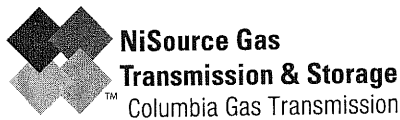


APPENDIX B

Correspondence



4800 Freemansburg Avenue
Easton, Pennsylvania 18045
610.865.9257
Fax: 610.868.7749
Cell: 484.889.8777
cbriggs@nisource.com

Cathy Ann Briggs
Land Agent II
Asset Management

Columbia Gas
TransmissionSM

A NiSource Company

4800 Freemansburg Avenue
Easton, PA 18045
(610) 867.2288
Fax: (610) 868.7749

Writer's Direct Number
610-865-9257 (office)
484-88908777 (cell)

April 8, 2009

Dennis Rocks, P.E.
Leonard Jackson Associates
26 Firemens Memorial Drive
Pomona, New York 10970

Subject: Proposed Patrick Farm Development

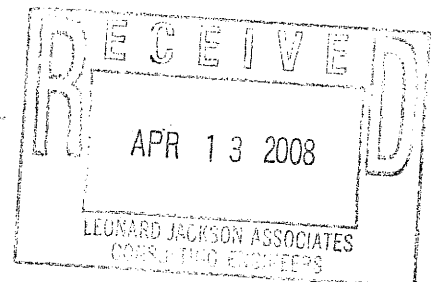
Affected Pipeline: Line 10338 & Associated UTM Map Number 4556 / 576

Dear Mr. Rocks:

Columbia Gas Transmission, LLC has received your set of plans, job number 02033 for the Patrick Farm Development. Initial review indicates Columbia has facilities located within the project limits and will be affected by the proposed construction.

Columbia will complete its review upon receipt of further information. The review will be based on the rights granted under Columbia's right of way agreement(s), Corporate Policy (Columbia) as reflected in the Minimum Guidelines for Construction Activities in the Vicinity of Natural Gas Pipelines (guidelines – enclosed) and general safety conditions for both the pipeline and local populace. The results of the review will be forwarded to your attention upon completion.

Dennis, we had discussed several of the company's concerns on our phone conversation dated April 7, 2009. Noted below:



(1) Lot Numbers 24, 45, 46, 50, 52, 67, 131, 132, 133 (future impact to our right of way). Columbia recommends that future property owners are educated and made aware of the restrictions pertaining to our right of way. I will gladly supply the brochures for you to hand to these potential property owners.

(2) Columbia noted, potential for heavy equipment operating in our right of way. Our engineering services will also need to calculate stress loads on the pipeline.

(3) We had discussed the crossing of the sanitary sewer line (Depicted, on Drawing No. 4 – Utility Plan) Columbia is pleased with your recommendation to place the line more perpendicular. We will need a revised drawing pertaining to this discussion. Columbia will also need to know the diameter of the pipe and the type of material used for the sanitary sewer lines, water lines and storm water drainage.

(4) Columbia is requesting cross sections of all utility crossings. Please remember when crossing underneath our 24” main you must cross 2’ feet below our pipe.

(5) We had also discussed the development company building the main road crossing before the driveways to minimize the crossing of our right of way.

(6) Please make note of our grading requirements and abide by our minimum guidelines.

(7) Columbia needs to see a detail plan of sidewalks, curbing, driveway and paved areas if, our right of way is affected.

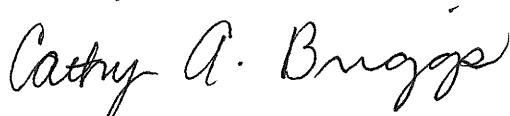
(8) We also need to see a landscape plan if our right of way is involved.

Enclosed for your use and reference is a copy of Columbia’s “Minimum Guidelines for Construction near Natural Gas Pipelines facilities”. Please be aware that these standards represent the minimum conditions required to conduct construction activities in close proximity to, or directly affecting, Columbia’s facilities. More restrictive measures may be necessary based on particular parameters associated with each project and site-specific related to that project.

This letter shall not be considered as authorization to proceed with the contemplated project. Columbia will forward a letter of no objection after completing the comprehensive review and all design concerns have been rectified.

Please note Columbia's review is limited solely to facilities owned and/or operated by Columbia Gas Transmission, LLC.

Sincerely,



Cathy A. Briggs
Land Agent II

Enclosures: Business Card
Minimum Guidelines for Construction Activities

Columbia Gas Transmission LLC
Minimum guidelines for construction near natural gas pipeline facilities

Interstate natural gas pipelines are an important part of the nation's energy infrastructure. Pipelines and related facilities operated by Columbia Gas Transmission LLC safely transport much of the clean-burning fuel used in homes, businesses and factories of the United States.

These minimum guidelines for construction near Columbia's natural gas pipeline facilities are intended to protect public safety and help assure the continuous safe flow of the nation's natural gas supplies.

Consult Columbia early in your plans

To expedite construction or excavation projects safely and without delay, property owners and developers planning any such activities in the vicinity of Columbia pipelines should consult with Columbia in the design phase of the project. Have your construction plans reviewed by company personnel before you apply for zoning permits or commit to construction schedules.

For more information, call the appropriate Columbia telephone number on the back of this brochure.

***Note:** These guidelines supersede any and all prior guidelines pertaining to activities and placements on or near Columbia Gas Transmission facilities. Existence of, or the ramifications from, the implementation of prior guidelines will not dictate, direct or provide for exemption of any of the above guidelines.*

February 2004

Notify Columbia before construction begins

Columbia must be notified according to the state law before construction begins in the vicinity of its facilities. This notification shall be made through the appropriate state One-Call notification service, but follow up contact should be made with the local Columbia Gas Transmission office.

No construction or excavation activities of any kind, including blasting, shall be done on Columbia's right of way area before Columbia personnel have established the actual location of all affected facilities and the limits of the right of way. Columbia personnel must be present during any construction or excavation activities.

Excavation near pipelines/buried facilities

No excavation shall be made on the pipeline right of way without prior notification to Columbia through the state One-Call notification service. Subsequent follow-up must be made to Columbia to seek approval for the proposed construction. Approved excavations above, below or within three-feet of either side of the pipeline shall be dug using hand tools.

Crossing pipelines with heavy equipment

Columbia may require heavy equipment operators to install mats, dirt pads, or other approved protective materials to adequately protect Columbia pipelines from potential damage by heavy equipment crossing the right of way. All proposed road crossings of buried facilities must be evaluated by Columbia personnel. Any additional over-burden must be removed after construction unless otherwise directed by Columbia personnel.

Blasting plans must be approved

Any blasting proposed within 300 feet of Columbia facilities must be submitted to Columbia in advance along with a blasting plan outlining such proposed activity. No blasting may begin unless and until Columbia provides written confirmation that it does not object to such blasting. Any modifications to the blasting plan must also be submitted to Columbia for review and should not be implemented unless and until Columbia provides written confirmation that it does not object to such modifications. The blasting contractor may be required to monitor and record seismic shock at the facilities.

Allow adequate clearance for directional drilling

Any directional drilling or boring proposed under Columbia's buried facilities must be submitted to Columbia for review and approval. Adequate clearance must be maintained from Columbia's facilities and additional excavations may be required to ensure adequate clearance. As-built plans are required for all borings.

Maintain up to 300-foot clear area around storage well heads

Property owners or developers must notify Columbia of any proposed construction or excavation within 300 feet in any direction of a natural gas storage well. For safety, Columbia reserves the right to object to any such proposed activities or placement of objects closer than 300 feet to a storage wellhead.

Construction requirements within a right of way

The requirements listed below are minimum guidelines for construction in the vicinity of Columbia pipeline rights of way to protect public safety and the integrity of Columbia's facilities. A review of individual plans and property rights may reveal more specific requirements.

1. The existing cover over pipelines and rights of way, which is normally a minimum of 36-inches and a maximum of 48-inches, shall be maintained. The minimum earth cover over pipelines at all street and road crossings, including the adjacent ditch line, shall be 36-inches; 60-inches minimum cover shall be maintained at stream and river crossings.
2. Above-ground or below-ground structures or obstructions of any type shall not be placed within the easement area of any pipeline, which generally extends 25 feet on each side from the center of the pipeline, or as defined in the applicable right of way or land rights agreement.
3. Pipeline easements shall not be shared longitudinally with other utilities. All water valves, curb boxes, manholes, etc. must be outside the easement. Other utilities which cross Columbia pipelines must do so at or as near 90 degrees as practical and with a minimum of 12-inches vertical clearance. Any crossing not installed below Columbia's pipelines must have prior written consent from Columbia (Location of Buried Facilities Form – Form 1050-P17). All crossings (excluding single telephone and single television drops) of Columbia facilities by cable and/or wire utilities, including but not limited to electric, fiber optic, telephone, and television lines crossing Columbia's pipelines must be encased with a minimum of 2-inch Schedule 80 PVC pipe. For safety reasons, electric and fiber optic lines shall also be surrounded with a minimum of six inches of concrete or encased with 4-inch minimum diameter, .250-wall, coated steel pipe for the full width of the right-of-way. Metallic warning flags shall also be buried above all cable, wire utility, or fiber optic lines crossing a Columbia right-of-way. All crossings must be approved by Columbia before installation begins.
4. Roads shall cross pipelines at or as near 90 degrees as practical, but at angles not less than 45 degrees. The entity constructing the street must pay for any measures required by Columbia to protect its pipeline(s). Such protective measures shall be designed and/or approved by Columbia personnel.
5. Paved areas, such as parking lots, shall not be allowed over the easement unless the pavement can be altered so as not to impact the safe and reliable operation and maintenance of Columbia's pipeline. Concrete paving in Columbia's right-of-way, except for sidewalks and curbs, is prohibited. Consequently, all plans for pavement within a Columbia right-of-way must be submitted and approved by Columbia personnel before paving can begin.
6. Septic tanks and leach fields should be placed so they drain away from the pipeline where practical. In no case shall they be placed in the easement area.
7. The right-of-way may be planted in lawn and small shrubs (less than 5 feet tall) or may be used for normal agricultural purposes. However, shrubs will not be allowed within 5 feet each side of the pipeline. Shrubs greater than 5 feet tall and trees, including fruit or nut bearing trees of any kind, are prohibited within the right of way.
8. Fences that block visual inspection or interfere with access to Columbia's facilities are prohibited within Columbia rights of way. Fences permitted by Columbia to cross its rights of way must be designed with 12-foot gates centered on the pipelines and must cross at or as near to 90 degrees as possible.

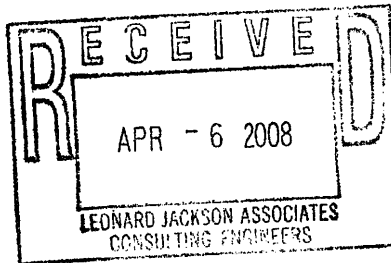
State One-Call Notification Services Call Before Digging

Delaware, Maryland:	1-800-257-7777
Kentucky:	1-800-752-6007
New Jersey:	1-800-272-1000
New York:	1-800-962-7962
North Carolina:	1-800-632-4949
Ohio:	1-800-362-2764
Pennsylvania:	1-800-242-1776
Virginia:	1-800-552-7001
West Virginia:	1-800-245-4848

For more information, call the appropriate Columbia representative.

Ohio, West Virginia & Kentucky:	1-304-373-2410
Delaware, Maryland, North Carolina New Jersey, New York, Pennsylvania, Virginia	1-540-465-6429

April 2, 2009



Columbia Gas
TransmissionSM

A NiSource Company

1470 Poorhouse Road
Downingtown, PA 19335

Dennis Rocks, P.E.
Leonard Jackson Associates
26 Firemens Memorial Drive
Pomona, New York 10970

Reference: Patrick Farm Development potential impacts on Columbia Gas Transmission's (Columbia) facilities located in the Town of Ramapo, Rockland County, New York

Dear Mr. Rocks:

The following information is provided pursuant your request (via email) of Kate Briggs (Columbia) in regards to Columbia's process for review of third party development affecting Columbia's high-pressure natural gas pipeline facilities.

Columbia reviews all proposed development affecting its right of ways on a case-by-case basis. Review is based on the rights granted under Columbia's right of way agreement(s), Corporate Policy as reflected in the Minimum Guidelines for Construction Activities in the Vicinity of Natural Gas Pipelines (Guidelines - copy enclosed) and general safety conditions for both the pipeline and local populace. Please be advised, these Guidelines outline minimum standards and that more stringent measures may be needed dependent upon the individual circumstances.

This process begins with the developer or their designee (Engineering Firm) providing Columbia's Land Department with a comprehensive set of drawings depicting the development. These drawings should include Columbia's pipeline right of way clearly illustrated on the drawings.

Columbia's Land Agent performs a preliminary review of the proposed development. This preliminary review includes verifying the location of the pipeline and its right of way and denotes potential impacts to Columbia's facilities. The Land Agent will include Columbia's Engineering Services to evaluate for technical (engineering) concerns (i.e. additional weight loads proposed on the pipeline, blasting issues, paving, road/driveway crossings, etc.).

Columbia's Land Agent will respond in writing to the developer outlining all of the potential impacts and whether the impacts comply with Columbia's policies and procedures or need to be "adjusted". This entire process is considered reimbursable to Columbia, as well as all subsequent on-site company inspection that may be warranted during the construction phase(s). Columbia's Land Agent will determine this amount (reimbursement) based on the perceived impacts and the extent of Columbia's involvement and advise the developer accordingly.

No work of any nature is to occur within Columbia's pipeline right of ways without Columbia's prior review and concurrence. This includes crossing the right of way with equipment to access work areas.

Per our telephone conversation this morning, the minimum cover requirements (depth) of a pipeline are 30" in normal soils and 24" in consolidated rock. Columbia's pipelines often exceed this requirement and are often more than 36" deep.

Columbia Gas Transmission is an interstate pipeline company regulated under the Federal Energy Regulatory Commission (FERC), the federal Department of Transportation (DOT), as well as state and local regulatory bodies. Although not directly affecting Columbia, please be aware that many Townships throughout Columbia's operating system have incorporated additional standards into their ordinances to address construction activities (development) in the vicinity of utilities and that these conditions may extend beyond the areas occupied by Columbia's right of way.

Contact myself (610-518-1908) or Kate Briggs (610-865-9257) if additional information is required.

Sincerely,



Mark D. Snider
Engineering Services

Enclosure

Cc: Rodney Weitzel
Cathy (Kate) Briggs
Robert Schini
File



ANTHONY SHARAN
Superintendent of Highways
ROBERT RALSTON
Assistant General Foreman

Town of Ramapo

Highway Department



26 Pioneer Avenue
Tallman, New York 10982
(845) 357-0903
Fax: (845) 357-8197

EDWARD O'CARROLL
Assistant General Foreman

JOHN MEYER, JR.
Foreman
THOMAS DEMONT
Foreman
W. SCOTT POLEN
Foreman

April 20, 2009

Mr. Dennis Rocks, P.E., CFM
Leonard Jackson Associates
26 Firemans Memorial Drive
Pomona, N.Y. 10970

Dear Mr. Rocks:

In reference to our conversation regarding the Patrick Farms retention ponds that are proposed to be maintained by the Town of Ramapo, there were several issues discussed;

- 1) Fences to be installed around all of the ponds and to be keyed the same to prevent dumping and wind blowing objects into the ponds.
- 2) Some type of permanent access point for the ponds.
- 3) The funding of some type of equipment to clean the ponds.

In the event that I forget to mention, please give me a call.

Sincerely,

Anthony Sharan
Supt. of Highways

Interstate natural gas pipelines are an important part of the nation's energy infrastructure. Pipelines and related facilities operated by Columbia Gas Transmission Corp. safely transport much of the clean-burning fuel used in homes, businesses and factories of the United States.

These minimum guidelines for construction near Columbia's natural gas pipeline facilities are intended to protect public safety and help assure the continuous safe flow of the nation's natural gas supplies.

Consult Columbia early in your plans

To expedite construction or excavation projects safely and without delay, property owners and developers planning any such activities in the vicinity of Columbia pipelines should consult with Columbia in the design phase of the project. Have your construction plans reviewed by company personnel before you apply for zoning permits or commit to construction schedules.

For more information, call the appropriate Columbia telephone number on the back of this brochure.

Note:

These guidelines supersede any and all prior guidelines pertaining to activities and placements on or near Columbia Gas Transmission facilities. Existence of, or the ramifications from, the implementation of prior guidelines will not dictate, direct or provide for exemption of any of the above guidelines.

February 2004

Minimum Guidelines

for construction near natural gas pipeline facilities

Dig Safely.

**State One-Call Notification Services
Call Before Digging**

- Delaware, Maryland: **1-800-257-7777**
- Kentucky: **1-800-752-6007**
- New Jersey: **1-800-272-1000**
- New York: **1-800-962-7962**
- North Carolina: **1-800-632-4949**
- Ohio: **1-800-362-2764**
- Pennsylvania: **1-800-242-1776**
- Virginia: **1-800-552-7001**
- West Virginia: **1-800-245-4848**

For more information, call the appropriate Columbia representative.

Ohio, West Virginia & Kentucky: **1-304-373-2410**

Delaware, Maryland, North Carolina, New Jersey, New York, Pennsylvania, Virginia: **1-540-465-6429**

Columbia Gas TransmissionSM
A NiSource Company

WARNING
W A S P E L I N E

Columbia Gas Transmission
A NiSource Company

EMERGENCY TELEPHONE NUMBER 1-800-835-7191

REPORT LOCATION AND LINE NUMBER

Columbia Gas TransmissionSM
A NiSource Company

Notify us before construction begins

Columbia must be notified according to the state law before construction begins in the vicinity of its facilities. This notification shall be made through the appropriate state One-Call notification service, but follow up contact should be made with the local Columbia Gas Transmission office.

No construction or excavation activities of any kind, including blasting, shall be done on Columbia's right of way area before Columbia personnel have established the actual location of all affected facilities and the limits of the right of way. Columbia personnel must be present during any construction or excavation activities.

Construction requirements within a right of way

The requirements listed below are minimum guidelines for construction in the vicinity of Columbia pipeline rights of way to protect public safety and the integrity of Columbia's facilities. A review of individual plans and property rights may reveal more specific requirements.

- 1.** The existing cover over pipelines and rights of way, which is normally a minimum of 36-inches and a maximum of 48-inches, shall be maintained. The minimum earth cover over pipelines at all street and road crossings, including the adjacent ditch line, shall be 36-inches; 60-inches minimum cover shall be maintained at stream and river crossings.
- 2.** Above-ground or below-ground structures or obstructions of any type shall not be placed within the easement area of any pipeline, which generally extends 25 feet on each side from the center of the pipeline, or as defined in the applicable right of way or land rights agreement.
- 3.** Pipeline easements shall not be shared longitudinally with other utilities. All water valves, curb boxes, manholes, etc. must be outside the easement. Other utilities which cross Columbia pipelines must do so at or as near 90 degrees as practical and with a minimum of 12-inches vertical clearance. Any crossing not installed below Columbia's pipelines must have prior written consent from Columbia (Location of Buried Facilities Form - Form 1050-P17). All crossings (excluding single telephone and single television drops) of Columbia facilities by cable and/or wire utilities, including but not limited to electric, fiber optic, telephone, and television lines crossing Columbia's pipelines must be encased with a minimum of 2-inch Schedule 80 PVC pipe. For safety reasons, electric and fiber optic lines shall also be surrounded with a minimum of six inches of concrete or encased with 4-inch minimum diameter, .250-wall, coated steel pipe for the full width of the right of way. Metallic warning flags shall also be buried above all cable, wire utility, or fiber optic lines crossing a Columbia right of way. All crossings must be approved by Columbia before installation begins.
- 4.** Roads shall cross pipelines at or as near 90 degrees as practical, but at angles not less than 45 degrees. The entity constructing the street must pay for any measures required by Columbia to protect its pipeline(s). Such protective measures shall be designed and/or approved by Columbia personnel.
- 5.** Paved areas, such as parking lots, shall not be allowed over the easement unless the pavement can be altered so as not to impact the safe and reliable operation and maintenance of Columbia's pipeline. Concrete paving in Columbia's right of way, except for sidewalks and curbs, is prohibited. Consequently, all plans for pavement within a Columbia right of way must be submitted and approved by Columbia personnel before paving can begin.
- 6.** Septic tanks and leach fields should be placed so they drain away from the pipeline where practical. In no case shall they be placed in the easement area.
- 7.** The right-of-way may be planted in lawn and small shrubs (less than 5 feet tall) or may be used for normal agricultural purposes. However, shrubs will not be allowed within 5 feet each side of the pipeline. Shrubs greater than 5 feet tall and trees, including fruit or nut bearing trees of any kind, are prohibited within the right of way.
- 8.** Fences that block visual inspection or interfere with access to Columbia's facilities are prohibited within Columbia rights of way. Fences permitted by Columbia to cross its rights of way must be designed with 12-foot gates centered on the pipelines and must cross at or as near to 90 degrees as possible.

Excavation near pipelines/ buried facilities

No excavation shall be made on the pipeline right of way without prior notification to Columbia through the state One-Call notification service. Subsequent follow-up must be made to Columbia to seek approval for the proposed construction. Approved excavations above, below or within three-feet of either side of the pipeline shall be dug using hand tools.

Crossing pipelines with heavy equipment

Columbia may require heavy equipment operators to install mats, dirt pads, or other approved protective materials to adequately protect Columbia pipelines from potential damage by heavy equipment crossing the right of way. All proposed road crossings of buried facilities must be evaluated by Columbia personnel. Any additional over-burden must be removed after construction unless otherwise directed by Columbia personnel.

Blasting plans must be approved

Any blasting proposed within 300 feet of Columbia facilities must be submitted to Columbia in advance along with a blasting plan outlining such proposed activity. No blasting may begin unless and until Columbia provides written confirmation that it does not object to such blasting. Any modifications to the blasting plan must also be submitted to Columbia for review and should not be implemented unless and until Columbia provides written confirmation that it does not object to such modifications. The blasting contractor may be required to monitor and record seismic shock at the facilities.

Allow adequate clearance for directional drilling

Any directional drilling or boring proposed under Columbia's buried facilities must be submitted to Columbia for review and approval. Adequate clearance must be maintained from Columbia's facilities and additional excavations may be required to ensure adequate clearance. As-built plans are required for all borings.

Maintain up to 300-foot clear area around storage well heads

Property owners or developers must notify Columbia of any proposed construction or excavation within 300 feet in any direction of a natural gas storage well. For safety, Columbia reserves the right to object to any such proposed activities or placement of objects closer than 300 feet to a storage wellhead.



Leonard Jackson Associates

Consulting Engineers

26 Firemans Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

March 24, 2009

Columbia Gas Transmission
4800 Freemansburg Avenue
Easton, PA 18045

Att: Cathy A. Briggs, Land Agent II

Re: **Patrick Farm**
LjA #02033

Dear Ms. Briggs:

We understand that your office has been coordinating with Ms. Ann Cutignola regarding your review of the proposed Patrick Farm project located in the Town of Ramapo, Rockland County, New York.

Attached please find two sets of preliminary plans last revised March 17, 2009. Please let us know if you have any technical questions pertaining to the plans. We would be happy to discuss the plans for this project and would also be available to meet with your office.

Thank you very much.

Very truly yours,

LEONARD JACKSON ASSOCIATES

Dennis Rocks, P.E., CFM

DR:leb

cc: Ann Cutignola, AICP
Attachment

P:\Word-Files\2002\02033\Cathy Briggs - Columbia Gas 3-24-09.doc

Columbia Gas
Transmission

A NiSource Company

4800 Freemansburg Avenue
Easton, PA 18045
(610) 867.2288
Fax: (610) 868.7749

March 13, 2009

Ann Cutignola, AICP
Senior Planner
Tim Miller Associates, Inc.
10 North Street
Cold Springs, NY 10516

Reference: Patrick Farm, Town of Ramapo, NY, Alternate Layout Plan, Drawing No. 1, Columbia Gas Transmission's (Columbia) high -pressure natural pipelines in Ramapo, New York (Line affected: 10338)

Dear Ms. Ann Cutignola, AICP:

Columbia Gas Transmission (Columbia) received the alternate layout plan.(Drawing Plan Number 1 dated November 29, 2007) for the proposed Patrick Farms Development in the town of Ramapo, New York. .

As denoted on the drawing, Columbia owns, operates and maintains a high pressure, 24-inch natural gas pipeline (Line 10338) that will be impacted by the proposed Patrick Farm Development.

Columbia reviews all developments affecting its right of ways on a case-by case basis. Review is based on the rights granted under Columbia's, right of way agreement(s), Corporate Policy (Columbia) as reflected in the Minimum Guidelines for Construction Activities in the Vicinity of Natural Gas Pipelines (copy enclosed) and general safety conditions for both the pipeline and local populace. Please abide by the enclosed Guidelines and that they're minimum requirements.

Please remember roads shall cross pipelines at or as near 90 degrees as practical, but at angles not less than 45 degrees. The entity constructing the street must pay for any measures required by Columbia to protect its pipeline. Such protective measures shall be designed and/or approved by Columbia personnel.



March 18, 2009

Town of Ramapo Highway Department
Pioneer Avenue
Tallman, NY 10982

Att: Tony Sharan, Superintendent

Re: **Patrick Farm**
LJA #02033

Dear Tony:

Patrick Farm is a proposed residential subdivision located south of the Route 202-306 intersection and north of Scenic Drive. The project site is 208 acres and includes the following components:

- 87 Single-family homes
- 314 Market-rate townhomes
- 72 Affordable townhomes
- 24 Apartments for emergency services volunteers

We are in the early stages of the environmental review process which in this case consists of an Environmental Impact Statement. At this stage we wish to provide you with an overview of our conceptual Stormwater Management Proposal with respect to the proposed facilities and request that you provide us with any comments you may have with respect to our conceptual proposal for maintenance responsibilities for the Town of Ramapo.

Attached please find an Overview Plan plus a Narrative Summary of our Stormwater Management Proposal. Please let us know if you require additional information. We would also be happy to meet with you to discuss this information further.

Very truly yours,

LEONARD JACKSON ASSOCIATES

Dennis Rocks, P.E., CFM

DR:leb

cc: Ed Moran, P.E.

Ann Cutignola, Tim Miller Associates

Leonard Jackson Associates

Patrick Farm

NARRATIVE SUMMARY:

PROPOSED STORMWATER MANAGEMENT FACILITIES &

MAINTENANCE RESPONSIBILITIES

The Patrick Farm Stormwater Management Plan has been designed to provide water quantity mitigation and water quality mitigation that meets the requirements of the Town of Ramapo and the NYSDEC. Review and approval of both agencies will be required. In addition the plan incorporates groundwater recharge as a sustainability feature.

The purpose of this Narrative Summary is to provide an overview of the proposed stormwater management facilities and the proposed maintenance responsibilities for those facilities.

Overview:

Four types of facilities are proposed as follows:

<u>Facility</u>	<u>Function</u>
1. Existing Pond	Stormwater Detention for majority of development. (Note that plans for a new dam and spillway will be included as part of Site Plans.)
2. 10 New Micropool Extended Detention Ponds	Water Quality Mitigation for Roads and Multi-Family Development. (Note that several of these ponds also provide detention)
3. New Drywell Systems	Water Quality Mitigation for Single Family Homes
4. 4 New Recharge Basins	Groundwater Recharge (Note that this is not a required improvement.)

Proposed Maintenance Responsibilities:

A. HOA (Homeowners Assoc.)	Existing Pond & Dam 5 Micropool Ponds 4 Recharge Basins
B. Individual Homeowners	Individual Drywells
C. Town of Ramapo	5 Micropool Ponds

Leonard Jackson PE PLLC dba Leonard Jackson Associates



Leonard Jackson Associates

Consulting Engineers

26 Firemans Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

April 2, 2009

New York State DEC
Division of Environmental Permits, Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1620

Att: Margaret Duke, Regional Permit Administrator

Re: **Patrick Farm**
Request for Jurisdictional Determination
LJA #02033

Dear Ms. Duke:

Patrick Farm is a proposed residential project located in the Town of Ramapo in Rockland County. The 208 acre site is located south of the Route 202 - Route 306 intersection and north of Scenic Drive.

We are in the process of preparing a DEIS for this project and we wish to confirm our understanding of all NYSDEC jurisdictions.

We are aware that the proposed development must comply with the SPDES General Permit for Stormwater Discharges from Construction Activity. We are looking for a confirmation of the NYSDEC regulated resources which are specific to the Patrick Farm site.

Attached please find our "Request for Jurisdictional Determination" which provides supporting documentation for our understanding of the existing features which we believe are within NYSDEC jurisdiction.

Please let us know if our understanding is accurate for each of the five resources located at the Patrick Farm site.

Very truly yours,

LEONARD JACKSON ASSOCIATES

Dennis Rocks, P.E., CFM

DR:leb

P:\Word-Files\2002\02033\Margaret Duke 4-2-09.doc



MEMO

TO: Ed Moran, P.E.
John Lange, Town Planning Consultant

cc: Ann Cutignola, AICP

FROM: Dennis Rocks, P.E., CFM

DATE: March 19, 2009

RE: **Patrick Farm**
LJA #02033

Attached for your review please find a Proposed Tree Mapping Plan. Please refer to the shaded areas for the proposed tree mapping limits. We have excluded the following areas from our proposed tree mapping areas:

- 1) Jurisdictional Wetlands (and adjacent areas)
- 2) Areas which will be clear cut for proposed MR-8 development
- 3) Areas nowhere near proposed development
- 4) Areas within roadway rights-of-way

Our intent is to map trees wherever we have some discretion to shift home and driveway locations and avoid any "specimen" trees if they exist. Tree mapping is proposed at least 10 feet beyond our grading limit line at these "discretionary" areas.

We understand that the proposed mapping limits are linked with the current layout plan and that a significant change to the layout plan may trigger a revisiting of the required tree mapping limits.

Kindly let us know if the attached mapping limits are acceptable so that we may commence tree mapping right away before the trees bloom.

DR:leb
Attachment

P:\Word-Files\2002\02033\Memo to Ed Moran, John Lange 3-19-09.doc



COUNTY OF ROCKLAND

SEWER DISTRICT NO. 1

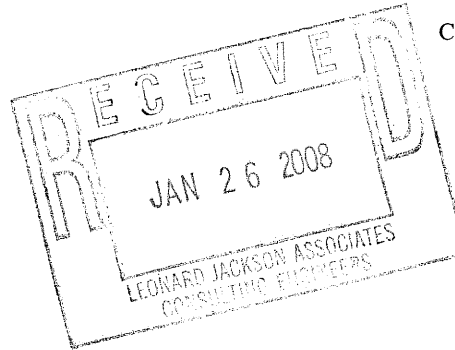
4 Route 340
Orangeburg, New York 10962
(845) 365-6111
Fax. (845) 365-6686

C. SCOTT VANDERHOEF
County Executive

JULIUS GRAIFMAN
Chairman
CHRISTOPHER P. ST. LAWRENCE
Vice-Chairman
DIANNE T. PHILIPPS, P.E.
Executive Director

January 20, 2009

Mr. Leonard Jackson, P.E.
Leonard Jackson Associates
26 Firemen's Memorial Drive
Pomona, NY 10970



Re: Patrick Farm
Route 202 and Route 306
Tax Lots 32.11-1-2, 3, 4, 12, 13, 14, 15 & 16 and 32.14-2-3

Dear Mr. Jackson:

Rockland County Sewer District No. 1 has received and reviewed your letter dated December 30, 2008 and an "Engineer's Report: Conceptual Sanitary Sewer Plan and Preliminary Pump Station Design" that was last revised on December 1, 2008, which your office prepared and submitted for the above referenced project.

Based on the report, discussions at our coordination meeting on December 29, 2008 and your follow-up letter, the District accepts the preliminary design proposal to replace the Route 202 Pump Station, construct a new force main, construct new gravity lines and upgrade the Wilder Road Pump Station in order to accommodate this project. The District will require your firm to coordinate and forward the details of the final design to this office for approval.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

Joseph LaFiandra
Engineer II

cc: D. Philipps M. Saber
Edward Moran, P.E. – Town of Ramapo DPW
Alan M. Simon – Town of Ramapo Planning Board

File: TOR 32.11-1-4 et al. – Patrick Farm
Reader

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

March 9, 2009

Ms Kathy Ann Briggs - Land Agent
Columbia Gas Transmission, LLC
4800 Freemansburg Avenue
Easton PA, 18045

Re: Patrick Farm Columbia Gas Easement

Dear Ms. Briggs,

I was referred to your office by Mr. Bob Schini. Scenic Development LLC, is conducting the environmental review in anticipation of a residential development project known as Patrick Farm located south of the US Route 202 and NYS Route 306 intersection, in the Town of Ramapo, NY. The project site is approximately 208.5 acres. As shown on the enclosed plan there is an existing easement to the Columbia Gas Company which crosses the property.

Mr. Schini sent me the general guidelines for development within an easement and he indicated that your office would review our plans and send a letter authorizing utility and driveway crossings of the easement.

Kindly review the attached plan forward me an authorization letter to construct the proposed project according to your guidelines.

Please feel free to call me with any questions.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

C: Yecheil Lebovits
Dennis Rocks

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

March 9, 2009

Orange & Rockland Utilities
New Business Development
390 Route 59
Spring Valley, NY 10977

Re: Orange & Rockland Utility Easement on Patrick Farm

Dear Sir:

Scenic Development, LLC is conducting the environmental review in anticipation of construction of a residential project located south of the intersection of US Route 202 and NYS Route 306 in the Town of Ramapo, NY, known as Patrick Farm. The project site is approximately 208.5 acres and there is an existing overhead utility easement to Orange and Rockland on site as shown on the enclosed plan.

Kindly review the plan and send me a letter regarding construction as shown on the proposed plan in the vicinity of the easement.

Please feel free to call me with any questions.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

HILLCREST FIRE COMPANY NO. 1

07119
KB

Staffed by Professional Volunteers Since 1915

LINE OFFICERS

CHIEF
CHRISTOPHER G. KEAR

1st ASSISTANT CHIEF
KIM U. WEPPLER

2nd ASSISTANT CHIEF
LLOYD P. HOVELMANN

CAPTAIN
SCOTT HANKINSON



ADMINISTRATIVE OFFICERS

PRESIDENT
GLENN ZAHLMANN

VICE PRESIDENT
FRANK YOUNGMAN

TREASURER
LEWIS GLANTZ

SECRETARY
GORDON WREN, SR.

To: Tim Millar Associates

From: Chris Kear, Chief

Date: November 7, 2008

Re: Patrick's Farm



I am in receipt of your letter regarding the concern over the fire distract taxing property of Patrick Farm. According to the board of fire commissioners there was an error regarding who receives the fire taxes for this property. This error is to be corrected and as of January 6, 2009, the Moleston Fire District/Hillcrest Fire Co. #1 will be the recipient of 100% of the fire taxes. If you have any further questions or concerns, please contact me at 222-1311.

Cc: File

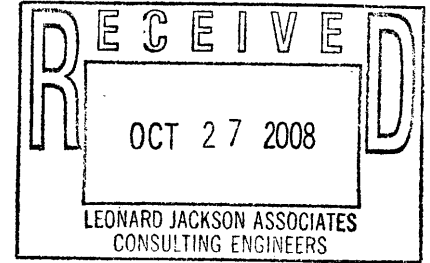


COUNTY OF ROCKLAND

SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
(845) 365-6111
Fax. (845) 365-6686

C. SCOTT VANDERHOEF
County Executive



JULIUS GRAIFMAN
Chairman
CHRISTOPHER P. ST. LAWRENCE
Vice-Chairman
DIANNE T. PHILIPPS, P.E.
Executive Director

October 20, 2008

Mr. Christopher Landis, P.E.
Leonard Jackson Associates
26 Firemen's Memorial Drive
Pomona, NY 10970

Re: Patrick Farm
Route 202 and Route 306
Tax Lots 32.11-1-2, 3, 4, 12, 13, 14, 15 & 16 and 32.14-2-3

Dear Mr. Landis:

Rockland County Sewer District No. 1 has received and reviewed a "Conceptual Sanitary Sewer Plan and Preliminary Pump Station Design" dated June 2, 2008, which your office prepared and submitted for the above referenced project. Our comments are as follows:

1. The sanitary sewers from this development would connect to the District's sewer system.
 - a. Upon review of this proposal and requested zone changes, the District has determined that an impact fee will be required, in accordance with the Rockland County Sewer Use Law as last amended in 2006. Impact fees enable the District to invest in future sanitary sewer improvement projects.
 - b. The proposed development of this site for 314 townhouses, 96 apartments and 87 1-family residences will result in three hundred ninety-one (391) additional sewer units. **Therefore, the developer must submit a check in the amount of seven hundred twenty three thousand three hundred fifty dollars (\$723,350.00) payable to Rockland County Sewer District No. 1 prior to performing any sewer work for this project.**
- ✓ 2. The District recommends that your office evaluate the feasibility and life-cycle cost of upgrading the existing Route 202 Pump Station and force main in lieu of your proposal to build and maintain two new pump stations and force mains.
- ✓ 3. The District requires that your office perform a flow and capacity analysis of the sanitary sewer system before the District approves the connection to the sewerage system. If the flow from this project requires improvements to the District's infrastructure, the applicant/developer will be required to make the necessary downstream improvements to the sanitary sewerage system prior to connecting this project to the sanitary sewerage system.

Mr. Christopher Landis, P.E.

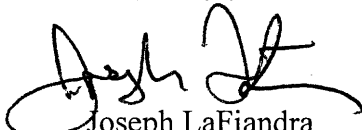
Page 2

October 20, 2008

4. The sewers within this project will connect directly to the District's sewer main on Scenic Drive.
 - a. A hookup permit must be obtained from the District, prior to starting the sewerage portion of this job. Details for connecting to the District's sewer must be approved prior to construction.
 - b. The contractor must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland** and **Rockland County Sewer District No. 1** from any claims arising from work performed on our facilities.
5. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project.
6. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with *mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.*
7. Details for the sanitary sewer house connections are subject to approval by the Town of Ramapo.
8. The project under review lies wholly or partly within lots designated as an Environmentally Sensitive Areas (ESAs). Prior to connecting any building to the sanitary sewers, the developer must obtain a waiver of the United States Environmental Protection Agency's grant condition, which restricts sewer connections from those lots.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: D. Philipps M. Saber M. Castro
Edward Moran, P.E. – Town of Ramapo DPW
Alan M. Simon – Town of Ramapo Planning Board

File: TOR 32.11-1-4 et al. – Patrick Farm
ESA
Impact Fees
Reader

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

August 13, 2008

Meir Ornstein
Captain
Ramapo Valley Ambulance Corps
235 Route 59
Suffern, NY 10901

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

Dear Meir Ornstein:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed residential development in the Town of Ramapo, known as Patrick Farm. A site map is enclosed for your reference. As shown on the map, the site is located south of Route 202 and west of Route 306.

Scenic Development, LLC ("applicant") proposes to construct the mixed residential development, Patrick Farm, on approximately 207.1 acres in the unincorporated portion of the Town of Ramapo. The residential development would consist of 497 residential units including 87 single family homes, 386 townhouse units, of which 314 units will be market rate and 72 units will be offered as affordable housing. In addition Twenty-four (24) rental apartments will be set aside for emergency service workers. 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

Population projections vary based upon the target market. We have projected a total potential population of up to 2,300 persons including up to approximately 1,200 school age children. Further analysis of population projections and an analysis of how many children are likely to attend public school will be presented in the DEIS.

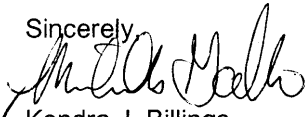
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the area's facilities, and the ability of Spring Hill Community Ambulance to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the nearest hospital
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Kendra J. Billings

Planner

TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

July 21, 2008

Chief Chris Kear
Moleston Fire District
Hillcrest Fire Company # 1
Thiells-Mt. Ivy Road
Pomona, NY 10970

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

Dear Chief Kear:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed residential development in the Town of Ramapo, known as Patrick Farm. A site map is enclosed for your reference. As shown on the map, the site is located south of Route 202 and west of Route 306.

Scenic Development, LLC ("applicant") proposes to construct the mixed residential development, Patrick Farm, on approximately 207.1 acres in the unincorporated portion of the Town of Ramapo. The residential development would consist of 497 residential units including 87 single family homes, 386 townhouse units, of which 314 units will be market rate and 72 units will be offered as affordable housing. In addition Twenty-four (24) rental apartments will be set aside for emergency service workers. 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

Population projections vary based upon the target market. We have projected a total potential population of up to 2,300 persons including up to approximately 1,200 school age children. Further analysis of population projections and an analysis of how many children are likely to attend public school will be presented in the DEIS.


As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the area's facilities, and the ability of the Hillcrest Fire Company # 1 to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring fire departments

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Kendra J. Billings
Planner

TIM MILLER ASSOCIATES, INC.

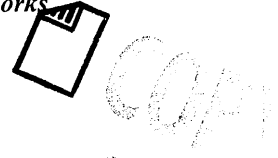
07119
KB
AC



Town of Ramapo
Department of Public Works
16 Pioneer Avenue
Tallman, New York 10982
(845) 357-0591
Fax: (845) 357-0895

CHRISTOPHER P. ST. LAWRENCE
Supervisor

EDWARD P. DZURINKO
Director of Public Works



July 28, 2008

Kendra Billings
Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516

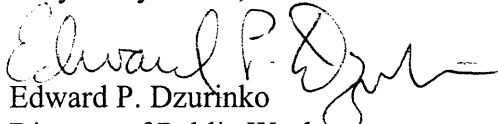
Re: Patrick Farm

Dear Ms. Billings:

The Town of Ramapo DPW will provide written comment with respect to the DEIS when it is submitted to the Planning Board.

Please contact Ed Moran, P.E. of this office if you have any specific questions regarding sewers or solid waste collection.

Very Truly Yours,


Edward P. Dzurinko
Director of Public Works

cc: E. Moran

HILLCREST FIRE COMPANY NO. 1

Staffed by Professional Volunteers Since 1915



LINE OFFICERS

CHIEF
CHRISTOPHER G. KEAR

1st ASSISTANT CHIEF
KIM U. WEPPLER

2nd ASSISTANT CHIEF
LLOYD P. HOVELMANN

CAPTAIN
SCOTT HANKINSON

ADMINISTRATIVE OFFICERS

PRESIDENT
GLENN ZAHLMANN

VICE PRESIDENT
FRANK YOUNGMAN

TREASURER
LEWIS GLANTZ

SECRETARY
GORDON WREN, SR.

To: Kendra Billings


From: Chris Kear, Chief

Date: August 24, 2008

Re: Patrick Farm, Town of Ramapo

I am in receipt of your letter and map regarding the aforementioned location. Thank you for including our fire department referencing any questions or concerns that we might have. Below, please the list of items that would concern us. If you have any questions, please feel free to contact me at anytime. In addition, please continue to keep us informed of any changes or progress in this project.

1. The proposed 2300 residents would be an approximate increase of 5% to the overall population that we protect.
2. We currently have three firehouses in which we respond from. The closest being at 631 Route 306, approximately ¼ mile from the proposed project. This firehouse contains one engine, a brush truck and a utility vehicle. No ladder or rescue trucks are located here.
3. In the event of an alarm at the proposed project, the response time from dispatch would be approximately 4-6 minutes. This would depend on the time of day, day of week, member response time to the firehouse and the availability of membership whom might be around to respond.
4. We currently average 850 fire calls a year. We do not respond to any medical type calls.
5. We currently have 115 members. About 75 are active.

- 
- 6. Our fire apparatus consists of the following: 4 engines, 2 ladder trucks, 1 rescue, 1 combination rescue/engine, 1 brush truck, 3 utility vehicles, 1 fire prevention vehicle and three chief vehicles. These are strategically located in three firehouses.**
 - 7. All fire departments in Rockland County are 100% volunteer and all participate in the Rockland County mutual aid agreement.**
 - 8. In the last year, there have been numerous proposed large scale projects within our fire district. The vast majority of them have been along Route 306. Including this project, Patrick's Farm, there are 6 schools, a rabbinical college, 314 family housing development, and a 150 family housing development. This does not include four large areas of land that have been 'mentioned' for future development. With your development and the others, our department will have to perform an evaluation our apparatus and response. We will also contact ISO regarding our insurance rating and to see if these proposed projects will have an affect on our overall rating.**
 - 9. As noted, you will be providing a certain amount of the housing for emergency personnel. This would be very beneficial to all responding emergency services personnel.**
 - 10. Emergency vehicle access to all buildings, adequate parking, fire hydrants, type of construction and fire zones would also be additional concerns of ours in which we would have immediate and informative input.**

**Cc: File
Town of Ramapo**

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

July 21, 2008

Mr. Marc Sandler
President
Spring Hill Community Ambulance Corps, Inc.
P.O Box 6
Spring Valley, NY 10977

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

Dear Mr. Sandler:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed residential development in the Town of Ramapo, known as Patrick Farm. A site map is enclosed for your reference. As shown on the map, the site is located south of Route 202 and west of Route 306.

Scenic Development, LLC ("applicant") proposes to construct the mixed residential development, Patrick Farm, on approximately 207.1 acres in the unincorporated portion of the Town of Ramapo. The residential development would consist of 497 residential units including 87 single family homes, 386 townhouse units, of which 314 units will be market rate and 72 units will be offered as affordable housing. In addition Twenty-four (24) rental apartments will be set aside for emergency service workers. 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

Population projections vary based upon the target market. We have projected a total potential population of up to 2,300 persons including up to approximately 1,200 school age children. Further analysis of population projections and an analysis of how many children are likely to attend public school will be presented in the DEIS.

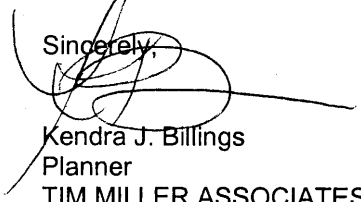
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the area's facilities, and the ability of Spring Hill Community Ambulance to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the nearest hospital
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Kendra J. Billings
Planner

TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

July 21, 2008

Peter Brower
Chief of Police
237 Route 59
Suffern, NY 10901

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

Dear Chief Brower:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed residential development in the Town of Ramapo, known as Patrick Farm. A site map is enclosed for your reference. As shown on the map, the site is located south of Route 202 and west of Route 306.

Scenic Development, LLC ("applicant") proposes to construct the mixed residential development, Patrick Farm, on approximately 207.1 acres in the unincorporated portion of the Town of Ramapo. The residential development would consist of 497 residential units including 87 single family homes, 386 townhouse units, of which 314 units will be market rate and 72 units will be offered as affordable housing. In addition Twenty-four (24) rental apartments will be set aside for emergency service workers. 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

Population projections vary based upon the target market. We have projected a total potential population of up to 2,300 persons including up to approximately 1,200 school age children. Further analysis of population projections and an analysis of how many children are likely to attend public school will be presented in the DEIS.

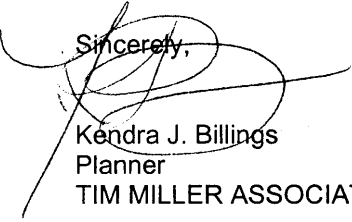
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the Town's Police Services, and the ability of the Police to provide protection services to this property. Information which would be useful would include:

- your typical response time to a site in this location
- the number of police calls per year
- service ratio (police officers to population served)
- the location of police station(s) near the site
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above. Please include any reference material you feel might provide useful information.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Kendra J. Billings
Planner

TIM MILLER ASSOCIATES, INC.

07119
KB



The Police Department of The Town of Ramapo



237 Route 59
Suffern, New York 10901
Peter Brower, Chief of Police
845-357-8838 Fax 845-357-5641



Mr. Ken J. Billings
10 North Street
Cold Springs, New York 10516

September 8, 2008

Re: Patrick Farm, Town of Ramapo, Rockland County, N.Y.

Dear Mr. Billings:

I have examined the site map sent to the Ramapo Police Department concerning the proposed Patrick Farm project site. Based upon a review of the map I do not anticipate the Ramapo Police Department adding additional staff to provide police services to the proposed site. The Town of Ramapo Police Department is located at 237 Rt. 59 Suffern, N.Y. and we do not have any sub-stations. The department has a total of 123 sworn police officers and responds to approximately 60,000 calls for police services each year.

Estimated response time to the project site would depend on the type of call and the location of deployable field assets at the time of service request. However, non-emergency response time is estimated to be approximately 10-15 minutes. Population is estimated at approximately 95,000 residents in the town equating to a service ratio of 1 police officer for every 772 residents. Please feel free to call me if you have any questions concerning this matter.

Sincerely,

Adm. Lt. William Gravina

TIM MILLER ASSOCIATES, INC.

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

July 21, 2008

Ted Dzurinko - Director
Town of Ramapo
Department of Public Works
Pioneer Avenue
Tallman, NY 10982

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

Dear Mr. Dzurinko:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed residential development in the Town of Ramapo, known as Patrick Farm. A site map is enclosed for your reference. As shown on the map, the site is located south of Route 202 and west of Route 306.

Scenic Development, LLC ("applicant") proposes to construct the mixed residential development, Patrick Farm, on approximately 207.1 acres in the unincorporated portion of the Town of Ramapo. The residential development would consist of 497 residential units including 87 single family homes, 386 townhouse units, of which 314 units will be market rate and 72 units will be offered as affordable housing. In addition Twenty-four (24) rental apartments will be set aside for emergency service workers. 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

Population projections vary based upon the target market. We have projected a total potential population of up to 2,300 persons including up to approximately 1,200 school age children. Further analysis of population projections and an analysis of how many children are likely to attend public school will be presented in the DEIS.

The proposed project is expected to create up to approximately 198,800 gallons per day of wastewater and approximately 4.025 tons of solid waste per day.

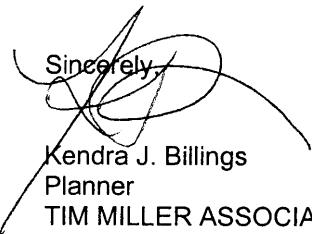
As part of the environmental review process, we wish to include any concerns your department may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population may have, and the ability of your department to provide services (sewer capacity and solid waste services) to the people who will be associated with this property. As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project.

Please include any departmental publications you feel might provide useful information on the environmental facilities in the Town of Ramapo. Information pertaining to fees collected by your department would be especially useful.

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

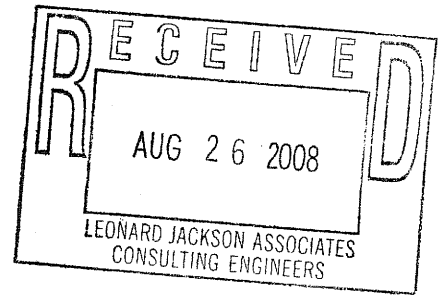
Sincerely,



Kendra J. Billings
Planner
TIM MILLER ASSOCIATES, INC.

Paula L. McEvoy, PE
New Business Department

UNITED WATER
360 West Nyack Road, West Nyack, NY 10994
Tel: 201.986.4743
Paula.McEvoy@unitedwater.com



August 25, 2008

Christopher Landis, P.E.
Leonard Jackson Associates
26 Firemans Memorial Drive
Pomona, NY 10970

Re: Patrick Farms

Dear Mr. Landis:

This is to advise you that water service can be made available to the for your proposed (497) unit development, including 87 single family and 386 townhouse units, located on Route 202 near Route 306 in the town of Ramapo, Rockland County, New York, using a projected average day demand of approximately 198,800 GPD, subject to the following conditions:

- 1) Prior to the installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to us, for our Engineering Department review and approval.
- 2) If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by you in accordance with the terms and conditions of this Company's standard agreements for extensions.
- 3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
- 4) Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a. Ten State Standards).

This willingness to serve letter is contingent upon United Water New York Inc. having County, State and Federal regulatory authorization to provide the requested water service and is valid for nine (9) months from the date of issuance. If the main installation/extension or service installation is not completed and approved by the Rockland County Department of Health within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

United Water New York (UWNY) anticipates that additional supply and/or distribution system improvements will be required prior to UWNY entering into an agreement to provide service to this project. UWNY has not finalized the improvements required but will submit this information to you when it is complete.

Please contact me at (845) 623-1500 x3364 if you need additional information.

Sincerely,

Paula L. McEvoy, PE
Manager of Network Extensions

CC: Kendra J. Billings - Tim Miller Associates
Judith Hunderfund - Rockland County Health Department
Dennis Reycraft - UWNY

Dennis Reycraft PE - LJA

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

July 21, 2008

Customer Service Center
360 West Nyack Road
West Nyack, NY 10994

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

To whom it may concern:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed residential development in the Town of Ramapo, known as Patrick Farm. A site map is enclosed for your reference. As shown on the map, the site is located south of Route 202 and west of Route 306.

Scenic Development, LLC ("applicant") proposes to construct the mixed residential development, Patrick Farm, on approximately 207.1 acres in the unincorporated portion of the Town of Ramapo. The residential development would consist of 497 residential units including 87 single family homes, 386 townhouse units, of which 314 units will be market rate and 72 units will be offered as affordable housing. In addition Twenty-four (24) rental apartments will be set aside for emergency service workers. 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

Population projections vary based upon the target market. We have projected a total potential population of up to 2,300 persons including up to approximately 1,200 school age children. Further analysis of population projections and an analysis of how many children are likely to attend public school will be presented in the DEIS.

The proposed project is expected to create a demand of up to approximately 198,800 gallons of water per day.

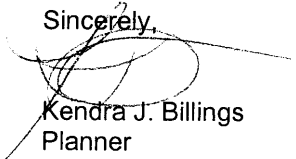
As part of the environmental review process, we wish to include any concerns your department may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population may have, and the ability of your department to provide services (water services) to the people who will be associated with this property. As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project.

Please include any departmental publications you feel might provide useful information on United Water Services. Information pertaining to fees collected by your department would be especially useful.

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Kendra J. Billings
Planner

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

August 6, 2008

Ms. Jean Pietrusiak
NYS Department of Environmental Conservation
Division of Fish, Wildlife, and Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor
Albany, NY 12233-4757
518-402-8925

Re: Patrick Farm, Town of Ramapo, Rockland County, New York

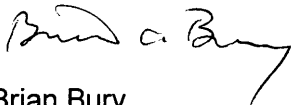
Dear Ms. Pietrusiak:

Tim Miller Associates, Inc. (TMA) is preparing environmental documentation for a residential development on the above referenced 207 acre property located corner of Route 202 and Route 306 in the Town of Ramapo, Rockland County. The project site location is shown on the enclosed maps for your reference.

We would like to know if your records show the presence of any rare or endangered plant or animal species or significant wildlife habitat communities on the project site or vicinity. Please notify this office by phone call and/or by letter of any such resources that may be affected by future development on this property.

Thank you for your prompt attention to this request. Please feel free to call us at (845) 265-4400 should you have any questions or need additional information.

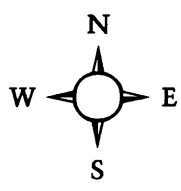
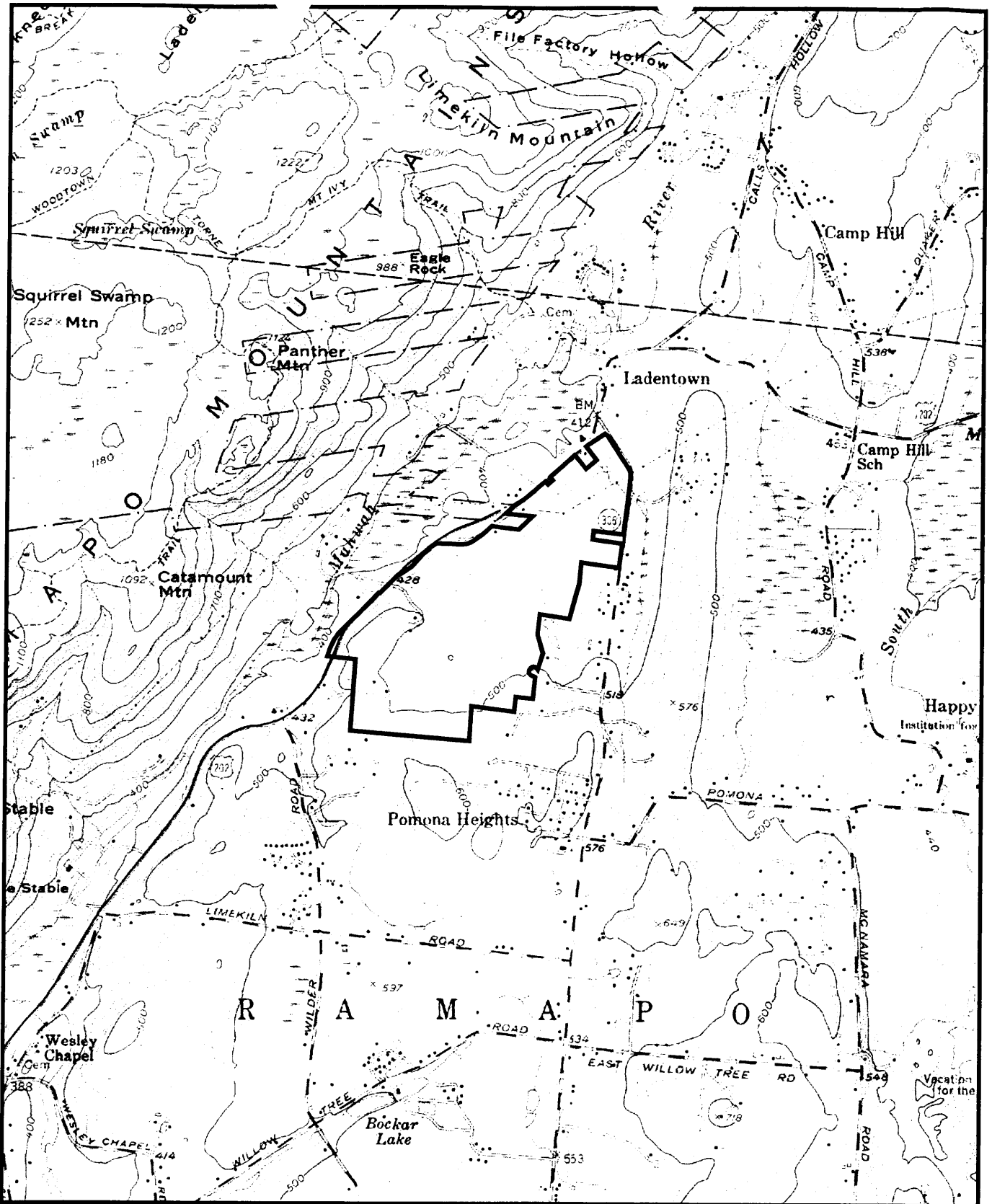
Sincerely,



Brian Bury
Environmental Scientist/Planner
TIM MILLER ASSOCIATES, INC.

attachment

Project No. 06047




 Site Property Boundary

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'



**New York State Office of Parks,
Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

David A. Paterson
Governor

Carol Ash
Commissioner

October 14, 2008

Paula Crowley
Greenhouse Consultants
40 Exchange Place 13th floor
New York, NY 10005

Dear Ms Crowley,

Re: SEQRA
Revised Phase 1 & 2 Archaeological Report
Patrick Farms,
Town of Ramapo, Rockland County, NY
08PR02295

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect significant historic /cultural resources. We have received and reviewed a revised Phase 1/2 Archaeological report for the project prepared by Greenhouse Consultants in July 2008. Based on this review we offer the following comments:

1. OPRHP recognizes the identification of four discrete archaeological deposits within area examined. These have been evaluated for their eligibility for the State and National Registers of Historic Places (S/NRHP) and assigned Unique Site Numbers. These results are presented below:

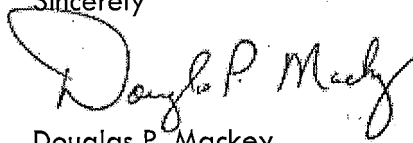
Site Name	Unique Site No	S/NRHP Status
Patrick Farm Prehistoric Site	A08704.000288	Not Eligible
Conklin Family Cemetery	A08704.000289	Not Eligible as "structure" (design) but would be eligible as an archaeological Site (Criterion D) if it will be impacted
J. Mather Farmstead Site (Historic Site 1)	A08704.000290	Eligible
Smith Farmstead Site (Historic Site 2)	A08704.000291	Not Eligible

2. OPRHP concurs with the report's assessment that the Prehistoric Isolate (A08704.000288) and the Smith Farmstead (A08704.00291 – identified as Historic Site 2 in the report text) are not eligible for the S/NRHP and therefore OPRHP has no further concerns regarding those two sites..
3. It is the opinion of the OPRHP that although the Conklin Cemetery does not meet the criteria to be considered NRHP eligible as a structure, it does have the potential to provide information on the early residents of the area if it will be impacted and the graves exhumed. Therefore, we recommend avoidance of the cemetery

4. OPRHP concurs with the report that the J. Mather Farmstead Site (identified in the report as Historic Site 1) does meet the criteria to be considered S/NRHP eligible and therefore we recommend avoidance of that site. If the site can not be avoided, it is the opinion of the OPRHP that this project will have an Adverse Impact on historic resources and we would recommend that measures be developed to mitigate those impacts. OPRHP will be happy to continue to consult on appropriate avoidance or mitigation measures.

Please contact me at extension 3291, or by e-mail at douglas.mackey@oprhp.state.ny.us, if you have any questions regarding these comments.

Sincerely

A handwritten signature in cursive script that reads "Douglas P. Mackey". The signature is written in black ink and is positioned above the printed name.

Douglas P. Mackey
Historic Preservation Program Analyst
Archaeology

SIVE, PAGET & RIESEL, P.C.

460 PARK AVENUE
NEW YORK, NEW YORK 10022-1906

TELEPHONE: (212) 421-2150

FACSIMILE: (212) 421-1891

STEVEN BARSHOV
MICHAEL S. BOGIN
PAUL D. CASOWITZ*
MARK A. CHERTOB
DAN CHOROST*
PAMELA R. ESTERMAN*
JEFFREY B. GRACER*
CHRISTINE M. LEAS**
DAVID PAGET
DANIEL RIESEL
STEVEN C. RUSSO
DAVID S. YUDELSON

*ALSO ADMITTED IN NJ
**ALSO ADMITTED IN CT AND CA

DAVID SIVE (RET.)
JENNIFER L. COGHLAN
MATTHEW D. FEIL
ELIZABETH A. ENAUER
BRIDGET M. LEE
ASHLEY S. MILLER
JESSICA A. STEINBERG*
ARTHUR J. JACOBSON
COUNSEL
WEB SITE: www.sprlaw.com

October 29, 2008

By Email

Richard Tomer
Chief, Regulatory Branch
New York District
U.S. Army Corps of Engineers
Javits Federal Building
New York, NY 10278-0090

Re: Scenic Development, LLC

Dear Mr. Tomer:

As you know from our letter to you of October 2, 2008, we represent Scenic Development, LLC, the owner and prospective developer of a residential project known as Patrick Farm in the Town of Ramapo, Rockland County, New York. The Site is located between State Routes 202 and 306. We had written to request confirmation that the proposed development is authorized under Nationwide General Permit ("NWP") No. 29.

In our October 2 letter, we had noted that Scenic Development has submitted information to the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") regarding the potential eligibility for listing on the National or State Register of Historic Places of a small cemetery on the southwestern edge of the Site (which will not be disturbed by the proposed development) and the foundation of a former dwelling called the Mather Farmhouse that is in the vicinity of Lot 51 (on the eastern edge of the Site, east of the DEC Wetland of 12.20 acres). Enclosed herewith is a October 14, 2008 letter from OPRHP to Scenic Development's consultant, indicating that the Mather Farmstead Site is Register-eligible. The OPRHP noted that while the cemetery is not Register-eligible it recommended avoidance thereof.

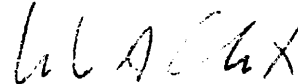
SIVE, PAGET & RIESEL, P. C.

Richard Tomer
October 29, 2008
Page 2

The Proposed Layout Plan (August 21, 2008), provided to you with our October 2 letter, indicates that the cemetery will not be disturbed. That Plan will be modified to assure that the Mather Farmstead site will also not be disturbed, and there will be an appropriate buffer around this site. Scenic Developments' consultants have already been in touch with OPRHP on this issue. Accordingly, we believe that there will be a compliance with Section 106 of the National Historic Preservation Act (General Condition 18).

Please feel free to contact the undersigned with any questions. We appreciate the Corps' consideration of our October 2, 2008 request for confirmation that the proposed project is authorized under NWP No. 29.

Sincerely,



Mark A. Chertok

cc: Christopher S. Mallery, Ph. D
Scenic Development
Ann Cutignola (TMA)
Greg M. Fleischer (CEA)

4836\Ltr to Corps 10.29.08

SIVE, PAGET & RIESEL, P.C.

460 PARK AVENUE

NEW YORK, NEW YORK 10022-1906

TELEPHONE: (212) 421-2150

FACSIMILE: (212) 421-1891

STEVEN BARSHOV
MICHAEL S. BOGIN
PAUL D. CASOWITZ*
MARK A. CHERTOK
DAN CHOROST*
PAMELA R. ESTERMAN*
JEFFREY B. GRACER*
CHRISTINE M. LEAS**
DAVID PAGET
DANIEL RIESEL
STEVEN C. RUSSO
DAVID S. YUDELSON

*ALSO ADMITTED IN NJ

**ALSO ADMITTED IN CT AND CA

DAVID SIVE (RET.)

JENNIFER L. COGHLAN
MATTHEW D. FEIL
ELIZABETH A. KNAUER
BRIDGET M. LEE
ASHLEY S. MILLER
JESSICA A. STEINBERG*

ARTHUR J. JACOBSON
COUNSEL

EB SITE: www.sprlaw.com

October 2, 2008

By Overnight Mail

Richard Tomer
Chief, Regulatory Branch
New York District
U.S. Army Corps of Engineers
Javits Federal Building
New York, NY 10278-0090

Re: Scenic Development, LLC

Dear Mr. Tomer:

We represent Scenic Development, LLC, the owner and prospective developer of a residential project known as Patrick Farm in the Town of Ramapo, Rockland County, New York. The approximately 207 acres property (the "Site") is located between State Routes 202 and 306. We write to request confirmation that the proposed development is authorized under Nationwide General Permit ("NWP") No. 29.

As explained below, the Site has been the subject of inspections by Dr. Mallery in the context of a prior resolved enforcement matter, who found that the proposed development would have only minor impacts and would qualify for NWP No. 39 (since renumbered to NWP No. 29). Several nominal changes to the project layout, and the slight expansion of a wetland (due to a prior surveying error), do not alter this conclusion.

In May 2004, the Corps conducted a Site inspection and found that fill had been placed in certain waters of the Untied States without prior authorization. Carpenter Environmental Associates ("CEA"), on behalf of Scenic Development, developed and implemented a remedial plan for the impacted areas. As part of this work, CEA submitted to the Corps a Preliminary Layout Study for the proposed Patrick Farm development (dated January 10, 2006), which showed the location of waters of the United States (both streams and wetlands) and the proposed layout for the roads, road crossings and lots of the proposed project. This Study showed that the only activity near waters of the United States, including wetlands, were bridge crossings that would span the entirety of the narrow waterways and not result in any filling of such waterways.

SIVE, PAGET & RIESEL, P.C.

Richard Tomer
October 2, 2008
Page 2

The Corps found that the remedial measures undertaken by Scenic Development fully addressed the enforcement issues and closed the administrative proceeding. This decision is reflected in the February 1, 2007 letter from Dr. Mallory. A copy of this letter, together with the January 10, 2006 Preliminary Layout Study (which incorporates January 15, 2007 graphics), is attached hereto as Exhibit A.

Dr. Mallory, based on his and his staff's inspections of the Site, and based on the Preliminary Layout Study, stated that

impacts of the project...are sufficiently minor in scope as to be considered and authorized under nationwide general permit permits (specifically nationwide general permit No. 39) [now No. 29], provided that the remainder of the project is carried out in accordance with the general conditions of the nationwide general permit program.”¹

Dr. Mallory's letter also stated that if the project were modified so that it would have additional impacts to the waters of the United States (including wetlands) identified on the Preliminary Layout Study, additional authorization from the Corps would be needed.

Since that letter, the design layout of the project has slightly changed. The new layout is reflected in the accompanying figure entitled Proposed Layout Plan (August 21, 2008). The changes do not affect the eligibility of the project for a nationwide permit. The changes are as follows: (a) six of the single-family lots south of the New York State Department of Environmental Conservation wetland of 12.20 acres on the southeast portion of the Site, have been eliminated; (b) a lot to the north of Old Route 202 has been added; and (c) in the central portion of the Site, where the wetland remediation took place, multi-family units have replaced single family units, with an improved layout in the vicinity of Lots 85 and 86. This last modification places the remediated area in the the open space managed by the Homeowner's Association, rather than in the backyards of individual single family lots, thereby assuring greater protection to the area. In addition, the August 2008 Proposed Layout Plan reflects the detailed stormwater management plan, which shows that stormwater management basins, outside of the Corps jurisdictional area, will be used to manage stormwater. (These locations are denoted by yellow highlighting on both the enclosed Preliminary Layout Study of January 10, 2006 and the Proposed Layout Plan of August 21, 2008.)

In addition, it was discovered that the wetland in the southwestern corner of the Site had been the subject of a surveying error. That wetland, which was 5.15 acres on the Preliminary Layout Study, is actually 5.75 acres in size. The increased area is in the "finger" that juts out from the wetland toward the northwest. The Proposed Layout Plan reflects that this finger will not be impacted by the project.

¹ Dr. Mallory's letter also noted the need for adequate sedimentation and erosion controls during construction; Scenic Development will be implementing such a plan.

SIVE, PAGET & RIESEL, P.C.

Richard Tomer
October 2, 2008
Page 3

Although the changes do not cause any additional impacts to waters of the United States, including wetlands, we write out of an abundance of caution in light of Dr. Mallery's letter and caution about project modifications. Accordingly, we request confirmation that the proposed development, as set forth in the Proposed Layout Plan, is authorized pursuant to NWP No. 29. In this respect, and consistent with Dr. Mallery's letter, the development also complies with applicable general conditions of the nationwide general permit program: there will be no impact to water flows (General Condition 9); the project complies with all applicable floodplain requirements for the 100-year floodplain that parallels the stream that crosses the northeast part of the Site (General Condition 10); no heavy equipment is expected to be used in wetlands but, in such event, mats or similar measures will be taken to protect the wetlands (General Condition 11); appropriate soil erosion and sediment controls will be used and maintained (General Condition 12); in this regard, the project will comply with applicable SPDES Stormwater General Permit provisions and will have a Stormwater Pollution Prevention Plan in place; no temporary fills of waters of the United States, including wetlands, are expected, but if that occurs, the fill will be removed in its entirety and the affected area returned to pre-filling elevations and re-vegetated as appropriate (General Condition 13); no threatened or endangered species, or habitat thereof, will be affected by the project (General Condition 17); and no critical resource waters are on or near the Site (General Condition 19).

Finally, no structure or portion of the Site is listed on the National (or State) Register of Historic Places. Scenic Development has submitted information to the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") regarding the potential eligibility for listing on the National or State Register of a small cemetery on the southwestern edge of the Site (which will not be disturbed by the proposed development) and the foundation of a former dwelling called the Mather Farmhouse that is in the vicinity of Lot 51 (on the eastern edge of the Site, east of the DEC Wetland of 12.20 acres). If the cemetery and/or Mather Farmhouse foundation (or other site) is found to be eligible for listing on the National Register by ORPHP, the applicant will comply with Section 106 of the National Historic Preservation Act (General Condition 18).

We appreciate your consideration of this request. Please feel free to contact the undersigned with any questions.

Sincerely,



Mark A. Chertok

cc: Christopher S. Mallery, Ph. D
Scenic Development
Ann Cutignola (TMA)
Greg M. Fleischer (CEA)

REPLY TO
ATTENTION OF

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

FEB 1 - 2007

Regulatory Branch

Subject: Enforcement Case No. 2004-047 (NAN-2004-505)
Scenic Development, LLC
Town of Ramapo, Rockland County, New York

Mr. Greg M. Fleischer
Carpenter Environmental Associates, Inc.
307 Museum Village Road
P.O. Box 656
Monroe, New York 10950

Dear Mr. Fleischer:

On May 17, 2004, the New York District of the U.S. Army Corps of Engineers issued a Cease and Desist Order to Scenic Development, LLC, restricting further construction on the project site of a residential development known as Patrick Farm, located between Route 202 and Route 306, in the Town of Ramapo, Rockland County, New York. This order was based on observations by a representative of this office during a site inspection on May 12, 2004, when it was noted that fill had been placed in waters of the United States, particularly streams and wetlands, on the project site, without prior authorization from this office.

In a letter dated November 27, 2006, Carpenter Environmental Associates, as environmental consultants for the project, detailed measures that had been taken to remediate the previously impacted areas, and provided a preliminary layout for the future development of the site, including its proposed impacts to areas within the jurisdiction of this office. On December 19, 2006, a representative of this office conducted an inspection of the project site with representatives of Carpenter Environmental Associates. In a letter dated January 12, 2007, Carpenter Environmental Associates described the further measures that had been taken to complete the remediation of the previously impacted areas, and submitted a drawing entitled "Patrick Farm, Town of Ramapo, Rockland County, New York - Preliminary Layout Study (SF)", dated January 10, 2006, with revised graphics dated January 15, 2007, which set out a proposal for the current project, which involves the construction of 139 single-family homes.

Based on observations during the recent site inspection and the submittals of the project consultant, it appears that the completed remedial measures have fully addressed the enforcement concerns of this office with regard to the previously impacted areas. Accordingly, the Cease and Desist Order issued by this office on May 17, 2004, is considered rescinded, effective on the date of this letter, and the relevant enforcement case is considered administratively closed.

Subject: Enforcement Case No. 2004-047 (NAN-2004-505)
Scenic Development, LLC
Town of Ramapo, Rockland County, New York

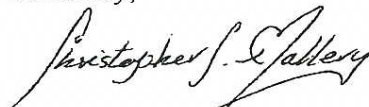
This office has reviewed the proposal for the further development of the site, and specifically the above-referenced drawing, and has determined that the prior and proposed impacts of the project as set out in this drawing are sufficiently minor in scope as to be considered authorized under nationwide general permits (specifically nationwide general permit No. 39), provided that the remainder of the project is carried out in accordance with the general conditions of the nationwide general permit program. In this last regard, and in light of the sensitive nature of the watercourses on the site, it would be in the best interests of the project sponsor to be especially diligent in the design and implementation of adequate erosion and sediment controls during construction on the project site.

If, at any time during the course of construction, the project is modified in such a manner that it would have additional impacts to areas identified on the above-referenced drawing as wetlands and waters of the United States, additional written authorization from this office will be necessary prior to the implementation of such modifications.

It is anticipated that the project will be carried out in accordance with all appropriate state and local approvals that may be required.

Your cooperation with the regulatory requirements of this office is appreciated. If any questions should arise concerning this matter, please contact me at 917-790-8418.

Sincerely,



Christopher S. Mallery, Ph.D.
Chief, Harbor Supervision
and Compliance Section

c: NYSDEC
Scenic Development
Leonard Jackson Associates
Town of Ramapo

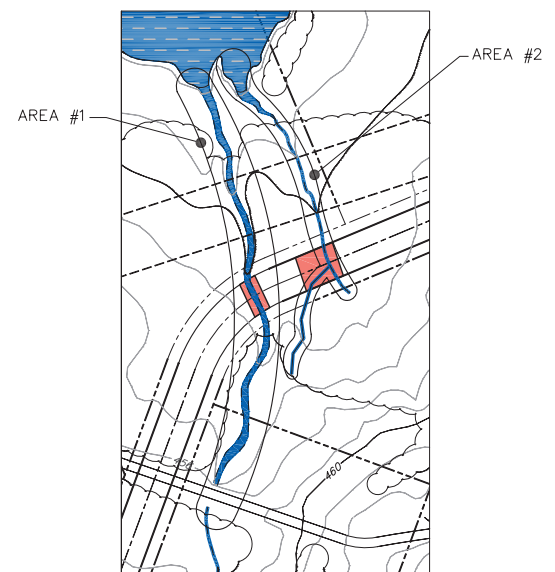
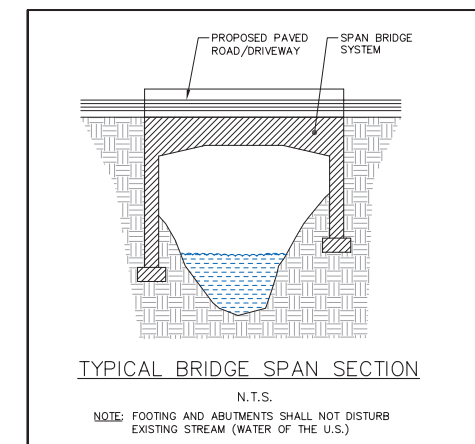


RESTORED STREAM CORRIDOR AREAS.
(SEE PART PLANS: AREAS #1 & #2,
AREA #3, AREA #4)



LEGEND

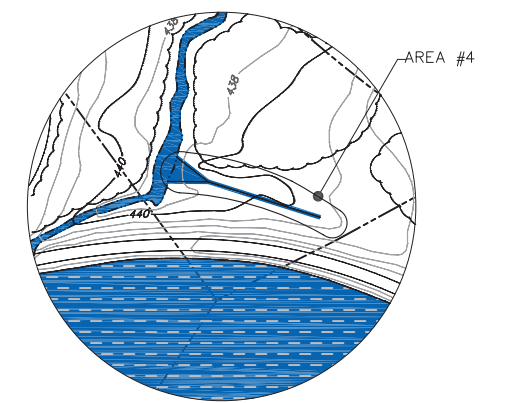
- FRESHWATER WETLAND
- WATERS OF THE U.S.
- BRIDGE SPAN CROSSING
- PROJECT CHANGES
- AREAS OF PROPOSED ZONING CHANGE



PART PLAN: AREAS #1 & #2
SCALE: 1"=60'



PART PLAN: AREA #3
SCALE: 1"=60'



PART PLAN: AREA #4
SCALE: 1"=60'

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)
R-40	m	40,000 SF	160	50	50	25	70	10	50	10	100	35	40	0.40
RR-80	e1	80,000 SF	200	50	50	30	100	10	50	10	150	35	20	0.40

SUMMARY : BREAKDOWN OF PROPOSED USES

USE	NUMBER OF UNITS
1 SINGLE FAMILY HOMES	139

SINGLE FAMILY HOMES:
TYPICAL DIMENSIONS : 50' x 70'

REVISIONS:

REV.	DESCRIPTION	DATE

LEONARD JACKSON, P.E.
N.Y.S. Lic. No. 42167

LJA LEONARD JACKSON ASSOCIATES
CONSULTING ENGINEERS
28 FIREMENS MEMORIAL DRIVE, POMONA, NEW YORK 10970
phone: (845) 354-4382 fax: (845) 354-4401

PATRICK FARM
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

PRELIMINARY LAYOUT STUDY (SF)

Date: 01/10/06	Drawn by: YCT	Scale: 1" = 200'	Job number: 02033	Drawing Number: SF
----------------	---------------	------------------	-------------------	--------------------

