

## **2.0 PROJECT DESCRIPTION**

The comprehensive plan of the Town of Ramapo identifies a need for an increase in the diversity of housing options in the Town. Scenic Development, LLC (“applicant”) proposes a residential development including single family and multi family units on approximately 208.5 acres in the unincorporated portion of the Town of Ramapo which is intended to meet this need. The site is located east of US Route 202 and west of NYS Route 306, in Rockland County, New York, locally known as Patrick Farm (see Figure 2-1). The Patrick Farm development, would consist of 497 residential units including 87 single family homes, and 410 multifamily units composed of 314 market rate townhouse units, 72 workforce condominium flats and 24 rental apartments which would be set aside for community service workers. (see Figure 2-2). The proposed action would include a zoning map change to re-zone a portion of the site (approximately 61.3 acres) from R-40 to MR-8. The single family component would remain in the R-40 zone.

The project site abuts U.S. Route 202 to the north and west, NYS Route 306 to the east, and the residential area along Scenic Drive to the South. There would be two access points to the main portion of the site, one from US Route 202 and one from NYS Route 306. There is an additional access directly to the community service worker apartments from NYS Route 306, in addition to five residential access drives along Scenic Drive. As part of the project design it is anticipated that left turn lanes into the project site would be constructed at both main entrance locations.

The project has been designed to be environmentally sensitive. Alternative sustainable energy sources, i.e. solar domestic hot water and geothermal heating, will be utilized to augment energy resources utilized on site. The Project would incorporate a number of green building practices, as identified in the 2008 National Green Building Standard, that would conserve energy and offset potential adverse impacts associated with energy consumption related to the construction and occupancy of the proposed project including utilizing water saving fixtures, high efficiency lighting fixtures, high efficiency insulation, and ecologically sensitive construction management practices. In addition, the project includes an extensive ground water recharge system designed to increase the groundwater recharge capability of the site post development. The Landscape Plan has been developed to limit water and energy use through the use of a low volume irrigation system which will utilize water from the existing farm pond on-site.

The applicant will employ construction workers and purchase construction materials from local sources. In addition to stimulating the local economy, this practice provide the added ecological benefit of reducing fuel consumption by reducing the distance workers and materials have to travel to the project site.

The project site is located in an area of existing water and sewer service. The project proposes to upgrade and improve the existing sewer infrastructure which serves the project site. These conceptual plans have been approved by the Rockland County Sewer District #1. United Water New York has provided a letter which indicates their willingness to provide water service to the proposed project.

Integral to the project is a stormwater management plan which includes ten stormwater basins and four recharge basins constructed to handle the change in stormwater runoff that would result from construction of the project. The plan has been designed to minimize concentrated flows and to simulate flows found in natural hydrology. The basins would also treat runoff prior

to discharging off site in order to protect adjoining NYSDEC-regulated freshwater wetlands associated with the Mahwah River. Post-development stormwater rates would meet "zero net increase in rate of runoff" standards. No disturbances are proposed to the NYS DEC wetlands or the 100-foot area surrounding the wetland, no federally-regulated wetlands would be disturbed.

Among the various approvals being sought are zoning map and text amendments to construct multifamily housing on approximately 61.3 acres in the central portion of the site. This zone change is proposed to help meet the need for a diversity of housing in the Town of Ramapo and includes 314 market rate condominiums for sale and 72 workforce condominium flats for sale, located in the central portion of the site; and 24 workforce housing apartments for rent which directly adjoin the Hillcrest Fire Station. The project plans will be submitted to the Town of Ramapo Planning Board for their review and recommendation on the zone change proposal. Subsequently the plans will be submitted to the Planning Board for site plan and subdivision review and approval.

The proposed Patrick Farm development is subject to the regulations implementing the New York State Environmental Quality Review Act ("SEQRA"). The Ramapo Town Board, acting as Lead Agency for this proposed action, determined that the development may have a significant impact on the environment and issued a Positive Declaration on June 16, 2008, requiring preparation of a draft environmental impact statement ("DEIS"). The action includes assessment of the potential impacts of the development of the project, the proposed zoning map and text amendments in addition to revision of the Town's 2004 Comprehensive Plan as it relates to the Patrick Farm property.

A draft Scoping Document was prepared to outline the specific impacts and mitigation measures to be considered in this DEIS. The Ramapo Town Board, as lead agency, coordinated the scoping process with the other involved agencies. The draft Scoping Document was the subject of a public scoping session held on June 23, 2008. The Scoping Document for this DEIS, adopted on June 25, 2008, is included in Appendix A of this DEIS.

This DEIS has been prepared in accordance with Section 8-0101, et. seq. of the Environmental Conservation Law, and the regulations contained in 6NYCRR Part 617, implementing same.

## **2.1 Site Location and Description**

The project site is located in the north central area of the Town of Ramapo, Rockland County, New York (see Figure 2-1). The site is located immediately west and south of US Route 202, and immediately east of NYS Route 306 on a predominantly undeveloped site. The project site is identified on the Town of Ramapo tax maps as follows:

- Section 32.11 Block 1, Lot 2
- Section 32.11 Block 1, Lot 3
- Section 32.11 Block 1, Lot 4
- Section 32.11 Block 1, Lot 12
- Section 32.11 Block 1, Lot 13
- Section 32.11 Block 1, Lot 14
- Section 32.11 Block 1, Lot 15
- Section 32.11 Block 1, Lot 16
- Section 32.14 Block 2, Lot 3

The zoning amendment petition includes the names and addresses of land owners in the Town of Ramapo, and within 500 feet of the property to be rezoned. The names and addresses of the tax parcels which adjoin or are within 500 feet of the parcels proposed for a zone change, are included in Appendix C of the DEIS:

The project site totals 208.5 acres and is predominantly vacant. Historically, the site had been used extensively for agricultural use. There are three, single family parcels located with frontage on Old Route 202 in Ramapo. In addition the Hasty Hills Stables, which is utilized by the Rockland County Sheriff's department for horse training exercises, is located in the southwestern quadrant of the property.

In terms of natural resources, most of the upland portion of the project site has been disturbed by prior agricultural activity and has limited value as native ecological habitat due to this disturbance. A farm pond, approximately 5.2 acres in size, is located in the center of the project site. NYS DEC Wetlands are located on and adjacent to the site which ultimately drain to the Mahwah River. Wetland TH-30 is approximately 12.2 acres and wetland TH-14 is approximately 8.46 acres. In addition a 5.75 acre ACOE wetland is associated with the manmade 5.2 acre farm pond. These wetland complexes provide habitat to various aquatic and terrestrial species as documented in Section 3.3 of the DEIS. The wetland complex is connected to other wetlands located off the site to the north and west, which ultimately drain to the Mahwah River Basin at the base of the Ramapo Mountains. The site is located over the sole source Ramapo Aquifer and as such has been designated in the Town of Ramapo Zoning Code as a conservation area in which should land uses should be served by municipal water and sewer to protect the aquifer, as proposed in this project.

The project site is served by Orange and Rockland Utilities which would provide electricity and natural gas to the property. Public water would be provided by United Water New York. Public sewer service would be provided by the Rockland County Sewer District #1. There are existing easements located on the property to both Orange and Rockland Utilities and Columbia Gas for an underground gas main and high voltage electrical transmission towers that follow the alignment of the internal roadway. The plans have been submitted to the Land Agent for Columbia Gas Transmission for review and approval to cross the on-site easement to Columbia Gas. A preliminary review of the Construction Guidelines published by Columbia Gas, included in Appendix R, indicates the Patrick Farm project will comply with the published Guidelines. Plans have also been submitted to the New Business Office of Orange and Rockland Utilities for their review and comment. Orange & Rockland Utilities is a subsidiary of Con Edison, as such construction will be conducted in accordance with the Con Edison Safety Guide, included as Appendix L.

The project site has direct access to U.S. Route 202 and NYS Route 306. U.S. Route 202 is a major east/west arterial which traverses Rockland County through the Town of Ramapo (and its various incorporated villages), the Town of Haverstraw and east into the Village of Haverstraw. US Route 202 provides access to the Palisades Interstate Parkway (PIP) less than 2 miles from the project site. NYS Route 306 is a major north/south road which begins at US Route 202 north of the site at a signalized intersection, and traverses south to NYS Route 59 in Monsey.

Access to the regional transportation network is via the Palisades Interstate Parkway (PIP), a major north-south limited access highway which originates in New Jersey and travels through Rockland County and into Orange County, New York. Access to the Interstate 87/287 corridor is available from the PIP.

**2.2 Description of the Proposed Action**

**2.2.1 Project Description**

Proposed Land Use

The Patrick Farm development would consist of 497 residential units including 87 single family homes, and 410 multifamily units composed of 314 townhouse units, 72 workforce condominium flats and 24 rental apartments. Table 2-1 summarizes the proposed development program for Patrick Farm.

<b>Table 2-1 Patrick Farm - Development Program</b>	
Project Component	Acres
Acres	208.5
Single Family (du)	<b>87</b>
Multi Family (du)	<b>410</b>
-Townhouse Market Rate (du)	314
- Workforce Condominium Flats (du)	72
- Emergency Service Worker Rental Apartments	24
<b>Total Dwelling Units</b>	<b>497</b>
Gross Density - Single Family Dwellings/Acre 87 DU/147.2 Acres	0.6
Gross Density - Multi Family Dwellings/Acre 410 DU / 61.3 Acres	6.7
Source: Leonard Jackson Associates, 2008.	

Site Plan Discussion

The site plan for the project is shown in Figure 2-2. Entry to the main portion of the project site would be from two entry points; one from US Route 202 and the other from NYS Route 306. Both entrances would be formal entry roads consisting a single lane in each direction. Patrick Farm would have direct access to US Route 202 and NYS Route 306 via two proposed entry ways. It is anticipated that left turn lanes would be constructed at each of these entry points to reduce delays on the main roadways. The entrance from US Route 202 would lead to the multifamily units in the center of the project, shown on the site plan as Road C. The entrance from NYS Route 306, shown on the site plan as Road F, would lead directly to the single family units in the northern portion of the project. A minimum 50-foot landscaped buffer is provided along the perimeter of the project to set the developed portions of the site away from existing development. As can be seen on Figure 2-2 the majority of roads within the project are anticipated to be public roads. Any roadways which directly abut the parking areas will be private roads maintained by the HOA for the multifamily units.

Entering into the site along Road C, the road would provide direct access to some of the market rate townhouses and the workforce condominium flats, terminating at a "T" intersection with Road D, which serves as the central "spine" of the project and provides access to the single family residences in the northern portion of the project. Road D extends to the south where it intersects with Road B, providing access to the townhouses located in the vicinity of the farm pond. Road B, in combination with Roads A and F, forms a loop road with four cul-de-sacs to provide access to the single family development in the southern portion of the site. The workforce housing rental units are proposed to be located with access directly off NYS Route 306 and separated from other portions of the development by open space.



The use of cul-de-sacs on the project site was necessary in certain areas on the project site. Cul-de-sac A was required due to steep slope considerations in the vicinity of the ridge line along US Route 202 in the southern portion of the site. Cul-de-sacs C and D are necessary due to environmental consideration in an effort to limit the number of stream crossings on the site. Cul-de-sacs B and E were constructed in an effort to avoid the 5.75 acre ACOE wetland in the south central portion of the site. An alternative is provided which evaluates the impacts of providing a full roadway or an emergency access connection between cul-de-sac B and E.

The applicant will work with the Rockland County Department of Planning to coordinate a bus stop location within the multifamily portion of the site, a suggested location might be in the vicinity of Building 107 along Road C. Accommodation could also be made in the vicinity of lot 58 near NYS Route 306. This would enable residents to access mass transit thus reducing dependence on private vehicle trips and would make the shopping area to the north on US Route 202 more accessible without using a private auto.

The proposed action includes a zoning map change to re-zone approximately 61.3 acres from R-40 to MR-8. As shown on Figure 2-2, this area is located in the central portion of the site and would be visually insulated by the surrounding single family development and the proposed landscape buffer areas.

The multifamily component is a series of predominantly sixplex units, in addition to several fourplex and fiveplex units with adjacent parking. The multifamily component of the development would consist of 3-bedroom, and 4-bedroom dwelling units. The units range in size from approximately 1,800 to 3,500 square feet. Each unit would have a living room, dining room, bathroom, kitchen, laundry room, master bedroom and master bath, and either two or three additional bedrooms. Each unit would also have its own private balcony. The roofline would be hipped and gabled in a traditional style. Market values of the market rate multifamily townhouse units are estimated to range between \$450,000 to \$500,000. The selling price of the workforce condominium flats is estimated to be approximately \$295,000.

The single family component of the development would consist of 4-bedroom dwelling units. The units would range in size from approximately 3,200 to 3,800 square feet. Each unit would have a living room, dining room, bathroom, kitchen, laundry room, master bedroom and master bath, and three additional bedrooms. Each unit would also have its own private deck. Each single family dwelling would have a two-car or three-car garage with decorative garage door. The roof lines would also be hipped and gabled in a traditional style. Market values of the single family units are estimated to be approximately \$800,000.

The 24 community service worker apartments, located off Route 306, would be contained in four buildings with 6 units each comprised of one and two bedroom apartments. These units would be complimentary in style and exterior appearance with the remainder of the project. The applicant has offered to donate a parcel of land for future construction of an ambulance building in the vicinity of the community service worker housing, in proximity to the Hillcrest Fire Station on NYS Route 306.

The buildings have been designed with a traditional character. The facade materials could include brick, hardy plank, or shake siding. The proposed architectural styles and variations in architectural details of the buildings would be complementary and would share some materials and colors, to ensure that the project does not appear monotonous. Roof lines will be hipped

with gabled ends and would be broken up by dormer windows to add visual interest. The specific architectural style of the buildings would be determined as the site plan progress through SEQRA review.

The placement of the houses has been used to serve as a transition area between the adjacent existing single family development and the proposed multifamily area within the project. The project has been specifically laid out with the single family component set around the project perimeter, to reflect the character of the existing neighborhoods nearby, while the more dense styles of multifamily housing would be located in the center portion of the site.

The project layout has been designed around the natural site conditions to minimize impacts to sensitive environmental elements (wetlands and steep slope areas). The development design includes a full conceptual landscaping plan intended to provide an attractive, modern living environment in a suburban community.

The Conceptual Landscape Plan, included as a full size map shown at the end of this section and detail sheets included as Appendix Q, illustrate how the project would introduce street trees and native vegetative plantings to this site. The landscape plan has been developed to limit water and energy use through the use of a low volume irrigation system which will utilize water from the existing farm pond on-site. To the extent practicable, landscaping that is beneficial to wildlife, particularly songbirds, would be introduced, especially within the common areas and in proximity to the on-site wetlands. The stormwater basins would be vegetated with wetland-tolerant species. The perimeter of the site would be amply landscaped with a mixture of deciduous and evergreen trees to screen the residential development from adjoining properties and roads. Native vegetation would be used for the landscape plantings wherever practical. Decorative street lamps would be used throughout the site.

#### Construction Section Schedule

Eight (8) Construction Sections, shown on Figure 2-3, Construction Section Plan, are proposed for the erosion control plan. A Schedule of Public Improvements is included as Appendix V which lists which lists the public improvements to be constructed by Section.

- Section 1 includes the construction of both stabilized construction entrances as well as the construction of a total of 202 multifamily units and the road needed to access these units. Of the 202 multifamily units to be constructed, Phase 1 includes construction of the 72 units of workforce condominium flats and construction of 24 community service worker rental apartments. Phase 1 also includes the construction of 17 single family residential lots, and the roads to access these units, located along the northern portion of the project site along US Route 202. In addition a temporary sediment basin located in proximity to the single family homes shall be constructed.
- Section 2 includes the construction of 142 multifamily units and the stormwater basins proposed within the central portion of the property near the existing pond.
- Section 3 includes the construction of 66 multifamily units within the southeastern portion of the property.
- Section 4 includes the construction of 21 single family residential lots along the eastern boundary of the property.

- Section 5 includes the construction of 17 single family residential lots, and the roads to access these units, located within the southeastern portion of the property.
- Section 6 includes the construction of 14 single family residential units, and the roads to access these units, within the southwestern portion of the property.
- Section 7 includes the construction of 13 single family residential units, and the roads to access these units, along the western boundary of the property.
- Section 8 includes the construction of 5 single family residential lots along Scenic Drive and the construction entrances associated with each lot.

In general for each phase the rough grading would take approximately 3 to 6 months, followed by building construction for 12 to 24 months, and ending in final grading and landscaping which could take 3 to 6 months. Phases may overlap with grading or landscaping taking place on one portion of the site while construction is going on at another location.

For the purpose of this analysis it is anticipated that the project could be completed within 60 months from the beginning of construction. The actual timing of development will be dependent upon market conditions.

### **2.2.2 Zoning and Existing Land Use**

Scenic Development, LLC, the applicant, proposes a mixed residential development that would necessitate a zoning map change to re-zone approximately 61.3 acres from Residential District, R-40 to Residential District, MR-8. This zone change is proposed to allow the project to meet the demand for a diversity of housing within the Town of Ramapo including workforce and community service worker housing. The area of the proposed zone change is shown on Figure 2-2. The project plans will be submitted to the Town of Ramapo Planning Board for their review and recommendation on the zone change proposal. Subsequently the plans will be submitted to the Planning Board for site plan and subdivision review and approval.

Section 3.4 of the DEIS provides a detailed discussion of zoning and existing land use. The following is a summary of the findings contained in that section.

#### *Land Use*

As illustrated in the aerial photograph in Figure 2-4, the project site consists of approximately 208.5 acres of primarily vacant abandoned agricultural land in the unincorporated Town of Ramapo. Approximately four acres of the site with frontage on Old Route 202, are presently developed as single family residential. As discussed, the Rockland County Sheriffs department currently operates Hasty Hills Stables for police training exercises on approximately four acres in the northwest portion of the site. The 12.1 acre portion of the site located on the north side of US Route 202 is currently undeveloped, no development is proposed for this parcel of land.

### *Surrounding Land Use Patterns*

The project site is surrounded by several incorporated Villages within the Town of Ramapo. The Village of Pomona is located east and south of the project site. The Village of Wesley Hills is located near the southwest corner of the site, beyond the Village of Pomona. The Villages of New Hempstead and New Square are located southeast of the project site beyond the Villages of Pomona and Wesley Hills. Southwest of the project site, beyond Wesley Hills, is the Village of Montebello. The Villages of Hillburn, Sloatsburg and Suffern are located in western Ramapo; Spring Valley and Kaser are in eastern Ramapo; and Airmont and Chestnut Ridge lie along the southern boundary of the Town of Ramapo.

The predominant land use surrounding the property is single family residential. Other residential uses also located within a one half mile radius of the project site include two family and multi family homes. The area includes scattered private recreation/private open space uses that consist of day camps for children and equestrian centers and stables. The 46,000 acre Harriman State Park is located in close proximity west of the project site. North and northeast of the project site consists of a mixture of land uses including: public park/open space (i.e. Minisceongo Golf Club), community service, residential uses of various densities, mixed use development (commerical/residential), general business/community business and light industrial and warehouse uses. Ramaquois Camp, a children's day camp, is located northeast of the project site. The Lime Kiln Elementary School is located along Lime Kiln Road, just south of the project site. Southwest of the site, along Route 202, is the Ramapo Equestrian Center. Overall, land uses surrounding the project site are suburban in character.

### *Existing Zoning*

Figure 3.4-4 of the DEIS illustrates existing zoning of the Patrick Farm property and adjoining properties. As shown in Figure 3.4-4, most of the project site is zoned R-40, Low-Density Residential District (40,000 square foot lots) and a small portion of the site, located north of US Route 202 is zoned RR-80, Rural Residential District (80,000 square foot lots).

### **2.2.3 Zoning/Site Plan Compliance**

The single family portion of the proposed project is a permitted use in the Town of Ramapo, and would be subject to subdivision and site plan review and approval by the Ramapo Planning Board. In compliance with the Town of Ramapo Zoning Code, lot area deductions are required for wetland areas, steep slope areas more than 25 percent, areas underwater, areas of overhead utility easements and areas within the 100 year flood plain. Fifty percent of these environmentally sensitive areas must be deducted on a per lot basis. In addition the remaining unencumbered area must equal a half of the required lot area. In this instance, in the R-40 zone, the total lot area required would be 40,000 square feet, thus the unencumbered area would need to be a minimum of 20,000 square feet on each single family lot. A table of the per lot environmental deductions is included in Appendix S. The Multi-family portion of the site also requires a deduction for 100 percent of Public Road Area. These calculations are also included in Appendix S.

The multifamily portion of the proposed development is not permitted in the R-40, low density residential district. Therefore, the applicant has submitted a zone petition request to the Ramapo Town Board consisting of proposed zoning text and map amendments. Specifically, the applicant has petitioned that 63.1 acres in the central portion of the project site be rezoned from R-40, low density residential, to MR-8, multifamily residential district to accommodate the proposed project.

No development is proposed within the RR-80 zoned portion of the site that is located on the western side of NYS Route 202.

#### *Scenic Road District Law*

The Town Board of the Town of Ramapo enacted Local Law No. 7-2004, the Scenic Road District Law, with the stated goal to preserve the Town's historic resources, stone walls, natural features, and scenic views from the Town's roadways. The local law is designed to regulate new development projects in the areas designated by the Town as scenic or historically significant.

The Scenic Road District covers all property in unincorporated areas of the Town of Ramapo within 1,000 feet from the center line of the identified roadways, which include US Route 202 and NYS Route 306 (north of Grandview).

The proposed action is subject to site development plan restrictions of the Scenic Road District and would need to receive approval from the Town Planning Board in order to construct the proposed development. A conceptual Landscaping plan has been developed to retain existing forested areas as far as practicable, and to restore vegetation along the scenic road corridor, providing screening of the developed areas within the interior of the site.

### **2.3 Project Purpose and Need**

#### **2.3.1 Purpose of the Project Sponsor**

It is the purpose and objective of the project sponsor to construct a high-quality mixed density development that would provide varied housing opportunities in Rockland County through the construction of multifamily attached and one-family detached dwellings. The site is well suited for residential development due to its proximity to major transportation corridors, and the availability of public water, sewer, and other infrastructure.

#### **2.3.2 Public Need**

Table 2-2 summarizes select US Census population characteristics for the Town of Ramapo. The Town of Ramapo had a population of 108,905 persons in 2000. According to the American Community Housing Survey, data which is published by the US Census to project population characteristics between Decennial Counts, the population has grown to 112,980.

<b>Table 2-2 Town of Ramapo Population Statistics</b>			
<b>Population Characteristic</b>	<b>2000</b>	<b>2007*</b>	<b>Percent Change</b>
Total Population	108,905	112,980	+ 3.7 %
Total Households	31,561	31,676	+ 0.4%
Average Household Size	3.37	3.49	+ 3.6 %
Average Family Size	3.82	4.04	+ 5.8 %
Total School-Age Children	39,750	29,700	+ 1.4 %
Total Housing Units	32,422	33,434	+ 3.1 %
Percent Single Family Units	62.5%	61.2%	- 2.1 %
Median Value - Single Family Owner Occupied Housing unit	\$229,619	\$469,300	+ 104 %
Median Household Income	\$60,352	\$68,388	+ 13.3 %
Median Family Income	\$67,004	\$80,745	+ 20.5 %
Source - US Census Bureau; *American Community Survey 3-Year estimate			

As can be seen from a review of Table 2-2 the population of the Town has grown by approximately 4% since the 2000 census which would be an average a half a percent annually. The average family size has grown by almost six percent indicating that family size is on the rise in this area. The most notable change since the 2000 Census is the increase in median value of a single family home which has doubled since 2000. This housing type comprises more than sixty percent of the current housing stock in the Town of Ramapo. Comparatively the median income has grown by less than twenty one percent.

A Housing Needs Assessment was prepared, and is included as Appendix U, which projects current trends out to the year 2013. Population growth, which has been experienced in this area, is expected to grow to a projected Town of Ramapo population of 117,801 in 2013, representing an 8.2 percent increase over 2000. Between 2000 and 2008, the number of Ramapo households increased from 31,561 to 32,965, an increase of 4.5 percent. By 2013, the number of households is expected to increase by over 7 percent to 33,827.

It should be noted that Rockland County has successfully challenged the Census Bureau's population estimates for the past three years as being too low. Rockland County data, based upon building permit and Certificate of Occupancy information, indicate the official County population estimate should be increased by more than 500 persons. Thus, the census data for the Town of Ramapo may be slightly understated.

As Table 2-3 shows the population in this area has steadily increased over the past eight years and is projected to continue to increase at approximately 0.5 percent annually resulting in a Town of Ramapo population of 117,801 persons in 2013. This equates to a population increase of approximately 3,000 persons over the next five years. Based upon the current average household size of 3.4, which is expected to remain constant through 2013, an additional 880 households would need to be accommodated in the Town of Ramapo. Current homeowner vacancy rates range from two to three percent indicating for all practical purposes, full housing occupancy.

The Town of Ramapo conducted a Market Analysis for a different proposed project, known as Ramapo Commons<sup>1</sup>. This study concludes that "There is a critical need for both market and affordable multifamily units to service the region." According to this study vacancy rates for three and four bedroom units in this area are less than one percent. Although the current economic crisis has slowed the movement of real estate overall, a new project known as Terrace View, 174 units, located on Route 59 has 140 units built, of which 46 are sold and contracts are pending for more than an additional 50 units.

<b>Table 2-3 Town of Ramapo* Population Projection 2000 - 2013</b>				
<b>Population Characteristic</b>	<b>1990</b>	<b>2000</b>	<b>2008</b>	<b>2013</b>
Total Population	93,861	108,905	114,808	117,801
Total Households	28,554	31,561	32,965	33,827
Average Household Size	3.2	3.37	3.40	3.40
Average Family Size	3.65	3.82	3.89	3.90
Total School-Age Children	31,184	39,750	41,101	40,759
Total Housing Units	29,794	32,422	34,146	35,162
Median Value - Single Family Owner Occupied Housing unit	\$216,214	\$220,619	\$417,559	\$430,262
Median Household Income	\$48,523	\$60,352	\$78,768	\$97,719
Average Household Income	\$59,362	\$77,233	\$106,192	\$142,910

\*Includes all Villages  
Source; US Census Bureau, 2000 Census of Population and Housing ESRI Forecasts for 2008 and 2013

As defined in the Comprehensive Plan the Town of Ramapo has a need to provide a variety of housing. The Comprehensive Plan states " While the diversity of housing stock has increased slightly over the last decade, there is still a growing need to significantly increase the variety of housing within the unincorporated area of the Town, ...Many families cannot afford to purchase or rent a home within the unincorporated area of Ramapo, partly due to the relatively little diversity in the housing stock." The diversity of housing and the range of purchase prices proposed at Patrick Farm will provide housing for a wider range of income levels than currently exists.

Consistent with the Town of Ramapo Comprehensive Plan, the Patrick Farm development would provide a balance between accommodating additional population growth while preserving the site's existing natural resources, specifically on-site wetlands and steep slope areas. Patrick Farm would consist of a mix of residential uses. It would represent a well designed and landscaped neighborhood. A mix of single family residences, and multifamily units composed of townhouses, multifamily workforce housing, and apartments dedicated to community service workers, are proposed - all units would be for sale, with the exception of the community service worker apartments which would be for rent. As shown in Figure 2-7 the site includes a pedestrian promenade around the farm pond. Sidewalks shall be installed adjacent to all public roadways and in proximity to all of the multifamily units to enable pedestrian accessibility throughout the site. The pedestrian pathway system shown on Figure 2-5 would link the various areas of the development, and the site would be generously landscaped as shown on the Conceptual Landscape Plan thus providing a pleasant and usable pedestrian environment. As shown in Figures 2-6 and 2-7 the front entrance has been landscaped to include the stormwater

<sup>1</sup> Housing Demand Market Analysis - Ramapo Commons, April 2009 prepared by Real Estate Market Research and Consulting.

basins designed to include fountains as attractive visual elements. The project is consistent with the Town's adopted Comprehensive Plan in meeting the need for providing a diversity of housing and in meeting the need for workforce and community service worker housing.

The project sponsor believes there is a demand for a diversity of housing including high-quality single family housing and multifamily development that satisfies the need for housing for a wider economic range of the population. There is also significant demand for housing from couples and families with young children looking to purchase their first home. The proposed multifamily dwellings are relatively affordable compared to single family housing. Typical 4 bedroom single family homes in this area sell for \$650,000 and up. In addition, the multifamily units will address the needs of empty nesters who do not desire to maintain a single family property. The applicant is not proposing housing wherein the residents must meet affordability criteria set by the Rockland County Housing Coalition or other similar agency.

The current conditions in the U.S. economy are unusual and have altered the nature of the real estate industry in the United States. Certain areas of the country have been harder hit than others. There have been multiple failures of financial institutions, restrictions on lending, a reduced flow of money in the economy and a high rate of housing foreclosures. The recent difficulty in getting mortgages has slowed real estate sales in the area and has interfered with the closing of pending real estate transactions.

The New York region maintains substantial diversity of businesses and industries in comparison to other areas of the country. New York housing prices have escalated over the past decade because of the availability of easy mortgage money and the great economic engine that is New York City, however mortgage money is no longer as easy to secure and the impacts on Wall Street have had a ripple affect in the region. It is expected that there will be an adjustment in the housing market in reaction to the changes in lending practices and the lower demand that has accompanied the economic climate in the past year. Given the diversity of the economy in the NY metropolitan region, there is less likelihood that the NY metropolitan area will experience the degree of housing foreclosures or vacancies which have occurred in other areas of the country. Housing prices have dropped and demand is also lower. The length of time for this area to recover is not known, however, the applicant believes that the forces that have always been in place, population growth and immigration and a robust economic base, will continue to occur in the New York metropolitan area.

#### Rockland County Comprehensive Plan

The Rockland County Comprehensive Plan recommends that large scale vacant/underutilized parcels be reused and redeveloped in a coordinated manner to provide housing, recreation open space, institutional and economic development needs for the local community, as well as improved infrastructure that might be necessary to support such reuse and redevelopment. The future use of the project as a redeveloped, mixed density development that fits into the existing community character and meets this County objective.

The "River to Ridge" Land Use Plan specifically designated Route 202 adjacent to the project site as "limited business corridor". The project would be introducing a diversity of residential uses where the County Plan envisioned potential light industrial uses. Given regional roadway limitations, future use of the site for light industrial uses is not deemed feasible by the project sponsor.



## ***2.4 Sustainability***

The project has been designed to be environmentally sensitive. Alternative sustainable energy sources, i.e. solar domestic hot water and geothermal heating, will be utilized to augment energy resources utilized on site. The Project would incorporate a number of green building practices, as identified in the 2008 National Green Building Standard, that would conserve energy and offset potential adverse impacts associated with energy consumption related to the construction and occupancy of the proposed project including utilizing water saving fixtures, high efficiency lighting fixtures, high efficiency insulation, and ecologically sensitive construction management practices. In addition, the project includes an extensive ground water recharge system designed to increase the groundwater recharge capability of the site post development. The Landscape Plan has been developed to limit water and energy use through the use of a low volume irrigation system which will utilize water from the existing farm pond on-site.

Sustainability is broadly defined as the level of natural resource use that can be sustained over time. Sustainability is the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area's ecosystems and natural resources. The concept of sustainability describes a condition in which human use of natural resources, required for the continuation of life, is in balance with Nature's ability to replenish them.<sup>2</sup> This definition acknowledges the concept of vital human needs, of which housing is one of the most basic, and balancing this need with the preservation of resources.

The PLACE<sup>3</sup>S<sup>3</sup> methodology, measures the total energy consumption of a specific land use. The energy sectors that PLACE<sup>3</sup>S<sup>4</sup> measures includes Transportation, Residential/Commercial/Industrial, Infrastructure and Energy Production. All of these measurements involve a variety of energy types and fuels that are measured in unique units. PLACE<sup>3</sup>S converts the varied units of measurement into a standard Million British Thermal Unit equivalent (MMBtu). The PLACE<sup>3</sup>S methodology assigns the following values for the Total Operating Energy use per household.

- Average Single Family Lot - 440 MMBtu - High Residential Energy Use
- Attached Townhouse - 380 MMBtu - Medium Residential Use
- Low Rise Apartments - 360 MMBtu - Low Residential Use

Under As-of-Right development, the Patrick Farm site would be developed in a pattern of typical urban sprawl, which is the least desirable alternative in relation to sustainability and wise use of renewable resources. According to the PLACE<sup>3</sup>S methodology this alternative would be the highest consumption of energy resources, 440 MMBtu per unit.

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<sup>2</sup> *Policy Guide on Planning for Sustainability*, American Planning Association, April 2000.

<sup>3</sup> The Energy Yardstick, PLACE<sup>3</sup>S Methodology, developed for the U.S. Department of Energy, Office of Energy Efficiency and Renewable Energy, August 1996.

<sup>4</sup> **PL**Anning for Community Energy, Economic and Environmental Sustainability (**PLACE**<sup>3</sup>**S**)

### Diversity of Housing

Another definition of sustainability relates to the longevity of a community as a whole and its ability to meet the needs of all members of the community. "To be sustainable over time, a community must include housing types and designs that will be desirable to buyers and renters decades from now. Those residents will be ethnically diverse, older, living in smaller households, and less likely to have children. The sustainable community must have many more housing choices than master planned communities in the past." <sup>5</sup>

The single family alternative does not provide further opportunity for diversity of housing in the Town of Ramapo, as would the proposed project. The Patrick Farm development, would consist of 497 residential units including 87 single family homes, and 410 multifamily units composed of 314 market rate townhouse units, 72 workforce condominium flats and 24 rental apartments which would be set aside for community service workers. The 314 units of market rate townhouse units represent an increase in the diversity of housing type in the Town at a price point significantly below the \$650,000 price of a typical four bedroom single family home. The 72 workforce condominium flats and 24 community service worker apartments represent a significant addition to moderately priced housing available in the Town.

In an effort to further reduce the energy consumption needs of the proposed project, the following measures incorporated into the project design;

### Pedestrian Access

As shown in Figure 2-5, the project has been designed in a pedestrian friendly manner. There are sidewalks adjacent to all public streets. A pedestrian promenade around the farm pond in the center portion of the site, provides a pleasant and scenic pedestrian environment to encourage walking. This promenade provides a connection from the single family development in the northern portion of the site, through the multifamily development, connecting with the single family development in the southern portion of the site. Sidewalk access is available to connect US Route 202 with NYS Route 306. As shown on Figure 2-5, Harriman State Park and the Ramapo Equestrian Center are located within walking distance of the project site.

There is an existing easement to Columbia Gas which crosses the site. The applicant will pursue construction of a walking trail along portions of this easement. Preliminary conversations with Columbia Gas indicate their willingness to support this concept.

### Mass Transit Access

The applicant will seek to coordinate a bus stop location within the multifamily portion of the site, a suggested location might be in the vicinity of Building 107 along Road C. Accommodation could also be made in the vicinity of lot 58 near NYS Route 306. The availability of mass transit within the project would enable residents to readily access mass transit thus reducing dependence on private vehicle trips and would make the shopping area to the north on US Route 202 more accessible without using a private auto. These efforts will be coordinated during the site plan approval process.

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<sup>5</sup> A Step-by-Step Guide to Sustainability, Karen Walz, FAICP, July 2007.

## Groundwater Recharge

The proposed Patrick Farm project includes an extensive groundwater recharge program which has been designed to insure that the groundwater recharge capability of the site post development is equal to or greater than the pre development groundwater recharge capability. Based upon extensive study and soil permeability testing, the potential loss in the pre development ground water recharge capability is estimated to be 14.7 million gallons per year. The potential loss is based upon the proposed impervious surfaces that would tend to inhibit recharge. Based upon the proposed recharge system proposed at Patrick Farm, the projected groundwater recharge from the new impervious surfaces is estimated to be 18.7 million gallons per year, an increase of 4 million gallons per year. This does not take into account the water that could be drawn down from the three existing wells on site, nor does it account for the stormwater that will fall on the pervious site areas after construction. Based upon these two factors the estimated increase of 4 million gallons per year will in actuality be even higher.

This proposed Stormwater Management System exceeds typical mitigation for the treatment of stormwater runoff quantity and quality. The project design has incorporated a cutting-edge proposal for an overall groundwater recharge system over the Patrick Farm site. Groundwater Recharge is a sustainable practice that is receiving increasing attention and is recognized by the EPA as a Low Impact Development (LID) practice. LID is a stormwater management approach and set of practices that can be used to reduce runoff and pollutant loadings by managing runoff as close to its sources as possible. LID is typically used to achieve or pursue the goal of maintaining or closely replicating the pre-development hydrology of the site. Groundwater Recharge is not required by code, however it is likely that the groundwater recharge design approach utilized at the Patrick Farm site will become a model and a local standard for all site development in the future.

The Patrick Farm Groundwater Recharge system was designed to provide zero loss in groundwater recharge that occurs under existing conditions today. It is a form of Rainwater harvesting (RWH) in that it serves to replenish the Ramapo Aquifer, similar to pre development conditions. Groundwater hydrogeologists performed on-site permeability tests to define the rate at which the soils could transmit runoff back into the ground. The recharge system is designed capture rooftop runoff via rooftop water runoff leaders in order to infiltrate that runoff into the ground in a manner and quantity that mimics the natural water cycle. Groundwater recharge and is considered a critical component of sustainability by the applicant, based upon the site's relation to the Ramapo Aquifer.

## Landscape Irrigation System

The Landscape Plan has been developed to limit water and energy use through the use of a low volume irrigation system which will utilize water from the existing farm pond on-site to supply the water necessary to irrigate the significant landscape plantings on-site.

## Harvest and Recycle Lumber

As a result of construction the applicant will be removing existing trees and extensively replanting the site with newly planted trees as shown on the Conceptual Landscape Plan. Any trees to be cut down as a result of construction will be harvested and sold or utilized for mulch on site.

### Balanced Cut & Fill

A preliminary estimate of the project earthwork has been completed by the project engineer. The grading would involve approximately 225,675 cubic yards (cy) of earth cut and 224,496 cy of fill. This results in approximately 1,179 cubic yards of material which will be utilized on-site effectively creating a balanced site in terms of earthwork.

### Alternate Energy

The applicant would choose to utilize Solar Domestic Hot Water (SDHW) in the market rate multifamily units to the extent feasible. SDHW can reduce the cost of making hot water by 50 to 75 percent. Solar water heaters use a free renewable resource without generating pollution. Their use reduces our demand for energy from coal, oil, natural gas, and propane, creating a cleaner and safer environment. The applicant proposes to install SDHW in two of the first five multifamily units to be built, in order to insure the feasibility of this technology in this region. Once the technology has proven itself in this application, the applicant will commit to installation in additional market rate multifamily buildings.

The applicant also proposes to provide an utilize a renewable energy resource to supplement the energy needs of the community service worker apartments to be located along NYS Route 306. Both solar and geothermal technologies will be considered. A final determination as to the method of supplemental energy will be made prior to site plan approval.

### Energy Efficient Building Materials

The applicant has made the commitment to provide energy efficient buildings. Building codes in the Town of Ramapo call for R-30 insulation in the roof and R-19 insulation in the walls. The applicant has committed to providing R-39 insulation in the roofs and R- 21 insulation in the walls of all multifamily units. The REScheck compliance certificate, included as Appendix V, indicates this will make the multifamily units forty six (46.1) percent more efficient than the town of Ramapo Code specifies. The applicant will comply with the most recent requirements of the Town of Ramapo Building Code to use high efficiency double pane windows, water saving devices and ecologically friendly lighting systems. In addition the applicant will consider the use of siding materials used to absorb and store solar energy, and recycled building materials to the extent practical.

### Construction Practices

The applicant employs a construction manager on all jobs. The construction manager will ensure that all construction waste materials are disposed of properly and that all petroleum based products are properly recycled. There will be no dumping or burying of construction materials or waste products on site, all materials will be disposed of on a weekly basis.

### Employment Practices

The applicant will employ construction workers and purchase construction materials from local sources. In addition to stimulating the local economy, this practice will save in fuel by reducing the distance workers and materials have to travel to the project site.

## **2.5 Approvals, Reviews and Permits**

### **2.5.1 Reviews, Permits and Approvals**

The following reviews, permits and approvals would be necessary to implement the action:

#### *Federal*

##### U.S. Army Corps of Engineers

- Nationwide Permit (stormwater discharge point)
- Wetlands Jurisdictional Determination

#### *New York State*

##### New York State Department of Environmental Conservation

- SPDES General Permit for Stormwater Discharges from Construction Activities
- Water Quality Certification
- Permit to Disturb 100-foot Wetland Buffer (discharge point for stormwater basin)
- Dam Permit

##### New York State Department of Transportation

- Highway Work Permit

##### New York State Department of Health

- Extension of Public Sewer and Water Service

#### *Rockland County*

##### Rockland County Health Department

- Extension of Public Sewer and Public Water Service

##### Rockland County Sewer District 1

- Extension of Sewer Service

##### Rockland County Planning Department

- 239 GML Review

#### *Municipal*

##### Town of Ramapo Town Board

- Adoption of Zoning Map and Text Amendments

##### Town of Ramapo Planning Board

- Site Plan and Subdivision Review and Approval

##### Town of Ramapo Architectural Review Board

- Architectural Approval of Building Elevations

##### Town of Ramapo Tree Commission

- Approval of new tree plantings

Interested Agencies

NYS Office of Parks, Recreation and Historic Preservation

Rockland County Department of Highways

Rockland County Drainage Agency

East Ramapo Central School District

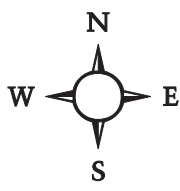
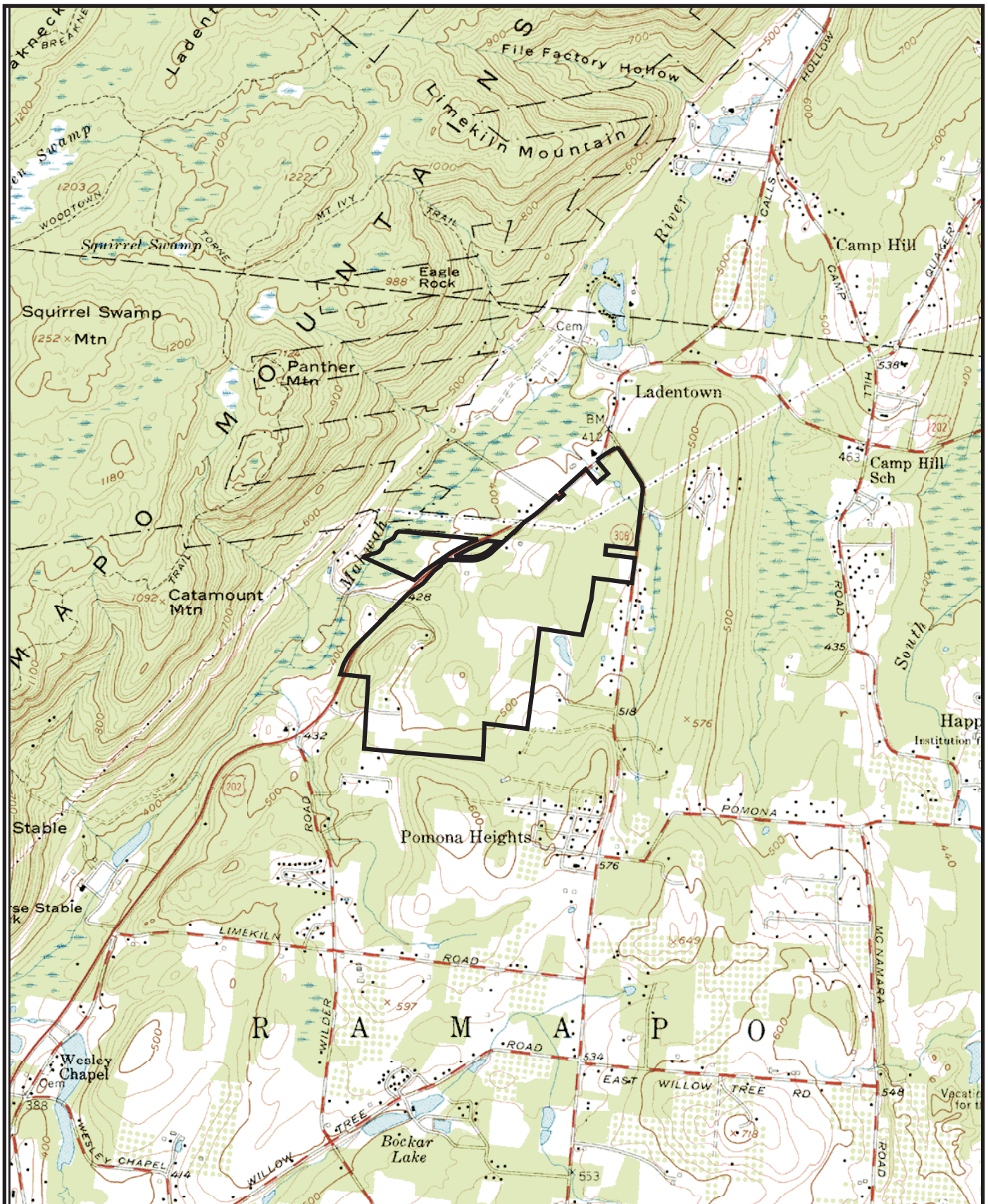
United Water of New York

Town of Ramapo Police Department

Moleston Fire District

Village of Pomona Board of Trustees

Village of Wesley Hills Board of Trustees



 Site Property Boundary

Figure 2-1: Site Location Map

Patrick Farm

Town of Ramapo, Rockland County, New York

Base: USGS 7.5-Minute Topographic Map, Theills Quad

Scale: 1" = 2,000'

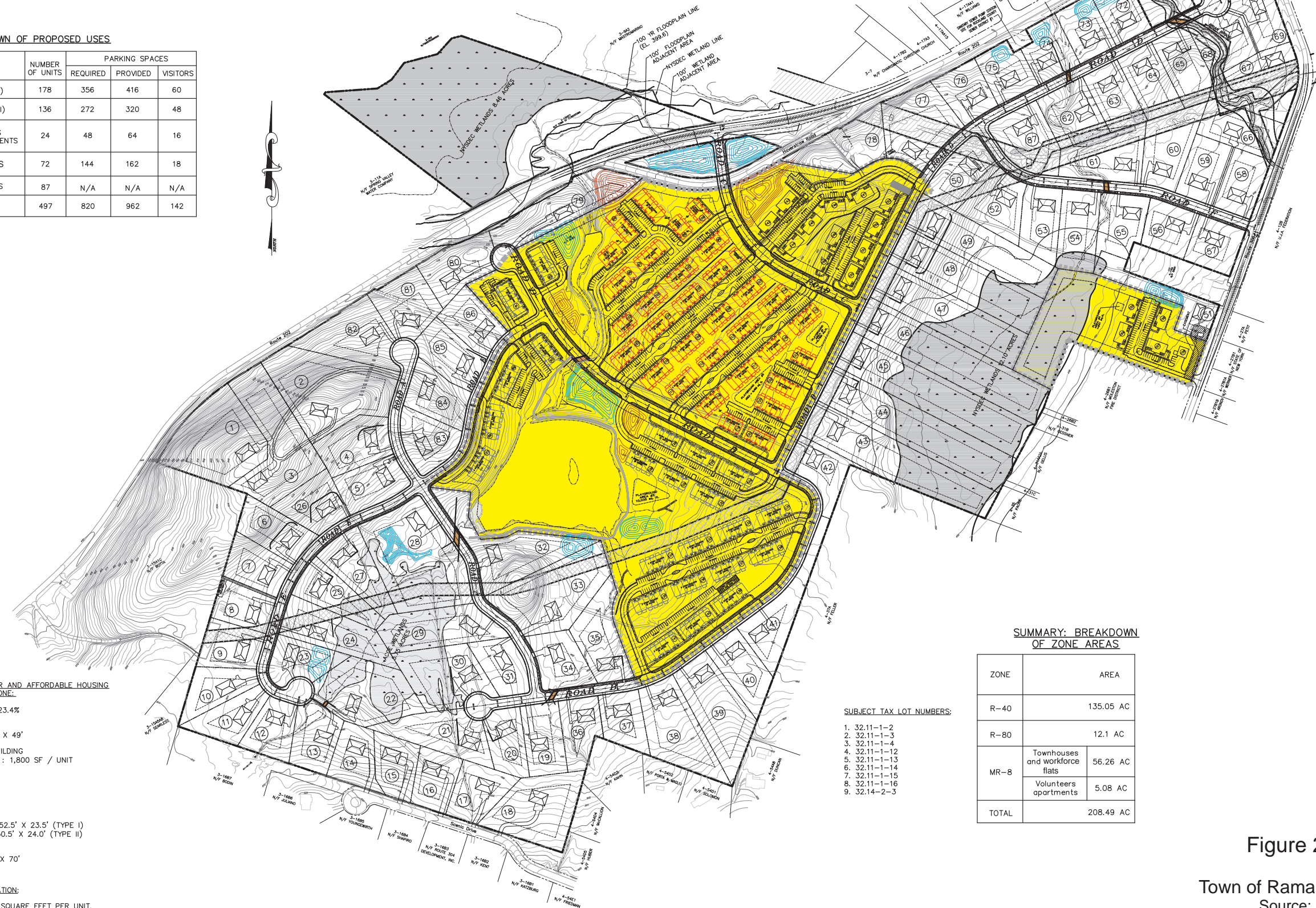


TOWN OF RAMAPO  
TABLE OF BULK REQUIREMENTS  
§ 376-41

ZONE	USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FT)	FRONT SETBACK (FT)	FRONT YARD (FT)	SIDE SETBACK (FT)	TOTAL SIDE SETBACK (FT)	SIDE YARD (FT)	REAR SETBACK (FT)	REAR YARD (FT)	STREET FRONTAGE (FT)	MAXIMUM HEIGHT (FT)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (FAR)	MINIMUM BUILDING SEPARATION (measured deck to deck)	DENSITY
R-40	m	40,000 SF	160	50	50	25	70	10	50	10	100	35	40	0.40	N/A	N/A
MR-8	X.4	4 AC	150	35	35	35	70	20	35	20	150	40	65	0.75	30 feet	No more than 8 dwelling units per acre.
RR-80	e1	80,000 SF	200	50	50	30	100	10	50	10	150	35	20	0.40	N/A	N/A

SUMMARY : BREAKDOWN OF PROPOSED USES

USE	NUMBER OF UNITS	PARKING SPACES		
		REQUIRED	PROVIDED	VISITORS
1 TOWNHOUSES (TYPE I)	178	356	416	60
1 TOWNHOUSES (TYPE II)	136	272	320	48
2 EMERGENCY SERVICES VOLUNTEERS APARTMENTS	24	48	64	16
3 WORKFORCE FLATS	72	144	162	18
4 SINGLE FAMILY HOMES	87	N/A	N/A	N/A
TOTAL	497	820	962	142



PERCENTAGE OF VOLUNTEER AND AFFORDABLE HOUSING WITHIN PROPOSED MR-8 ZONE:

$[(24+72)/410] \times 100\% = 23.4\%$

**WORKFORCE FLATS:**  
BUILDING DIMENSIONS : 85' X 49'  
2 UNITS PER 1 STORY  
6 UNITS PER 3 STORIES BUILDING  
AVERAGE NET FLOOR AREA : 1,800 SF / UNIT

**VOLUNTEERS APARTMENTS:**  
4 BUILDINGS  
6 UNITS PER BUILDING  
24 UNITS TOTAL

**TOWNHOUSE DATA:**  
TOWNHOUSE DIMENSIONS : 52.5' X 23.5' (TYPE I)  
50.5' X 24.0' (TYPE II)

**SINGLE FAMILY HOMES:**  
TYPICAL DIMENSIONS : 50' X 70'

RECREATION AREA CALCULATION:

REQUIRED: MINIMUM OF 35 SQUARE FEET PER UNIT.  
PROVIDED: PLAYGROUNDS AREA/410 UNITS = (5,789 sq.ft. + 9,420 sq.ft. + 10,035 sq.ft. + 841 sq.ft.)/410 units = 63.6 sq.ft.

SUMMARY: BREAKDOWN OF ZONE AREAS

ZONE	AREA
R-40	135.05 AC
R-80	12.1 AC
MR-8	Townhouses and workforce flats: 56.26 AC Volunteers apartments: 5.08 AC
TOTAL	208.49 AC

SUBJECT TAX LOT NUMBERS:

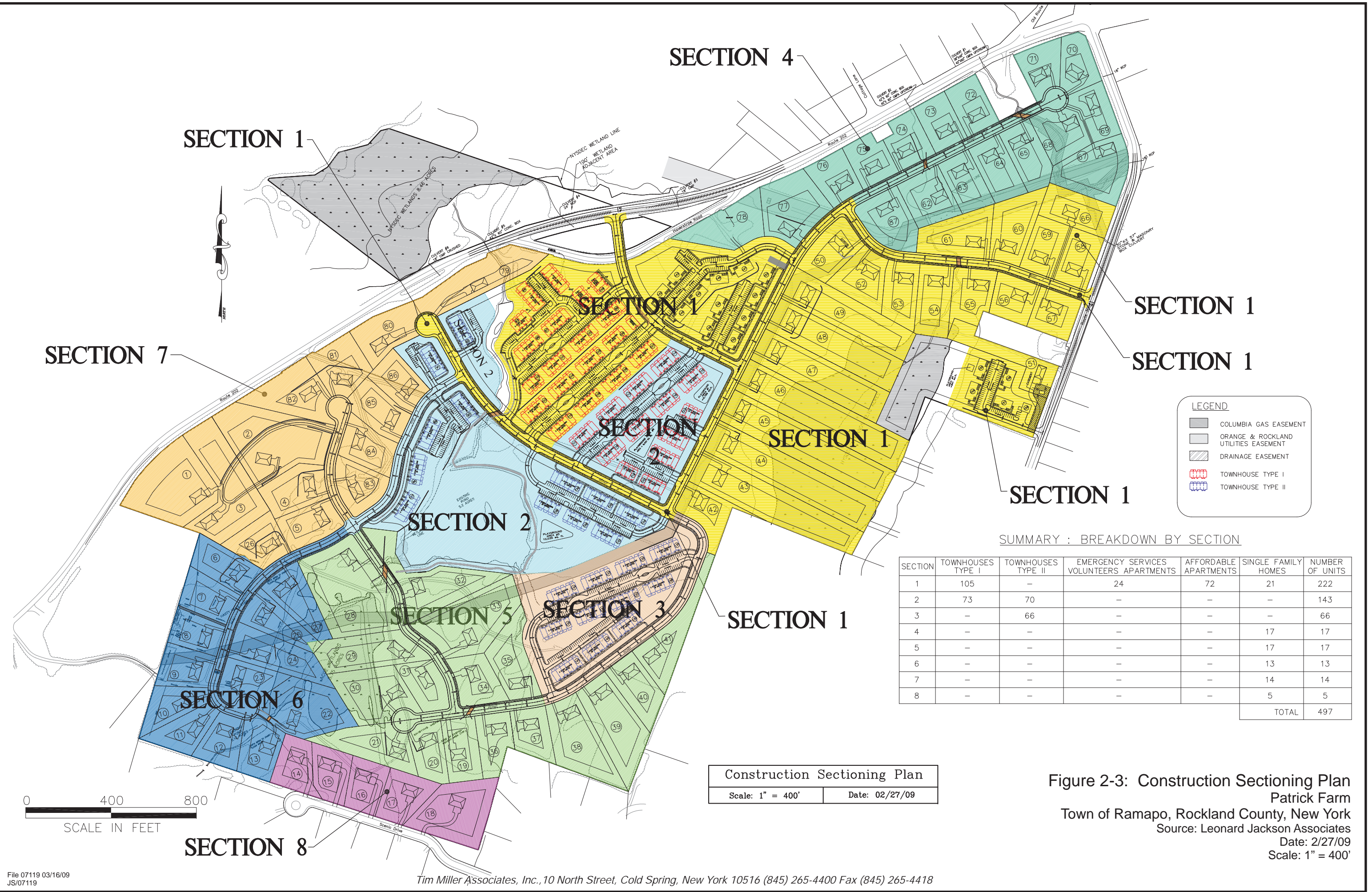
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- 32.11-1-12
- 32.11-1-13
- 32.11-1-14
- 32.11-1-15
- 32.11-1-16
- 32.14-2-3

**LEGEND**

- COLUMBIA GAS EASEMENT
- ORANGE & ROCKLAND UTILITIES EASEMENT
- DRAINAGE EASEMENT
- PROPOSED MR-8 ZONE
- TOWNHOUSE TYPE I
- TOWNHOUSE TYPE II
- PUBLIC ROADS
- PRIVATE DRIVEWAYS
- PROPOSED ZONING CHANGE
- RECHARGE BASINS
- DETENTION BASINS
- STREAM CROSSING

Figure 2-2: Proposed Layout Plan  
Patrick Farm  
Town of Ramapo, Rockland County, New York  
Source: Leonard Jackson Associates, 3/11/09  
Scale: 1" = 450'





**LEGEND**

- COLUMBIA GAS EASEMENT
- ORANGE & ROCKLAND UTILITIES EASEMENT
- DRAINAGE EASEMENT
- TOWNHOUSE TYPE I
- TOWNHOUSE TYPE II

SUMMARY : BREAKDOWN BY SECTION

SECTION	TOWNHOUSES TYPE I	TOWNHOUSES TYPE II	EMERGENCY SERVICES VOLUNTEERS APARTMENTS	AFFORDABLE APARTMENTS	SINGLE FAMILY HOMES	NUMBER OF UNITS
1	105	-	24	72	21	222
2	73	70	-	-	-	143
3	-	66	-	-	-	66
4	-	-	-	-	17	17
5	-	-	-	-	17	17
6	-	-	-	-	13	13
7	-	-	-	-	14	14
8	-	-	-	-	5	5
TOTAL						497

**Construction Sectioning Plan**  
 Scale: 1" = 400'      Date: 02/27/09

**Figure 2-3: Construction Sectioning Plan**  
 Patrick Farm  
 Town of Ramapo, Rockland County, New York  
 Source: Leonard Jackson Associates  
 Date: 2/27/09  
 Scale: 1" = 400'



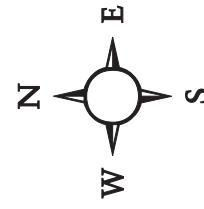
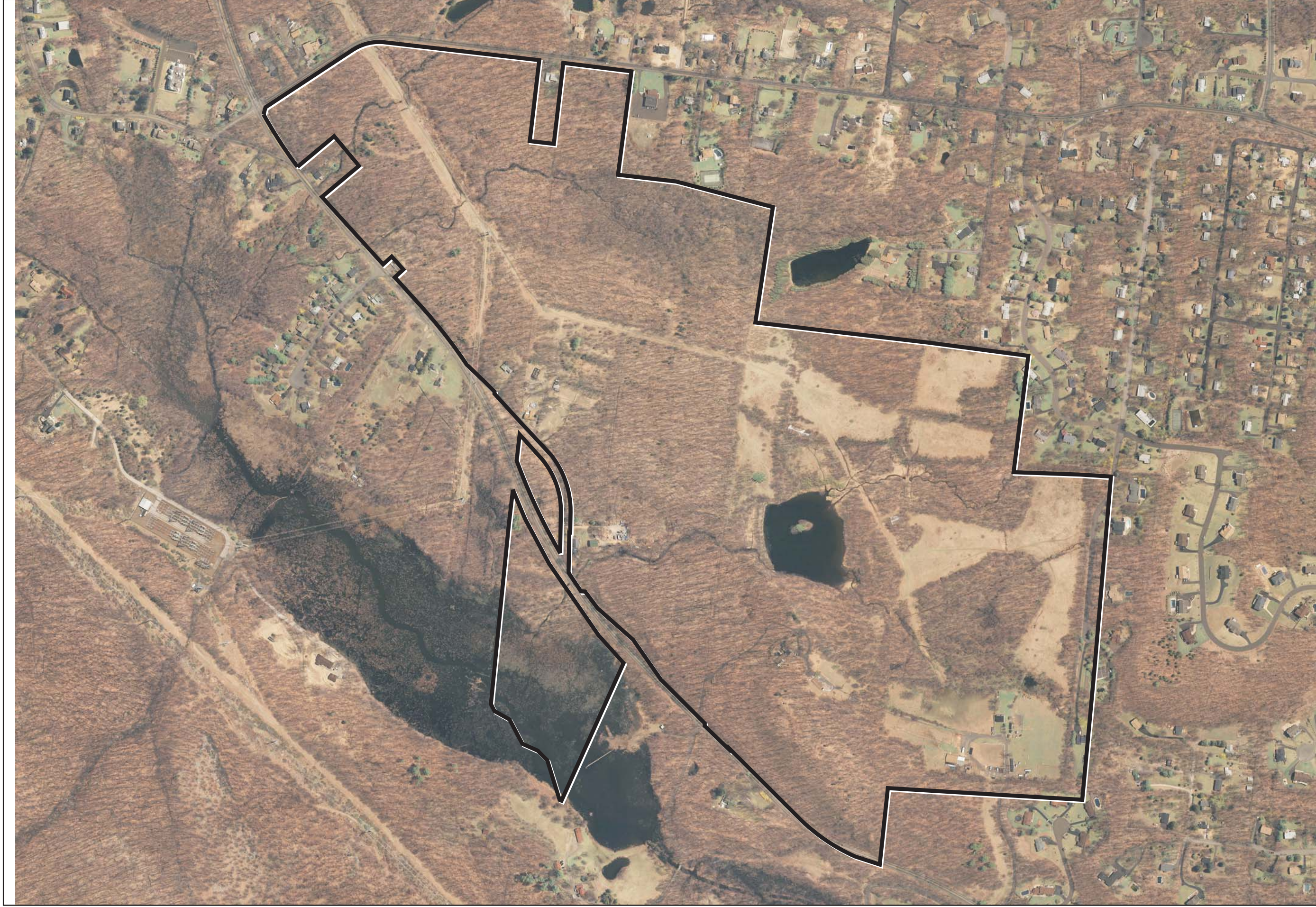


Figure 2-4: Aerial Site Location Map  
Patrick Farm  
Town of Ramapo, Rockland County, New York  
Base: NYS GIS Clearinghouse, 2007 Aerial Photo  
Scale: 1" = 2,000'





**Figure 2-5: Pedestrian Facilities**  
 Patrick Farm  
 Town of Ramapo, Rockland County, New York  
 Source: Leonard Jackson Associates  
 Date: 3/16/09  
 Scale: 1" = 400'



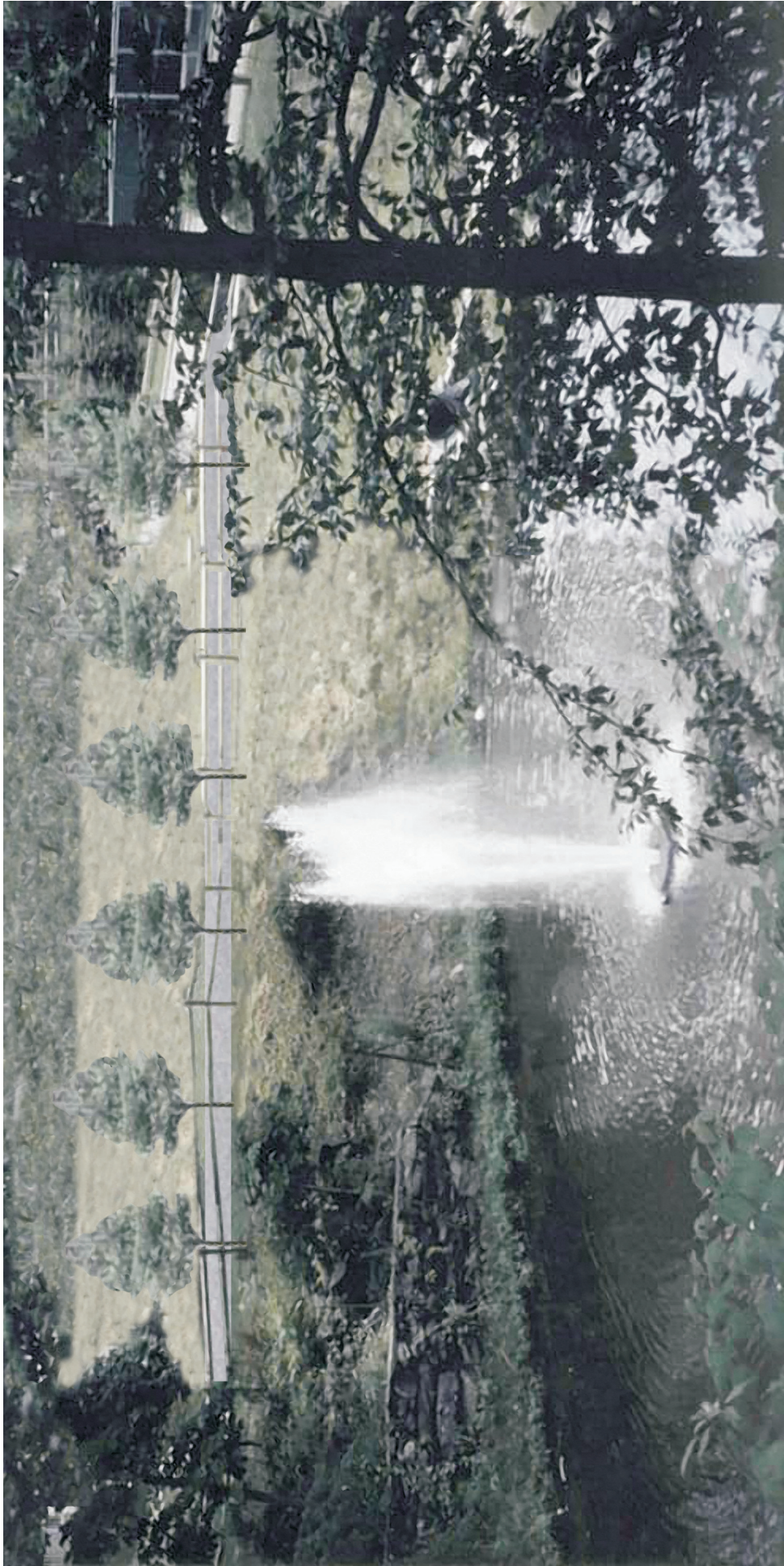


Figure 2-6: Representative Pond with Fountain  
Patrick Farm  
Town of Ramapo, Rockland County, New York  
Source: TMA Photo





Figure 2-7: Illustration of Route 202 Entrance Area  
Patrick Farms

Town of Ramapo, Rockland County, New York

Source: Tim Miller Associates, Inc.

Date: 03/31/09