APPENDIX A

SEQRA Documentation

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.
The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ■ Part 1 ■ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☐ A. The project will not result in any large and important impact(s) and, therefore, is one of which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***

■ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Re-zone and Site Plan Approval
Name of Action
Patrick Farm

Town of Ramapo Planning Board
Name of Lead Agency

Mr. Christopher P. St. Lawrence
Print or Type of Responsible Officer in Lead Agency

Supervisor, Town of Ramapo
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Ann Cutignola
Senior Planner, Tim Miller Associates
Signature of Preparer (If different from responsible officer)

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PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION: Patrick Farm		
LOCATION OF ACTION: (Include Street Address, Municipality and County): US Route 202 and NYS Route 306, Town of Ramapo, Rockland County, NY.		
NAME OF APPLICANT/SPONSOR: Scenic Development, LLC	BUSINESS TELEPHONE 845-425-0200	
ADDRESS 3 Achel Street		
CITY/PO Monsey	STATE NY	ZIP CODE 10952
NAME OF OWNER (if different):	BUSINESS TELEPHONE	
ADDRESS:		
CITY/PO:	STATE	ZIP CODE
DESCRIPTION OF ACTION: Approve site plan, subdivision, and other associated activities in development of 207.1 acres for 497 residential units, including 87 Single family homes, 338 Townhouse units, of which 24 units will be designated for Emergency Service Volunteer Workers and 72 affordable apartments. The action will include a map change to re-zone approximately 61.3 acres from R-40 to MR-8. Refer to Figure 1 for Site Location and Figure 2 for a Proposed Layout Plan. See attached Narrative for additional description.		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
   ☐ Forest ☐ Agriculture ■ Other Surburban Residential

2. Total acreage of project area: 207.1 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	52.3 acres	0 acres
Forested	116.0 acres	30.0 acres
Agricultural (Includes orchards, cropland, pastures, etc.)	0 acres	0 acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL	27.3 acres	27.3 acres
Water Surface Area	4.8 acres	4.8 acres
Unvegetated (Rock, earth or fill)	0 acres	0 acres
Roads, buildings and other paved surfaces	6.7 acres	45.0 acres
Other (Indicate type) Lawns & Landscaping	0 acres	100.0 acres

3. What is predominant soil type(s) on project site?
   a. Soil drainage: ■ Well Drained 52 % of site ■ Moderately well drained 38 % of site
   ■ Poorly Drained 10 % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See 1 NYCRR 370O.

4. Are there bedrock outcroppings on project site? ☐ Yes ■ No
   a. What is the depth to bedrock? 5-20 feet (in feet)

5. Approximate percentage of proposed site with slopes: ■ 0-10% 70.3 % ■ 10-15% 13.4 %
■ 15% or greater 16.3 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ■ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐Yes ■ No

8. What is the depth of the water table? 0-6 feet (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ■ Yes ☐ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ■ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ■ No According to Site Visits (to be confirmed with NYS DEC)
Identify each species

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
☐ Yes ■ No Describe

13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
☐ Yes ■ No If yes, explain

14. Does the present site include scenic views known to be important to the community?
☐ Yes ■ No

15. Streams within or contiguous to project area: Unnamed tributaries
a. Name of Stream and name of River to which it is tributary Mahwah River

16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name NYS DEC Wetlands TH-30 and TH-14 (20.66 acres) plus 6.59 acres of ACOE Wetlands b. Size (In acres) 20.66 + 6.59 = 27.25

17. Is the site served by existing public utilities? ■ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ■ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ■ Yes ☐ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? ☐ Yes ■ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ■ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ■ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
a. Total contiguous acreage owned or controlled by project sponsor 207.1 acres.
b. Project acreage to be developed: 207.1 acres initially; 207.1 acres ultimately.
c. Project acreage to remain undeveloped 0 acres.
d. Length of project, in miles: *N/A* (if appropriate)
e. If the project is an expansion, indicate percent of expansion proposed? *N/A* %
f. Number of off-street parking spaces existing 0 ; proposed 1150 ±.
g. Maximum vehicular trips generated per hour 286 (upon completion of project)?
h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	87		410	
Ultimately	87		410	

i. Dimensions (in feet) of largest proposed structure 40 height; 47.5 width; 150 length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 5000 ft along Rt 202 1700 ft. along Rt 306

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? TBD tons/cubic yards?

3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ■ N/A
   a. If yes, for what intended purpose is the site being reclaimed? _____
   b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No *N/A*
   c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No *N/A*

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 145 acres.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? ☐ Yes ■ No

6. If single phase project: Anticipated period of construction? *24* months, (including demolition).

7. If multi-phased:
   a. Total number of phases anticipated? N/A (number).
   b. Anticipated date of commencement phase 1 N/A month _____ year, (including demolition)
   c. Approximate completion date of final phase N/A month _____ year.
   d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ■ Yes ☐ No

9. Number of jobs generated during construction? 566 ; after project is complete 3

10. Number of jobs eliminated by this project? 0

11. Will project require relocation of any projects or facilities?? ☐ Yes ■ No
    If yes, explain _____

12. Is surface liquid waste disposal involved? ☐ Yes ■ No
    a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. _____
    b. Name of water body into which effluent will be discharged. *N/A*

13. Is subsurface liquid waste disposal involved? ☐ Yes ■ No

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ■ No
    Explain _____

15. Is project or any portion of project located in 100-year flood plain? ☐ Yes ■ No

16. Will the project generate solid waste? ■ Yes ☐ No
    a. If yes, what is the amount per month 75 Tons (1,428 population x .00175 tons daily per capita)
    b. If yes, will an existing solid waste facility be used? ■ Yes ☐ No
    c. If yes, give name Licensed Hauler ; Location Approved Landfill
    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ■ Yes ☐ No
    e. If yes, explain Recyclables

17. Will the project involve the disposal of solid waste? ☐ Yes ■ No
    a. If yes, what is the anticipated rate of disposal? _____ tons/month.
    b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ■ Yes ☐ No **typical residential use**

19. Will project routinely produce odors (more than one hour per day?) ☐ Yes ■ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ■ No

21. Will project result in an increase in energy use? ■ Yes ☐ No
    If yes, indicate type(s) Residential consumption of electricity, natural gas and/or fuel oil for heating.

22. If water supply is from wells, indicate pumping capacity *N/A* gallons/minute.

23. Total anticipated water usage per day 159,040 gallons/day. 400 X 0.8=320gpd x 497 units = 159,040 gpd

24. Does project involve Local, State or Federal funding? ☐ Yes ■ No
    If yes, explain

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	■ Yes	☐ No	Rezone, Water and Sanitary Sewer District Extension	
City, Town, Village Planning Board	■ Yes	☐ No	Site Plan and Sub-division Approval	
City, Town Zoning Board	☐ Yes	■ No		
City, County Health Department	■ Yes	☐ No	Water and Sanitary Sewer Service	
Other Local Agencies	☐ Yes	■ No		
Other Regional Agencies	■ Yes	☐ No	Rockland County 239M GML Review	
State Agencies	■ Yes	☐ No	NYSDEC SPEDES Permit NYSDEC Wetland Permit State Highway Work Permit	
Federal Agencies	☐ Yes	■ No	ACOE Wetland JD	

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ■ Yes ☐ No
   If yes, indicate decision required:
   ■ Zoning amendment ☐ zoning variance ☐ special use permit ■ subdivision ■ site plan
   ☐ new/revision of master plan ☐ resource management plan ☐ other
2. What is the zoning classification(s) of the site? R-40 and R-80
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
   +/- 150 residential units
4. What is the proposed zoning of the site? R-40, R-80 and MR-8
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
   497 residential units
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ■ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
   Suburban Residential, Commercial and Parkland
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ■ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? 89
   a. What is the minimum lot size proposed? 80,000 square feet
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ■ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?
    ■ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☐ No **TBD**
    a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No **TBD**

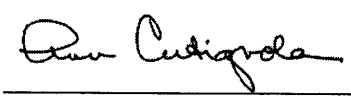
D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Scenic Development, LLC Date 5-5-08

Signature  Title Senior Planner for Applicant

Patrick Farm Narrative

The subject site is located just south of the intersection of US Route 202 and NYS 306 in the unincorporated portion of the Town of Ramapo, Rockland County, NY. Refer to Figure 1 for Site Location and Figure 2 for a Proposed Layout Plan.

The applicant, Scenic Development LLC, proposes the development of 207.1 acres for 497 residential units, including 87 Single-family homes, 338 Townhouse units, including 24 units designated for emergency service workers, and 72 affordable apartments. The action will include a map change to re-zone 61.3 acres from R-40 to MR-8, to meet the continued need for a diversity of housing as stated in the Town of Ramapo Comprehensive Plan.

The Comprehensive Plan states, " The primary mission of the Comprehensive Plan is to provide a balance between the need to accommodate anticipated population growth and the need to preserve the quality of life and natural resources that make Ramapo a special place to live. "

Also stated in the Comprehensive Plan, the goal for Future Land Use is to "Promote a balanced pattern of land use that primarily encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure, to preserve the Town's environmental and scenic resources, and to provide a variety of additional housing opportunities in areas of the Town most appropriate for such development."

The project will require subdivision and site plan approval. The entire project site is 207.1 acres. A portion of the project site (61.3 acres) will require a map change from R-40 to MR-8 to accommodate the proposed project. This multifamily family housing is being proposed to meet expand the diversity of housing stock available in the Town of Ramapo where, according to the 2000 Census 17,889 units of 20,774 owner occupied housing units, or 86.1 percent, are single family residential.

The site is located in the vicinity of the Ramapo-Mahwah Sole Source Aquifer, which serves as the water supply for the greater region. The Comprehensive Plan also speaks about increasing the sewer district to protect the ground water from septic in the vicinity of the aquifer. The Comprehensive Plan states it's primary mission is to "provide a balance between the need to accommodate anticipated population growth and the need to preserve the quality of life and natural resources that make Ramapo a special place to live." The Patrick Farm development is anticipated to generate tax revenue to help support the sewer district in this area.

The site is conveniently located with direct access to both US Route 202 and NYS Route 306. The project has been designed with a buffer of R-40 single-family lots surrounding the multi family portion of the project. As stated the project includes a diversity of housing types to meet the needs of all income levels in the Town of Ramapo.

The subject property is comprised of the following tax lots:

Town of Ramapo:	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

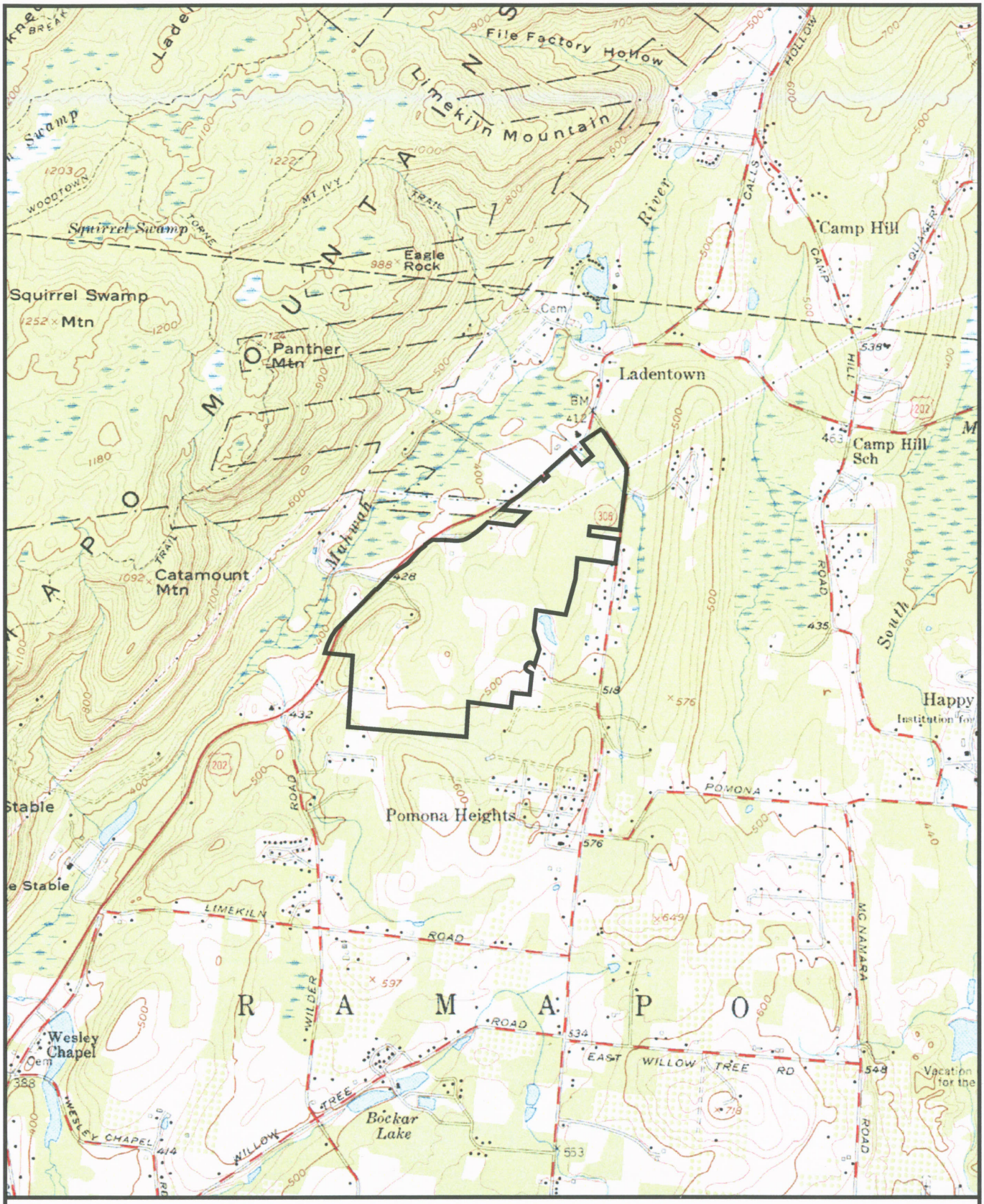


Figure 1: Site Location Map

Patrick Farm

Town of Ramapo, Rockland County, New York

Base: USGS 7.5-Minute Topographic Map, Theills Quad

Scale: 1" = 2,000'

File 07119 12/21/07
JS:\07119

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

State Environmental Quality Review Act (SEQRA)

FINAL

SCOPING DOCUMENT

Patrick Farm

Town of Ramapo, Rockland County, NY

INTRODUCTION

This final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

DESCRIPTION OF THE PROPOSED ACTION

The applicant, Scenic Development LLC. proposes the construction of a residential project consisting of 497 dwellings on 207.1 acres within the Town of Ramapo, Rockland County NY, with primary access from US Route 202 and NYS Route 306. This project is 207.1 acres in total. The proposal includes a map change of 61.3 acres from R-40 to MR-8, to meet the continuing need for diversity in available housing in the area.

POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

As set forth in the Positive Declaration adopted by the Lead Agency (*forthcoming*), the proposed action will have potential significant environmental impacts on:

Geology, Soils and Topography
Surface Water Resources
Terrestrial and Aquatic Resources
Land Use and Zoning
Traffic and Transportation Resources
Community Services, including emergency services, police, and fire
Fiscal Resources
Visual Resources
Historical and Archeological Resources
Construction Impacts

GENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be

summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included in an appendix.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State and Town criteria with respect to all disciplines of study as well as Town of Ramapo subdivision and site plan standards.

DEIS CONTENTS

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments).

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

II. DESCRIPTION OF THE PROPOSED ACTION

Chapter 2 of the DEIS will provide a description of the proposed project site and its location, a description of the proposed project, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

A. Site Location and Description

1. A written and graphic description of the location of the project site in the context of the Town of Ramapo.

2. Description of the environmental setting of the site and the natural resources identified thereon.

3. Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.

4. Description of the existing infrastructure serving the project sites and/or its immediate environs.

B. Description of the Proposed Action

1. Written and detailed description of the proposed action, including the proposed use, acreage of impervious area proposed, acres of land to be cleared, open space to be provided, proposed schedule and phasing of

construction, infrastructure ownership and maintenance. Small-scale plans will be provided in the DEIS for illustrative purposes.

2. Identify current zoning and describe existing land uses applicable to the project site.

3. Discuss compliance with all Zoning and Subdivision Approval standards and other criteria set forth by the Town of Ramapo Code. The DEIS shall identify the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

4. Discuss the compatibility of the proposed land use with the character and development trends in the nearby area.

C. Project Purpose and Need

1. Discuss the purpose or objective of the project sponsor.

2. Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans.

D. Approvals, Reviews and Permits

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all involved and interested Agencies.

III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Sufficient detail should be provided so that reviewers are able to gain an understanding of current conditions and impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

Environmental Setting
Potential Impacts
Mitigation Measures

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

A. Soils and Topography

1. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Rockland County, New York.* Evaluation of site soils will include the following:

a. Identification and evaluation of hydric and non-hydric soils.

b. Erosion impacts and estimated quantities and locations of increased long-term erosion.

c. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby water bodies and wetlands including an evaluation of their effectiveness to mitigate impacts.

d. Identification of potential soil characteristics that may require special construction techniques including a discussion on blasting and measures to protect the adjoining properties. The details of required blasting should be supplied including the quantity of materials to be used and removed from the site, the number of truckloads to remove these materials and the final destination of materials removed.

e. The DEIS will describe the detailed soil erosion and sediment control plan that will accompany the text description of specific designs to be implemented during construction.

2. A topographic survey based on a two-foot contour interval will be prepared for the entire site. Existing topography will be mapped for the entire site, and proposed topography will be mapped. A comparison of existing and proposed topography will be evaluated as follows:

a. Graphics illustrating steep slopes, and steep slope disturbances will be provided.

b. A description will be provided of prominent and/or unique features including stonewalls, ledges and rock outcroppings.

c. A grading plan will be provided and described.

d. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials.

e. Excavated materials retained and utilized on site will be evaluated for the adequacy of their intended use on-site.

f. Measures to minimize cut and fill activities will be described.

g. Phasing of proposed disturbances will be described.

B. Surface Water Resources

1. A drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, will be completed. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. Specifically, the drainage study will include the following:

a. A definition of all existing drainage basins, watersheds, and drainage structures, including a graphic illustrating all divides of drainage basins which discharge from the project to adjacent properties shall be shown on pre- and post development watershed maps. A description of each such drainage basin will be provided in the appendix to the DEIS. The

descriptions will include the specific characteristics (e.g., size, composition, etc.) of all drainage structures and a summary of the path of flow from the project to receiving water bodies. The watershed information should include an area larger than the existing site and should be sufficient to determine the interrelationships.

b. Calculation of pre- and post-development runoff quality and outline of treatment methods per current NYSDEC Design Standards.

c. The DEIS will provide a stormwater management plan defining all measures and procedures to be implemented so as to ensure compliance with prevailing discharge standards. Such measures, if necessary, will include conveyance systems and retention/detention facilities and devices. All proposed measures and procedures will be selected in accordance with the current NYSDEC Design Standards. General design guidelines for stormwater infrastructure will be described for future phases.

C. Terrestrial and Aquatic Ecology

1. Vegetation
   a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species.
   b. Evaluate the potential impacts on the resources identified. Mitigate if necessary, and conduct on-site surveys.

2. Fish and Wildlife
   a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species.
   b. Evaluate the potential impacts on the resources identified, including a quantitative assessment of potential removal or disturbance of existing wildlife and habitat areas, and necessary mitigation measures designed to offset, reduce, or eliminate such losses.
   c. Evaluate the potential impacts on the resources identified. Mitigate if necessary, and conduct on-site surveys.

3. Wetlands
   a. Location and description of all wetlands, wetland buffers, and watercourses with corresponding jurisdiction will be discussed. These are to include Federal, State and local wetlands, and the connections of the various wetlands should be shown to protect the overall integrity of the wetlands infrastructure.
   b. Delineate and flag the boundary of all State and Federal Jurisdictional Wetlands in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual and later editions; boundaries to be confirmed by the permit agencies.
   c. Discuss the previous changes to the dam and wetlands and the status of required improvement program. Include appropriate documents in the appendices.

d. Discuss wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat.
e. Calculate the area of proposed wetland disturbance based on grading plans to quantify any impact and to provide a basis for degree of mitigation.
f. Discuss mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction at the subdivision, project any other appropriate scales.
g. Discuss water quality objectives for this development
h. Applicant should conduct Phase 1 Literature search for evidence of dumping of hazardous materials.

D. Land Use and Zoning

1. Describe existing land uses of the subject property and the surrounding area.

2. Discuss the compatibility of the proposed project with the character and development trends of the surrounding area.

3. Discuss potential impacts on adjacent land uses and appropriate mitigation for the action.

4. Describe current zoning for the project site and immediate vicinity.

5. Describe the impacts of the Scenic Roads Local Law to this development

6. Discuss conformance of the project with the Town's adopted comprehensive plan and other local and county planning documents.

7. Discuss the project's compliance with all subdivision and site plan standards and other criteria set forth by the Town of Ramapo Code. This discussion shall clearly indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

E. Transportation

1. Methodology - Existing traffic conditions will be compared to conditions that would be anticipated from implementation of the proposed action. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures designed to lessen the impact of the project on the adjacent road network if required. Intersection analyses and methodologies shall conform to current ITE practices. All of the data collected and analyzed will be summarized in maps or tables.

2. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations:

   - **US Route 202 and NYS Route 45**
   - **US Route 202 and Thiells-Mt Ivy Road**
   - **US Route 202 and P.I.P. Southbound On/Off Ramp**
   - **Thiells Mt-Ivy Road and P.I.P. Northbound On/Off Ramp**
   - **US Route 202 and Camp Hill Road**
   - **US Route 202 and NYS Route 306**
   - **US Route 202 and Wilder Road**
   - **NYS Route 306 and Pomona Road**
   - **NYS Route 306 and Lime Kiln Road**
   - **Wilder Road and Lime Kiln Road**
   - **US Route 202 and Spook Rock Road/Lime Kiln Road**
   - **NYS Route 306 and Willow Tree Road**

- **NYS Route 306 and Grandview Road**

3. Peak Hours -- The AM and PM peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday while school is in session. In addition, a sensitivity analysis should be prepared for traffic data obtained for significant summer camps. Peak hours should be determined by examination of the data.
4. Accident Data – Accident data for all of the roads in the service area should be obtained for the last 5 years.

5. Roadway analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, existing land uses, sight distance measurements at intersections with restrictive conditions, traffic controls, signs, signals and markings, and traffic signal type and timing. Geometric deficiencies on roadways will be studied with particular attention to conditions that may affect volume.

6. Analysis of Impacts – The analysis will include evaluation of other known area projects at the time that the TIS is undertaken that may impact the proposal; these projects will be identified in cooperation with Town of Ramapo Planning staff. A build year will be identified. The capacity of each intersection for the existing, no-build, and build conditions will be calculated. Traffic analyses will also analyze proposed project access intersections for the Build Condition. The potential traffic generation resulting from the proposed use will be estimated based on the Institute of Transportation Engineer's *Trip Generation Manual* 6th edition.

7. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, signal modification, timing revision, future monitoring, and provisions for alternative forms of transportation, such as pedestrian and bicycle facilities, shall be discussed.

8. Pedestrian/Bicycle – The need for sidewalks along proposed roadways within the project site will be discussed.

9. An annual growth factor of 2% per year should be used for traffic projections unless the project is anticipated to extend beyond five years, where a 1% annual growth rate may be more appropriate.

10. The following proposed developments should be considered in the analysis:

    a) Tartikov Development – Pomona
    b) HASC – Hebrew Academy for Special Children – Mountain Road/Diltz Rd.
    c) Minisceongo Park – North side of Route 202 west of Palisades Interstate Parkway
    d) Bobover Yeshiva – 609 Route 306
    e) Congregation Khal Torath Chaim of Rockland – Babcock Lane and Route 306
    f) Mesifta Beth Shraga – Camp Hill Road

g) Pomona Heights Office Building (south side of Route 202 east of Camp Hill Road

F. Community Facilities and Services (Utilities)

1. The Proposed project may create the need for additional community services including police and fire protection, emergency services, utilities (water and sewer) and solid waste disposal. Each service area will be quantitatively described as to its existing capacity. The sponsor should note all sanitary sewer problems in the vicinity of the project site and assess the potential for impact to this project. Where feasible the applicant should conduct flow monitoring to determine actual flows and conditions. Wet weather flows should be developed as an indicator of potential I/I in the vicinity.
2. The provision of housing below and along the high voltage transmission lines should be evaluated and if required, mitigation efforts should be developed.

3. The impact of the proposed project on each service area will be estimated, according to generally accepted practices. Potential impacts will consider the capacity of existing infrastructure to handle the additional demand, and the potential need for improvements, if necessary.

4. Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.

G. Fiscal Impact Analysis

1. The proposed action will add 497 households to the Town of Ramapo. This increase in population may translate into the need for enhanced community services, including police, ambulance and fire protection. Additional demand for services may translate into additional costs to the community to meet the service demand. Accordingly, a fiscal impact analysis will be prepared to compare the revenues that would be generated by the proposed project compared with costs to service it.
2. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them.
3. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.
4. Include information on the proposed impacts on property values in the surrounding area.

H. Historic and Archaeological Resources

1. Contact the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential impact on historic and archaeological resources.

2. Describe the findings of an archaeological investigation that will be performed to State Standards by a professional archaeologist. A Phase 1A literature analysis will be conducted for the entire site. With the known history of the

area, additional phases will be required including but not limited to a complete walk of the site by professional archaeologists.

3. Discuss mitigation measures proposed, or alternatives considered as deemed advisable by the professional archaeologist or OPRHP.

I. Aesthetic Resources

1. Describe through the use of narrative text, photographs and photographic simulations, plans, sections, visual sight lines, or other graphic representations, the visual character of the proposed action and its environs. The analysis will describe:
   a. The existing visual character, including a discussion on any existing structures or other improvements that need to be removed or remediated
   b. The change in visual character resulting from implementation of the proposed action.
   c. Specific view sheds should be identified including key views from the Palisades Interstate Parklands. The visibility of the proposed development should be assessed from the parklands to determine the actual visibility of the proposed housing from the key viewing locations.
   d. Mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to such matters as landscaping, preservation of existing vegetation, and preservation of existing topography.

J. Construction-Related Effects

1. Noise
   a. Description of existing ambient noise levels.
   b. Discuss potential construction-related noise impacts.
   c. Discuss mitigation measures to be incorporated in the design of the proposed action, if necessary.

2. Air Resources
   a. Identify the type of the construction activities proposed and the identify impacts that may result.
   b. Discuss mitigation measures to avoid potential construction-related air quality impacts.

IV. UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

V. ALTERNATIVES

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

A. The “No Action” Alternative as required under 6 NYCRR 617.9.b.5.

B. Existing Zoning Alternative.

C. Adult Student Housing Alternative
D. Intermediate Alternatives should be developed for reduced overall numbers – perhaps at the 50% and 75% levels.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, population characteristics, community character and community services.

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation.

IX A SUSTAINABILITY ANALYSIS SHOULD BE PREPARED

A Sustainability analysis should be prepared to assist in understanding which alternatives have the least overall environmental impact in terms of the resources required to implement.

X. APPENDICES

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (including the Storm Water Pollution Prevention Plan, Traffic Impact Study, Cultural Resource Study, Wetland Delineations, background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons.