not incorporate the planned (and now approved) changes in New Hempstead in this immediate area and make sure that all the studies account for the cumulative impact of all this development in the same area?

16. Where does the Town of Ramapo account for all the development that has been approved but not yet built when it comes to road traffic, water availability and sewer capacity? And availability of police, firemen, and ambulance drivers?

17. Special attention should also be given to make sure that there are a lot of small apartments and condos available for sale as this is the kind of housing that is needed in Ramapo. I know that there are other small families and couples in Ramapo who want to move to this area to enjoy the rural beauty and charm. That is what needs to happen. Create opportunities for smaller families and seniors who will have less of an impact on the road to move into developments that have a lot of existing mature trees maintained and give the developers small density bonuses for protecting more trees on the property instead of allowing them to just cut down everything.

I know that I want to maintain “The Views” in my community! And I want the night skies to remain dark. Where are those issues covered in the DGEIS? I didn’t see anything about that.

Thank you for the opportunity to comment.

--

Robert Steele  
(845)709-4693

## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Friday, October 15, 2021 2:32 PM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** FW: Ramapo DGEIS

Jaclyn S. Hakes, AICP  
Associate / Director of Planning Services  
MJ Engineering and Land Surveying, P.C.

ALBANY BUSINESS REVIEW



2020 BEST PLACES TO WORK

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**From:** ROBERT TROSTLE <rtros82071@aol.com>  
**Sent:** Friday, October 15, 2021 2:31 PM  
**To:** TownofRamapoClerk@ramapo-ny.gov; Michael Specht <spechtm@ramapo-ny.gov>; osherovitzs@ramapo-ny.gov; loganb@ramapo-ny.gov; rossmanr@ramapo-ny.gov; weissmandly@ramapo-ny.gov; wanounoud@ramapo-ny.gov  
**Cc:** Susan Shapiro <susan@hitoshapirolaw.com>; sustainable.ramapo@gmail.com; Deb Munitz <deb@welcomedriver.com>; Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** Ramapo DGEIS

Dear Supervisor Specht et al -

As a follow up to our recent conversation regarding "Opportunity Area C" , and upon further studying the maps regarding same,

It occurs to me that the undeveloped portion of this area is the only remaining link between South Mountain Park, the wooded section of the Concklin farm bordering Route 45, and the Fischer Mt. Ivy Environmental Park on the other side of the Palisades Parkway. As such, and despite being broken up by Route 45 and the PIP, **this area provides a vital corridor for wildlife migration from Harriman Park, through the wooded areas along Camp Hill Rd., the forested areas to the north and south of route 202 (also mentioned in the DGEIS and targeted for development) through the Mt. Ivy Park, across the PIP, across the wooded portion of Area C, across Route 45 through the forested portion of the Concklin Farm to South Mountain Park, to High Tor, Rockland Lake and Hook Mountain Parks. The development of Area C and the potential impact of the full build out of the Millers Pond and old golf course site will impact this vital corridor and cut it off from animal migration thereby irreparably harming the ecology of all these park areas.**

**This fact was totally overlooked in the DGEIS. This must be studied prior to making any zoning changes that would affect these areas.**

Kind regards,

Robert Trostle

**From:** ROBERT TROSTLE <rtros82071@aol.com>  
**Sent:** Friday, October 15, 2021 10:32 AM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** sustainable.ramapo@gmail.com; Nana Koch  
**Subject:** Robert Trostle-NE Ramapo DGEIS Comments Dtaed 10/15/2021

The Striker property is within 2000 ft of DEC solid waste Site #344007. This was left off the Environment Impact Application. While that site is listed as type N.

## Site Description

This is an incinerator residue site and open landfill that has been closed since 1971. A fire previously burned for some time, with rumors of an explosion prior to the fire. More recently, the site was used as a recycling center for appliances. Phase I and Phase II investigations have been completed. No indication or documentation of hazardous waste disposal has been noted. This site is being referred to DSW.

## Site Environmental Assessment

The site does not qualify for addition to the Registry of Inactive Hazardous Waste Disposal Sites

**This description is qualified as Follows:**

**\* Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

The Striker Property has been identified as a possible location for a public and religious campus site.

The streams which run through that site originate and run under the DEC site #344007. Any disturbance of the soils on the Striker property around the stream may release toxic substances (lodged in ecosystem years ago), downstream into the water which eventually feeds into the Hackensack River. This water is used for swimming and recreation in Skyview Acres and in Lake Lucille in Clarkstown. I suggest that studies must be done by the proper authorities, testing for toxic materials, regarding



effluent from the incinerator site, stream quality, and soil sampling along the stream corridor, before any determination can be made regarding any potential development of these properties.

Kind regards,

Robert Trostle

## Emily Loughlin

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**From:** ROBERT TROSTLE <rtros82071@aol.com>  
**Sent:** Friday, October 15, 2021 7:02 PM  
**To:** TOR Clerk; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Cc:** CountyExec@co.rockland.ny.us; g.hoehmann@clarkstown.org; ZebrowskiK@nyassembly.gov; lawlerm@nyassembly.gov; Julie Hirschfeld; sustainable.ramapo@gmail.com  
**Subject:** Robert Trostle NE Ramapo DGEIS Comments DAted 10/15/2021

Dear Supervisor Specht et al,

By focusing on only NE Ramapo the DGEIS does not recognize or take into account the intense development taking place in other areas within the Town. The "Comprehensive Plan" ignores the 100 plus units projected for the former Matterhorn Nursery Site, or the plans for the hotel and mixed residential use of the vacant land across Pomona Road from the Stadium. It does not consider the development on either side of Route 45 to the south of Pomona Rd and in the area of New Hempstead and Route 45. Without these areas added in, along with any other areas in the town currently being considered for development, the population, traffic, economic, water, sewer, fire, and emergency services projected needs are meaningless. That is why a true Comprehensive plan can only be comprehensive when covering the whole town.

Kind regards,  
Robert Trostle  
45 So. Mtn. Rd.  
New City, NY. 10956 (Town of Ramapo)

## Emily Loughlin

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**From:** Justus Vogel <jvogel1972@yahoo.com>  
**Sent:** Friday, October 15, 2021 11:15 AM  
**To:** TOR Clerk  
**Subject:** Justin Vogel-Northeast Ramapo DGEIS Comments Dated 10/15/2021

To the Town Board,

Hello! I'm a resident of Northeast Ramapo for almost 20 years in Skyview Acres at 25 Dogwood Lane Pomona, NY, 10970. I am writing to share my feedback on the Northeast Ramapo DGEIS Plan. I strongly urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the historic community character and meets the needs of its current residents.

First, I would like to state that the only reason I found out about the plans or opportunity for comment were through interested neighbors. I have received absolutely no communication by mail from the town about the proposed development of my community. I have seen no signs and received no emails from the town. I have received zero communication and no invitation for input from the town. I would never have known about the dates or chance to comment. This is deeply upsetting as a long time resident. I would request that a truly public forum be held where the residents in the area receive written communication by mail for the proposed development of their home. I would like a personal explanation about why I received no notice of the proposed development from the town.

**1. Character of community must be maintained:**

I have been a resident here in Skyview nearly 20 years but my relationship with the area began 40 years ago when I began violin lessons with Rockland Symphony conductor Edward Simons. Mr. Simons was one of the founding members of Skyview in the 1950s and through him I was introduced to a rich world of music, art and community in nature here in Skyview and in the wider community on South Mountain Road. Mr. Simons moved from Manhattan in the 50s to northeast Ramapo to live, create and contribute in a setting away from noise, pollution and traffic congestion. Other artists and thinkers have done the same over the years and have contributed in countless ways as to the fabric of life in Rockland County. Janet Simons, Dr. Margaret Lawrence, Sam Pepperman, Henry Poor, Jeremy Wall, Krishna Dass and Mary Mowbray Clark are a few past and present that come to mind. The natural setting, relative quiet and historic community are still an attraction to a diverse group of artists today, but if the current plan to develop northeast Ramapo goes ahead the nature of our community will change irreversibly and this rich history which has continued over 75 years will be lost. The area will become congested and commercial; it will lose what serenity and natural beauty it has kept over the years and will no longer be the haven for culture and intellect that it has been. A few years ago I saw an exhibit at the Rockland Historical Society on the history of South Mountain Road. It is a rich and fascinating history full of art, agriculture and life in nature. I would encourage all of you to contact the society to learn about and carefully consider the history, character and nature of the place you propose to change so much. Any development must seek to preserve the character and honor the history of northeast Ramapo. The wishes of the current residents and tax payers who have made their homes here should be paramount, not swept aside.

Additionally, Rockland and Ramapo tourist info frequently boast of the natural beauty and green space of the area around Conklins Orchards on Rt. 45. It is an attraction to boast of and promote the area even when searching the Hudson valley at large on the internet. The green space and history of the local community is a source of pride in Rockland County and the preservation of that history now lies with you. Please respect the history and do not destroy the nature of the home we have loved and maintained all these years!

**2. Open space must be specifically dedicated:** the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the

Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.

3. **No commercial zoning for Opportunity C:** There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

4. **Development on the Minisceogo Golf Course must be limited and more diverse:** A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.

5. **Reduce the Impact on the Community:** The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the environment is not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density. I am thinking of the fire in Spring Valley group home down the road last year that killed a firefighter due in part to lack of water resources as I understand. You have a chance right now to consider the future impacts impacts and prevent future problems.

Sincerely,  
Heather Vogel

Sent from my iPad

Sent from my iPad



## Emily Loughlin

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**From:** Williams <juwil@optonline.net>  
**Sent:** Friday, October 15, 2021 8:20 AM  
**To:** TOR Clerk  
**Cc:** sustainable.ramapo@gmail.com  
**Subject:** Julie Williams-Northeast Ramapo DGEIS Comments Dated 10/15/2021

As resident of Rockland county for over 30 years I must comment on the plan that the town of Ramapo is considering approving. I am particularly concerned because I live in Lake Lucille and any plans for high density housing, commercial zoning on Route 45 near the Orchards, and the elimination of any plan for open space in Northeast Ramapo will adversely affect all of us who live in the surrounding area.

I am astounded at Ramapo's lack of vision considering the problems it already has with over growth and I feel strongly that it is greed that motivates this plan.

High density housing will increase the traffic in the area and adversely affect the water supply and the environment in an area that still retains the beauty that once was a huge part of the county. Our water in Lake Lucille will be adversely affected by the debris and silt coming down from the building sites that are near the streams that feed into our lake and then continue on down to Lake Deforest, the water source for Rockland County and beyond.

There is also no need for additional commercial and residential shopping space when route 202 has plenty of space and is very convenient to the area. To cut down trees for a strip mall on Route 45 is ludicrous when so much commercial shopping space already sits empty and with online shopping, this trend will continue.

Finally in a time when climate change is affecting the environment all around us, it is more important than ever to dedicate open space where we can. The town of Ramapo's short sightedness and the self serving thinking of its town planners must be halted. It is time for Ramapo to become part of the team to protect Rockland County instead of being the reason that overcrowding and drains of municipal resources have become an ongoing and dangerous problem for all of us.

Sincerely,

Julie Williams

## Emily Loughlin

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**From:** jacqui drechsler <jacquiflute456@gmail.com>  
**Sent:** Saturday, October 16, 2021 2:37 PM  
**To:** TOR Clerk; spechtm@ramaop-ny.gov; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou; sustainable.ramapo@gmail.com  
**Subject:** Jacqui Drechsler NE Ramapo DGEIS Comments Dated 10/16/2021

REVISED EDITION. This one should be used.. October 16, 2021 @ 2:35 P.M.

On Fri, Oct 15, 2021 at 5:01 PM jacqui drechsler <[jacquiflute456@gmail.com](mailto:jacquiflute456@gmail.com)> wrote:

### COMMENTS ON RAMAPO DGEIS October 15, 2021

Although we are not residents of Northeast Ramapo, we write to share our thoughts on the Northeast Ramapo DGEIS Plan. We are all connected.

We hope our thoughts on this issue will be taken into consideration as Rockland County residents. Throughout the past several years we have come to and spoken at many meetings in Ramapo regarding land use, zoning and development.

#### 1. Community Character:

Open space land enhances community character helping to create a more diverse community as places for people to gather. Community character also means building within scale within communities, not out sizing developments.

#### 2. Open Space:

Parklands and open space lands must be identified and dedicated. For instance – the Striker, Mowbray-Clark, Leica and Henry Varnum Poor (a great American artist) properties. These should NOT be for sale for development. Some of these properties were already dedicated as open space land. These spaces and others like them, must become dedicated open space land. This kind of land usage is better for the mental and physical health of Rockland County residents. Green space is very important for one's well being and connection to the land – the earth. The land helps hold the earth in place, captures carbon and emits oxygen for all of us.

#### 3. Zoning:

There is no need for more commercial space as existing commercial areas are under utilized and can be re-purposed, re-imagined. The zoning for Opportunity C – the undeveloped land across from the Orchards - should remain residential RR-80 or should be rezoned as agricultural zoning.

#### 4. Miniscego Golf Course:

Should not happen! However, knowing how the Town of Ramapo and Planning works, it seems that this will be developed. The high-density plan that is under consideration, will forever impact and change the characteristics and character of our communities, The number of units should be limited to 200 which could equal 1,500 to 2,000 people and poops. Any amount of units over 200 is unsustainable, There must not be anymore segregation in developed housing. That is illegal. Housing must be diverse in order for a community to be integrated and to succeed.

#### 5.The Ramapo Town Plans:

The Ramapo Towns Plans for unsupervised and reckless overdevelopment affects not only Ramapo, but all of Rockland County. Massive demands on Rockland Counties water supply, which can only come from inside of the county, is limited. The demand on our environment and sensitive wildlife areas and ecosystems is of great concern to us. Traffic issues of congestion/ of ingress and egress of emergency services will have impacts not just in the Ramapo communities, but throughout Rockland County as feeder roads get more and more jammed from congestion. This also causes air pollution which has been proven to be very harmful to the very young and the elderly. The stress on our water supply (lack of infinite resources, low pressure on fire hydrants with Suez) first responder services and community/neighborhood character and characteristics must be taken into consideration.

We strongly urge all developers of any type of development to engage in the practice of certified green development: geothermal heat pumps, solar roofs, green roofs, permeable paving and energy efficiencies that help Rockland County to become cleaner, greener Climate Smart Communities. Open space land is critical so that Rockland County does not become a massive heat island.

Ramapo and all of Rockland County must move forward with better, greener planning in order to preserve our quality of life and the quality of life for future generations who deserve a beautiful and sustainable County in which to live.

Sincerely,

Jacquelyn Drechsler, MSW and

Jocelyn DeCrescenzo

116 Sierra Vista Lane

Valley Cottage, N.Y 10989

1-845-270-5837

October 15, 2021

On Fri, Oct 15, 2021 at 4:53 PM jacqui drechsler <[jacqui flute456@gmail.com](mailto:jacqui flute456@gmail.com)> wrote:

To Whom It May Concern,

Please find comments from Jacquelyn Drechsler and Jocelyn DeCrescenzo attached regarding the RAMAPO DGEIS PLAN,

Sincerely,  
jacqui Drechsler



## Emily Loughlin

---

**From:** Noel Fernandez <beebfernz@gmail.com>  
**Sent:** Saturday, October 16, 2021 9:55 AM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Noel Fernandez- NE Ramapo DGEIS Comments Dated 10/16/2021

**Subject:** Northeast Ramapo DGEIS (Draft Generic Environmental Impact Study)

To the Town Board,

I'm a resident of Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

1. **Character of community must be maintained:** the plan must consider the character of the community, including the need for open space and a diverse community.
2. **Open space must be specifically dedicated:** the current plan does not specifically dedicate open space and simply identifies areas of development. Open space must be specifically dedicated, in particular the Striker, and the properties on South Mountain Road (48A and 58A – including Mowbray-Clark). The Town Board claims that there are no plans to develop the town owned properties in Northeast Ramapo so a specific dedication to maintain these spaces as open space must be made.
3. **No commercial zoning for Opportunity C:** There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.
4. **Development on the Minisceogo Golf Course must be limited and more diverse:** A development of over 500 units on the golf course is not sustainable for the community. Units should be limited to 200 units. Further, the planned housing structure only serves to increase segregation in the community. The housing options must be varied and ensure it attracts all members of the community to take advantage of affordable housing and allow for a diverse community to thrive.
5. **Reduce the Impact on the Community:** The needs of current residents must be considered in this plan and the proposed amount of development must be reduced. The Town's plans will negatively impact the quality of life of our community. Traffic will be increased. The demands on our water supply and the

environment are not sustainable. Our municipal services, most importantly our fire departments, cannot manage the proposed increase in density.

Sincerely,

Noel Fernandez  
Pomona, NY

## Emily Loughlin

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**From:** chie uematsu <chieppius@gmail.com>  
**Sent:** Saturday, October 16, 2021 8:58 PM  
**To:** TOR Clerk; sustainable.ramapo@gmail.com; Michael Specht; Sara Osherovitz; Brendel Logan; rossmanr@ramapo-ny.gov; Yehuda Weissmandl; David Wanounou  
**Subject:** Chie Uematsu NE Ramapo DGEIS Comments Dated 10/16/2021

To the Town Board,

I'm a resident of Northeast Ramapo and I write to share my feedback on the Northeast Ramapo DGEIS Plan. I urge the Board to carefully consider these comments and update the plan to ensure that the proposal is consistent with the community character and meets the needs of its residents.

The development of Opportunity C would create segregated housing, constitute spot zoning to benefit the developer's profit margin, fail to provide affordable housing as required and violate state procedural and environmental review laws. Ramapo's previous high-density developments have become segregated with only specific groups of people who moved into the housing, including a Main Street housing development in Spring Valley and the Elm Street Ramapo Commons development. This is a discrimination to African Americans, Hispanics and Asians. There is no need for additional commercial zoning in this area. The commercial areas in Northeast Ramapo are already under-utilized and the growing demand for mail order services (e.g. Amazon) makes clear that there is no need for more commercial space. The zoning for Opportunity C should remain residential – RR-80. If it were to be altered at all, the zoning should be changed to agricultural zoning.

Sincerely,

Chie Uematsu

4 Cooper Morris Dr  
Pomona, NY 10970

## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Monday, October 25, 2021 9:12 AM  
**To:** Emily Loughlin; Sarah Starke  
**Subject:** FW: Ramapo Comprehensive Plan update and rezoning SEQRA Comments  
**Attachments:** Legislator Harriet Cornell's DGEIS Comments Re Ramapo ReZoning 2021.pdf

Jaclyn S. Hakes, AICP  
Associate / Director of Planning Services  
MJ Engineering and Land Surveying, P.C.

ALBANY BUSINESS REVIEW



2020 BEST PLACES TO WORK

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**From:** Sara Osherovitz <OsherovitzS@ramapo-ny.gov>  
**Sent:** Friday, October 22, 2021 3:03 PM  
**To:** Maureen Pehush <PehushM@ramapo-ny.gov>; Dennis Lynch <LynchD@ramapo-ny.gov>; Jaclyn Hakes <jhakes@mjels.com>; Ben Gailey <jbg@jacobowitz.com>  
**Subject:** Fwd: Ramapo Comprehensive Plan update and rezoning SEQRA Comments

Sent from my iPhone

Begin forwarded message:

**From:** Sabrina Greco <[GrecoS@co.rockland.ny.us](mailto:GrecoS@co.rockland.ny.us)>  
**Date:** October 22, 2021 at 2:40:37 PM EDT  
**To:** TOR Clerk <[townoframapoclerk@ramapo-ny.gov](mailto:townoframapoclerk@ramapo-ny.gov)>  
**Cc:** Clerk <[Clerk@ramapo-ny.gov](mailto:Clerk@ramapo-ny.gov)>, "Cornell, Harriet" <[CornellH@co.rockland.ny.us](mailto:CornellH@co.rockland.ny.us)>  
**Subject:** RE: Ramapo Comprehensive Plan update and rezoning SEQRA Comments

To Whom It May Concern:

"Unfortunately I missed seeing the request for additional comments on the Ramapo Comprehensive Plan update, and request that you kindly accept these updated comments attached. Many thanks.

Hon. Harriet D. Cornell  
Rockland County Legislator  
Allison Parris County Office Building  
11 New Hempstead Road  
New City, NY 10956  
845-638-5100  
[CornellH@co.rockland.ny.us](mailto:CornellH@co.rockland.ny.us)



# The Legislature of Rockland County



**HARRIET D. CORNELL**  
Legislator – District 10

Chair, Environmental Committee  
Chair, Rockland Water Task Force  
Chair, Special Committee on Transit  
Public Safety Committee  
Economic Development Committee  
Budget & Finance Committee

October 21, 2021

Town of Ramapo, Lead Agency  
237 Route 59  
Suffern, NY 10901

via email: [TownOfRamapoClerk@ramapo-ny.gov](mailto:TownOfRamapoClerk@ramapo-ny.gov)

Regarding SEQRA Action: **DGEIS Comments**; Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo.

To Whom it May Concern:

A comprehensive plan is an important guiding document that presents an opportunity to set goals and objectives which safeguard the economic, social, and ecological well-being of the municipality through thoughtful planning. It is important that all key resources as well as challenges are considered and addressed for both short and long-range visions of the future. It is equally important to consider the context of the municipality in its geographic and regional setting, namely, its synergy with the rest of the County of Rockland.

Many of the following comments have previously (January 2019) been presented to the Town's consultant tasked with conducting the action and its public outreach, the LaBerge Group. Nevertheless, these continue to be concerns of utmost importance for the whole of the County of Rockland and should be regarded with the implications to the whole County in mind.

The impacts on County's water resources must be thoroughly assessed and considered in planning for changes in the Town' of Ramapo's Comprehensive Plan or zoning, in order to protect public interests and welfare and provide rational basis for such changes. The Town planners must consider existing information and data, as well as develop or update missing information and data.

**Watershed protection, water conservation, and water quality issues should play major part in the updated Comprehensive Plan. WATER is a vital resource for the Town as well as the whole County and I request that greater consideration be given to the topic in the Comprehensive Plan. In my comments below, I stress the link between the protection of precious natural resources and economic consequences and offer some specific recommendations for action.**

Rockland County Legislature · 11 New Hempstead Road · New City, New York 10956 · Tel: (845) 638-5100

Visit us: <http://rocklandgov.com/departments/county-legislature/>

Like us on Facebook: <https://www.facebook.com/rockleg>

As the originator of the legislation creating Rockland's Task Force on Water Resources Management<sup>1</sup>, with a membership that includes government and community members, I offered Water Conservation as an alternate solution to the Public Service Commission in place of the proposed desalination plant which was widely opposed. The precept was that Rockland County had the will and capability to plan its own water future. With funding awarded to the Task Force from the State of New York, Rockland now has a series of options for water conservation, which can be selected by towns, schools, businesses, et al.

I have linked below the **Comprehensive Water Conservation and Implementation Plan**<sup>2</sup>, adopted by the County of Rockland on March 3, 2020<sup>3</sup> and urge Ramapo planners to include it in your updated Comprehensive Plan. I suggest that the Town include a goal to collaborate with the County Task Force on Water Resources Management as an implementation partner for the Rockland County Comprehensive Water Conservation and Implementation Plan.

Furthermore, I strongly urge the Town to review a report titled "**Preliminary Watershed Assessment of the Ramapo and Hackensack Watersheds in Rockland and Orange Counties**"<sup>4</sup> prepared by Dr. Van Abs of Rutgers University for the County Water Task Force in 2018 ("**Van Abs Report**"). The report includes "a preliminary assessment of readily available information to identify known critical issues, key missing information that must be developed in support of a complete watershed assessment, and a planning process that will result in plans that address the critical issues in a sound, science-based, implementable fashion. This preliminary assessment provides a solid foundation for development of a comprehensive watershed assessment and management plan in the two watersheds." The primary focus on issues related to water supply (quality and quantity) also includes, by necessity, the issues of flooding and ecological needs that can affect water supply demands and availability over time. Many of the below comments result from the Van Abs Report and its assessment.

The County Water Task Force will **soon be engaging in a more detailed watershed assessment of Ramapo and Mahwah River watersheds** precisely because of the key role that the rivers play in the overall drinking water supply picture for the entire County. In anticipation of this work, I urge the Town to plan to participate actively in the upcoming process with the County Task Force in order to safeguard both Town's as well as Counties precious drinking water.

**What we know that has critical bearing on County-wide water resources, both drinking water and non-potable:**

- **Storm intensity has increased, stressing stream channels and stormwater infrastructure. More incidents of flooding are occurring even in areas that are not on current FEMA maps but are noted and easily discoverable from FEMA's Advisory BFEs.**
  - These foreseeable climate-change effects MUST be addressed to improve resiliency and avoid social and economic losses through sustainable development.
  - Federal and State agencies have labored for years and have allocated great amount of capital and study toward avoiding and mitigating these known and foreseeable risks. These existing and well-documented efforts cannot be overlooked or disclaimed in the planning process.
  - Disregarding existing data and information would be negligent, as it would certainly lead to high risk of substantial losses.
- **Land use and land cover have changed to cause greater negative impacts on water quality and quantity**
- **Aquifers are at risk or are experiencing contamination.**
  - Road Salt contamination is one of leading causes of pollution in County surface waters and is threatening the precious groundwater supply as well.
  - Comprehensive review or Road Salt Management is necessary, especially if increased number of road surfaces should be contemplated – priority is on protecting well fields and the surface waters that directly impact groundwater.

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<sup>1</sup> A link to Rockland County website of the Water Task Force: <http://rocklandgov.com/departments/planning/task-force-on-water-resources-management/>

<sup>2</sup> Link to the County Website PDF file of the County Water Conservation Plan: [http://rocklandgov.com/files/2416/0331/9060/RocklandCo\\_CompWaterConsPlan-Final\\_v2.pdf](http://rocklandgov.com/files/2416/0331/9060/RocklandCo_CompWaterConsPlan-Final_v2.pdf)

<sup>3</sup> See Rockland County Resolution 97 of 2020 accepting the County Comprehensive Water Conservation and Implementation Plan.

<sup>4</sup> See County website direct link to the "Van Abs Report":

[https://rocklandgov.com/files/2215/1682/4265/Van\\_Abs\\_et\\_al\\_2017.12.30\\_Preliminary\\_Assessment\\_of\\_the\\_Ramapo\\_and\\_Hackensack\\_Watersheds\\_FINAL.pdf](https://rocklandgov.com/files/2215/1682/4265/Van_Abs_et_al_2017.12.30_Preliminary_Assessment_of_the_Ramapo_and_Hackensack_Watersheds_FINAL.pdf)

- **Existing zoning and land use regulations and ordinances are not sufficiently protective of water sources.**
  - Any change must improve on the protection of recharge zones and groundwater protection zones, as well as protection of surface water and groundwater essential for Rockland County's drinking water supply
  - Zoning or land use ordinances that would lead to greater impacts on these critical sources would have a substantially detrimental impact on County water supply, health and well-being of majority of County residents.
  - Any regulation promulgated under re-zoning should therefore be more NOT less protective of the regional water sources;
  - New ordinances should ensure not only nondegradation, but also restoration; provide greater reduction of point-source and non-point source pollution, greater protection of recharge areas and groundwater protection zones (as mapped in the County Comprehensive Plan), and water-neutral sustainable development.
- **Water supply yields and projected demands, combined with climate change information, show that the County's water supply is most vulnerable to increases in demand during the summer high-peak times; being particularly vulnerable to fluctuations and low flow occurrences in the Ramapo River, which in turn has direct impact on the Ramapo Valley Well Field (RVWF).**
  - The degradation of water quality and quantity in the Ramapo River can, under known and previously documented circumstances, lead to necessity to shut down the public water supply from RVWF – resulting in severe stress distributed over the rest of the water supply system in the County.
  - Increased pumping in other areas of the County then distributes water across the whole system (burdening all and benefiting Ramapo).
  - In times of more frequently occurring small summer droughts, this vulnerability is particularly palpable across the County, where water levels can drop below the depth of some private wells. It has previously occurred that some neighborhoods in the County lost access to fresh drinking water under such circumstances. Some public water wells in the County, if continuously overburdened (for instance due to mandatory shutting down of RVWF), may begin to lose their recharge, further stressing the County water supply.
  - Therefore, the **Ramapo and Mahwah River watersheds are critical components of 96% of drinking water supply across the County.** Acting in any way to further stress the watershed in ways that would reduce recharge and/or increase pollution would have direct detrimental and possibly catastrophic impact felt across the whole County.
  - These impacts to public health, welfare, and economic and social development are so significant that they necessitate a thorough assessment of potential impacts, well supported justification for basis of action, and specific plans for mitigation where necessary, before any changes are adopted.

**What we need to know before informed decisions can be made, so as to avoid endangerment of critical County water resources:**

- Impervious surfaces and development footprint by sub-watershed, riparian areas, and recharge areas
  - Stream and riparian area integrity assessment should be conducted first, followed by implementation of specific mitigation and restoration projects.
- Recharge losses and stream flow effects must be evaluated, given that groundwater supports all water supplies and stream flow in Rockland.
  - Specific restoration options should be assessed as mitigation for recharge losses, and paired with available funding from State or Federal agencies.
  - Evaluation of trends in recharge losses over time should provide basis for sustainable development.
- Flooding effects of stormwater v. Floodplain development
- Suez-NY Ramapo Groundwater Model – was being developed by the company because of the particular vulnerability of the aquifer in the area and its impact on the Ramapo Valley Well Field, which supplies much of County's drinking water.
- Infrastructure integrity – with the increased demands anticipated by potential higher density development, is the existing infrastructure suited to that purpose (stormsewers, waster sewers, wastewater treatment capacity, transportation capacity)?
  - Stormwater and Sewer Infrastructure Assets should be evaluated and assessed against any proposed changes to avoid exceeding the capacity of the infrastructure and resulting in spills and overflows.

**What must be prioritized in considering any land use and development changes (not in order of priority):**

- 1) Overall impacts of land use and zoning changes on Rockland County's water supply.
- 2) Rockland residents have made it clear that they do not want a desalination plant.
- 3) Comprehensive Source Water Watershed Assessment and Protection
- 4) Water-neutral sustainable development.

- 5) Pollution from stormwater runoff (non-point source pollution)
- 6) Point Source Pollution (wastewater and storm sewers or disconnected pipes)
- 7) Flooding Risks and Stream Flashiness; integrity of streams and riparian corridors
- 8) Impacts on infrastructure

Please review portions of **Rockland Tomorrow: Rockland County Comprehensive Plan** (posted on the Planning Department's website) with particular focus on the water resources issues, some of which are noted in the above remarks.

**Some specific recommendations to consider:**

- Include a goal of assessing and establishing **Critical Environmental Areas** (CEAs) as set out by the SEQRA process. Not one CEA has been designated in the town as of yet. Specific action steps for the implementation of this goal should be included, such as the designation of a board or commission that may take up the task of getting started and creating a list of criteria for the selection of priority choices. A specific target number of CEAs could be included as an aspirational goal to get the process started. Only 4 CEAs have been designated in all of Rockland County to date<sup>5</sup>. The Town has an opportunity to distinguish itself and lead in an effort in which it should be joined by other municipalities.
- **Work with the County Water Task Force** and with other municipalities to create a shared watershed protection plan and an ongoing Watershed Council to address development beyond our water resources, protection of aquifers, and water quality issues.
- Include as one of the goals the participation in the State's DOH and DEC's **Drinking Water Source Protection Program (DWSP2)**<sup>6</sup> and any associated assessments and protective actions. This initiative will most certainly be connected to grant funding in the future and would offer a vehicle to specific action for protection of the Ramapo River and its tributaries. Planning to conduct an assessment would be the first step toward grant funds for specific projects. The County Water Task Force would prove to be a willing and active partner.
- **Enact source-water protection Rules and Regulations (R&R), in accordance with the provisions of chapter 45 of the Consolidated Laws (Public Health Law).** The Rules and Regulations must protect the drinking water resources located in the town, including public drinking water wells as well as natural or artificial reservoirs and their tributaries inside and outside of the Town's borders, from the currently known sources of contamination and pollution. The R&R should be regularly updated. These R&R should be duly included in the 10 CRR-NY 139 (Official Compilation of Codes, Rules and Regulations of the State of New York under Title 10/Department of Health)<sup>7</sup>
- Related to the R&R, or alternatively through inclusion in overlay zoning districts and/or ordinances, create **specific protective buffers around wetlands, rivers and streams** tributary to drinking water resources to protect them from land uses that could disturb or contaminate them during or after construction. Further, create **protected groundwater recharge zones**. Meaningful goals and strategies for these steps must be set out to assure implementation success.
- Similarly, through R&R or other ordinance or zoning strategies, create and implement specific **guidelines and/or restrictions for construction on steep slopes**, particularly in flood-prone areas and/or areas adjacent to water sources.
- In order to protect the water quality of local streams and groundwater, ensure that the town is using the **minimum effective quantity of road salt** and the least harmful effective type of road salt.
- Establish a program to actively discourage homeowners and landscapers from overuse of **fertilizers that contain phosphorous and nitrogen, and other lawn chemicals**. Put special emphasis on education program for homes around the rivers and streams.

The issues of water are of paramount concern and require countywide attention and stewardship. We hope this information will be of assistance to you.

Sincerely,



HARRIET D. CORNELL  
Rockland County Legislator

<sup>5</sup> NYS DEC Webpage designated to CEAs, including a list of all existing CEAs in Rockland County:

<https://www.dec.ny.gov/permits/6184.html>

<sup>6</sup> A link to NYS DEC website with DWSP2 Program information: <https://www.dec.ny.gov/chemical/115250.html>

<sup>7</sup> A link to Rockland County existing Rules and Regulations noted in 10 CRR-NY Title 10:

[https://govt.westlaw.com/nycrr/Browse/Home/NewYork/NewYorkCodesRulesandRegulations?guid=I0fa72d80b65611ddb903a4af59fec65a&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/nycrr/Browse/Home/NewYork/NewYorkCodesRulesandRegulations?guid=I0fa72d80b65611ddb903a4af59fec65a&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))



## Emily Loughlin

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**From:** Jaclyn Hakes  
**Sent:** Monday, October 25, 2021 11:48 AM  
**To:** Sarah Starke; Emily Loughlin  
**Subject:** Fwd: Send data from MFP11712383 10/25/2021 11:46  
**Attachments:** DOC102521-10252021114612.pdf

Sent from my iPhone

Begin forwarded message:

**From:** Michael Specht <SpechtM@ramapo-ny.gov>  
**Date:** October 25, 2021 at 11:41:25 AM EDT  
**To:** Ben Gailey <jbg@jacobowitz.com>, Dennis Lynch <LynchD@ramapo-ny.gov>, Jaclyn Hakes <jhakes@mjels.com>  
**Subject:** FW: Send data from MFP11712383 10/25/2021 11:46

Good morning everyone,

Enclosed please find a letter I received from the Rockland County Department of Environmental Resources regarding the NE Plan.

Thanks,

Michael

-----Original Message-----

**From:** Toshiba Copier <ToshibaCopier@ramapo.org>  
**Sent:** Monday, October 25, 2021 11:46 AM  
**To:** Michael Specht <SpechtM@ramapo-ny.gov>  
**Subject:** Send data from MFP11712383 10/25/2021 11:46

Scanned from MFP11712383  
Date:10/25/2021 11:46  
Pages:1  
Resolution:200x200 DPI  
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**DIVISION OF ENVIRONMENTAL RESOURCES**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building A, 6<sup>th</sup> Floor  
Pomona, New York 10970  
Phone: (845) 364-2670 Fax: (845) 364-2671  
Email: env@co.rockland.ny.us

**R. Allan Beers**  
*Coordinator*

October 19, 2021

Ramapo Town Board  
237 Route 59  
Suffern, NY 10901

RE: Town of Ramapo – Northeast Ramapo Development Plan  
Commercial Corridor & Neighborhood Shopping  
Flex Overlay Planned Unit Development

Dear Town Board Members:

The Rockland County Division of Environmental Resources and Rockland County Park Commission were not included in the list of Involved and Interested Agencies despite several significant County Parks & Farm being adjacent or opposite to Opportunity Areas A, B, C & D.

The County Parks and Farm which may be potentially impacted include:

- Samuel G. Fisher Mount Ivy Environmental Park
- South Mountain County Park
- Gurnee Park & Amphitheater
- Orchards of Conklin

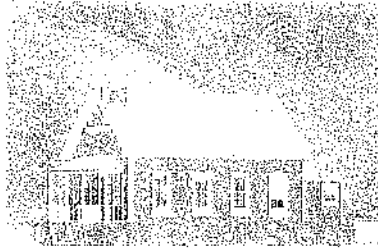
These resources include federal and state wetlands, scenic views, and farmland. In order to ensure their protection, we are requesting to be included as an Interested Agency going forward.

Sincerely,

R. Allan Beers  
Coordinator Environmental Resources

C: Rockland County Planning Department  
Rockland County Park Commission

21 OCT 25 AM 11:17



## Village of New Hempstead

**Mayor**  
Abe Sicker

10/19/2021

**Deputy Mayor**  
Shalom Mintz

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

**Trustees**  
Jennifer Eisenstein  
Adam Reich  
Moshe Schulgasser

RE: Village of New Hempstead Comments on the DGEIS for the Town of Ramapo  
Comprehensive Plan

**Village Clerk-Treasurer**  
Allison Weinraub

Dear Supervisor Specht,

**Deputy Village Clerk- Treasurer**  
Eileen Sammarone

The Village of New Hempstead offers the following comments:

**Village Attorney**  
Bruce Minsky

Despite the voluminous chapters of inventory and all of the reports and appendices, the plan fails to provide a crisp summary of the documents, studies, and analysis including findings of the DGEIS. The lack of a simple summary makes navigation for the average citizen cumbersome and difficult. No single document exists to outline plan changes and their impact. This is not only true of the Northeast Corridor study, but represents all of the remaining areas of the Town not included. Noting that segmentation of impacts is not permitted, it is hard to gauge the impacts of the Northeast corridor plan let alone the plan for the entire Town. A simple summary is required.

**Building Inspector**

**Code Enforcement Officer**  
Stephen Janis

**Fire Inspector**  
Evan Humphrey

**Village Planner**  
John Lange

The sheer volume of documents to review makes finding salient items of significance difficult and conclusions more elusive. It is difficult to see the value of this document without plans for the remainder of the Town.

**Village Engineer**  
Glenn McCreedy

**Village Justice**  
Michael Koplen

That said, a few things stand out. The impacts of the plan, in particular current and future projects (some identified and others not yet assessed) will have a significant and lasting impact on the Village of New Hempstead. The identified projects in the vicinity of the Village were listed as:

**Associate Village Justice**  
Hillel Kurzmann

**Justice Clerk**  
Renee Stala

108 Old Schoolhouse Road New City, New York 10956 PH. 845-354-8100 FAX. 845-354-7121

*Handwritten signature*



## Village of New Hempstead

### Mayor

Abe Sicker

### Deputy Mayor

Shalom Mintz

### Trustees

Jennifer Eisenstein

Adam Reich

Moshe Schulgasser

### Village Clerk-Treasurer

Allison Weinraub

### Deputy Village Clerk- Treasurer

Eileen Sammarone

### Village Attorney

Bruce Minsky

### Building Inspector

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Glenn McCreedy

### Village Justice

Michael Koplen

### Associate Village Justice

Hillel Kurzmann

### Justice Clerk

Renee Stala

1. The Minisceongo Park Mixed Use Shopping Center
2. The Miller's Pond Project (former Minisceongo Golf Course)
3. The Gracepoint Gospel Project (east of Palisades Parkway)

More significantly, changes to the zoning include:

1. Proposed Commercial Corridor Zoning Language
2. Proposed Flex-Overly PUD Local Laws

### Impacts:

Table 1 of the Northeast Corridor Analysis identifies the current zoning buildout to consist of 439,000 SF of commercial space with 381 residences as the baseline. Under Proposed zoning Option A, commercial spaces will roughly double to 831,271 SF while residential dwelling units will increase three times to 1098 residential dwelling units. The impacts to traffic, water and sewer will also increase. Under Option B, the residential dwelling units would increase to 1,190. Clearly the magnitude of the changes noted are significant by a range of impacts 2-3 times the original plan. Of particular concern is th Flex Overlay Zone proposal. The Village notes that the plan doubles buildout spaces for commercial spaces and triples residential dwelling units. It is difficult to understand how such increased development can be accommodated without impacts upon the Village of New Hempstead.

### New Zone – Planned Unit Development Flex Overlay Zone:

- Residential, Commercial, and Mixed Used
- Minimum Acreage – 20 acres
- Can apply to any area in the Northeast Corridor
- The number of potential locations has not been stated. How many in total will be implemented? Details are yet to be determined...how can the DGEIS evaluate impacts?



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Michael Koplen

### **Associate Village Justice**

Hillel Kurzmann

### **Justice Clerk**

Renee Stala

The Plan proposes that for each PUD, the existing permitted uses will no longer be applicable and that new uses and bulk will be determined at the time of placing the PUD District. While it is true that the PUD district offers flexibility and responsiveness to current market conditions, comments on the uses proposed impossible until they are published. The only sure thing is that the PUD will consist of 70% commercial and 30% residential. It would be helpful to have determined the maximum number of PUD possible under the Flex Overlay Zone

### Existing Residential Projects

Minisceongo Golf Course -775 residential units proposed for Minisceongo Golf Course (Miller's Pond). This is a large development which will have significant impacts upon local residents -- particularly Village residents as any traffic blockage will funnel traffic to smaller connector roads and local streets. The traffic report appears overconfident in the ability to manage increased traffic flows from new developments. Most of the graphics for the public show "green" levels of service -- even during peak hours. Local experiences indicate otherwise.

Minisceongo Park Phase II -- 250 units. Is this a potential flex zone under the plan?

### Traffic

The Traffic Study identifies improvements required to mitigate impacts to total \$6,120,000. Included in these projects are:

- \$275,000 for Pomona Road/Summit Park Road improvements
- \$275,000 for Pomona Road and Fireman's Memorial Drive
- \$880,000 for Pomona Road and Route 45 Improvements
- \$80,000. for Route 45 and Sanitarium Road improvements
- \$625,000 for improvements to Grandview and Route 306
- \$1,230,000 for improvements to the intersection of Route 45 and New Hempstead Road





## Village of New Hempstead

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Renee Stala

It is clear that the majority of the mitigation projects are slated for improvements that directly impact New Hempstead. These numbers document the plan's potential impacts to the Village. It is noted that none of the estimates for highway improvements include right of way acquisition costs and that

need for additional ROW are based upon tax map accuracy. What impact will the increased traffic have on air quality? What are the plan efforts to minimize automobile traffic and more specifically, vehicular emissions? Are mass transit options part of the plan? Are there plans to encourage electric vehicles?

Water: The plan notes that Suez is responsible for water supply and distribution for the northeast corridor. The plan notes that with reductions in system losses and with the increased utilization of water saving devices, that sufficient supply should be available to support the growth projected. This has been an issue noted in every GML review. What impacts would a drought have on water supply? How much supply can be captured through elimination of leaks and conservation? What is the expected limit of conservation efforts? When will these be accomplished? Should the plan be regulated with the available supply? What will ensure that capacity will be available for the new developments?

Sewer: The plan notes that with mitigation and improvements, the sewage flows generated by the plan can be managed. However, problems with the Ramapo Collection System capacity have been noted over the years. Every application before the Village Planning Board requires an individual sewer study which is indicative of known problems, but no mention of local sewer issues was included. Assuming treatment plant capacity, the plan notes that the capacity of the sewer system is generally acceptable, but that with the additional flows, pumping station capacity including pumps, electrical service and a generator may be required. Force main



## Village of New Hempstead

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**Justice Clerk**

Renee Stala

improvements may also be required to accommodate significant additional flows. When will the flows exceed capacity? Should the plan be regulated with the flow capacity available? What will ensure that capacity will be available for the new developments?

It is noted that the Rail Trail proposal has been modified to include only areas north of Pomona Road addressing the Village's concerns.

Thank you for providing us with the opportunity to respond to this project. Please keep us informed of all developments in this project.

Very Truly Yours,

Mayor Abe Sicker  
Mayor- The Village of New Hempstead  
108 Old Schoolhouse Rd  
New City, NY 10956

Date: 10/26/21