

1.0 INTRODUCTION

This Final Environmental Impact Statement (FEIS) has been prepared in accordance with the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations, 6 NYCRR Part 617. The FEIS provides responses to public comments received by the lead agency on the Draft Environmental Impact Statement (DEIS). The lead agency for this action pursuant to SEQRA is the Town of Ramapo Town Board, to which the application described below has been made. SEQRA prescribes that the lead agency is responsible for the adequacy and accuracy of this FEIS.

The FEIS consists of this volume -- and its appendices, accompanying site plan, and referenced technical data -- and the DEIS, which is hereby incorporated by reference into this FEIS.

SEQRA Background

The Project Sponsor prepared a DEIS in response to a Positive Declaration issued by the Town of Ramapo Town Board. The DEIS scope was established by a scoping outline developed by the Town Board, acting as lead agency, in cooperation with all other involved agencies and interested parties. The Town Board adopted a Final Scoping Document for the DEIS on June 25, 2008. The accepted scope outlining the information that was to be covered in the DEIS is provided in Appendix A of the DEIS.

The Preliminary DEIS was submitted to the Town of Ramapo on April 15, 2009, which reviewed it with respect to its scope and content for the purpose of public review. The Town Board issued a Notice of Completion of the DEIS and a Notice of SEQRA Hearing on April 29, 2009. All property owners within 500 feet received notice by mail. The lead agency held and closed public hearings on the DEIS on June 4, 2009 and June 8, 2009. Written comments were received until July 23, 2009.

In accordance with SEQRA, this FEIS provides written responses to substantive and relevant comments on the DEIS received by the lead agency during the public review period. Complete copies of all written agency comments received on the DEIS are included in Appendix A of this FEIS. A transcript of the public hearing is also provided in Appendix A.

Summary of Proposed Action

Scenic Development, LLC (the "applicant") proposes to develop a mixed density residential project on approximately 208.5 acres. The project site is located in the north central area of the Town of Ramapo, Rockland County, New York (see Figure 1). The site is located immediately west and south of US Route 202, and immediately east of NYS Route 306 on a predominantly undeveloped site. The project site is identified on the Town of Ramapo tax maps as follows:

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

The Comprehensive Plan of the Town of Ramapo identifies a need for an increase in the diversity of housing options in the Town, with regard to value, style and form of ownership. The applicant proposes a mixed density residential development including single family and multi family units which are intended to meet this need. The development, Patrick Farm, would consist of 497 residential units including 87 single family homes, and 410 multifamily units composed of 314 townhouse units, 72 workforce condominium flats and 24 rental apartments.

Among the various approvals being sought are zoning map and Comprehensive Plan text amendments to construct multifamily housing on approximately 61.3 acres in the central portion of the site from R-40 to MR-8. The single family component would remain in the R-40 zone. This zone change is proposed to construct the multifamily housing designed to help meet the need for a diversity of housing in the Town of Ramapo and is necessary to construct the 72 workforce condominium flats, and 24 workforce housing apartments. The project plans were submitted to the Town of Ramapo Planning Board and on May 5, 2009 received a unanimous vote (7-0) that they recommend to the Town Board that they look favorably upon the request of Scenic Development, LLC for a change in zone on it's property from an R-40 zone to an MR-8 zone. Refer to memo from the Building Planning and Zoning Department dated May 8, 2009, included in Appendix B. Upon the granting of a zone change petition by the Town Board, the plans will be submitted to the Planning Board for site plan and subdivision approval.

The project has been designed to be environmentally sensitive. Alternative sustainable energy sources, i.e. solar domestic hot water and geothermal heating, will be utilized to augment energy resources utilized on site. The Project would incorporate a number of green building practices, as identified in the 2008 National Green Building Standard, that would conserve energy and offset potential adverse impacts associated with energy consumption related to the construction and occupancy of the proposed project including utilizing water saving fixtures, high efficiency lighting fixtures, high efficiency insulation, and ecologically sensitive construction management practices. In addition, the project includes an extensive ground water recharge system designed to ensure the groundwater recharge of the site post development results in no net loss compared to existing pre construction conditions. The Landscape Plan has been developed to limit water and energy use through the use of a low volume irrigation system which will utilize water from the existing farm pond on-site.

Format

This FEIS is arranged in sections, with comment summaries and responses arranged by subject area similar to the DEIS. The format of the comments and responses is as follows:

Comment # (Source): Comment summary text.

Response #: Response text.

Listing of Permits and Approvals Required

As the Lead Agency, the Town of Ramapo Town Board has primary responsibility for review of this application and for determining its conformity with the Town's regulations. The following reviews, permits and approvals would be necessary to implement the action:

Federal

U.S. Army Corps of Engineers

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

New York State

New York State Department of Environmental Conservation

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

New York State Department of Transportation

- Highway Work Permit

New York State Department of Health

- Extension of Public Sewer and Water Service

Rockland County

Rockland County Health Department

- Extension of Public Sewer and Public Water Service

Rockland County Sewer District 1

- Extension of Sewer Service

Rockland County Planning Department

- 239 GML Review

Municipal

Town of Ramapo Town Board

- Adoption of Zoning Map and Amendment to Comprehensive Plan

Town of Ramapo Planning Board

- Site Plan and Subdivision Review and Approval

Town of Ramapo Architectural Review Board

- Architectural Approval of Building Design and Landscaping

Interested Agencies

NYS Office of Parks, Recreation and Historic Preservation
Rockland County Department of Highways
Rockland County Drainage Agency
East Ramapo Central School District
United Water of New York
Town of Ramapo Police Department
Moleston Fire District
Village of Pomona Board of Trustees
Village of Wesley Hills Board of Trustees
NYS Palisades Interstate Parkway Commission
NYS Hudson Highlands Commission