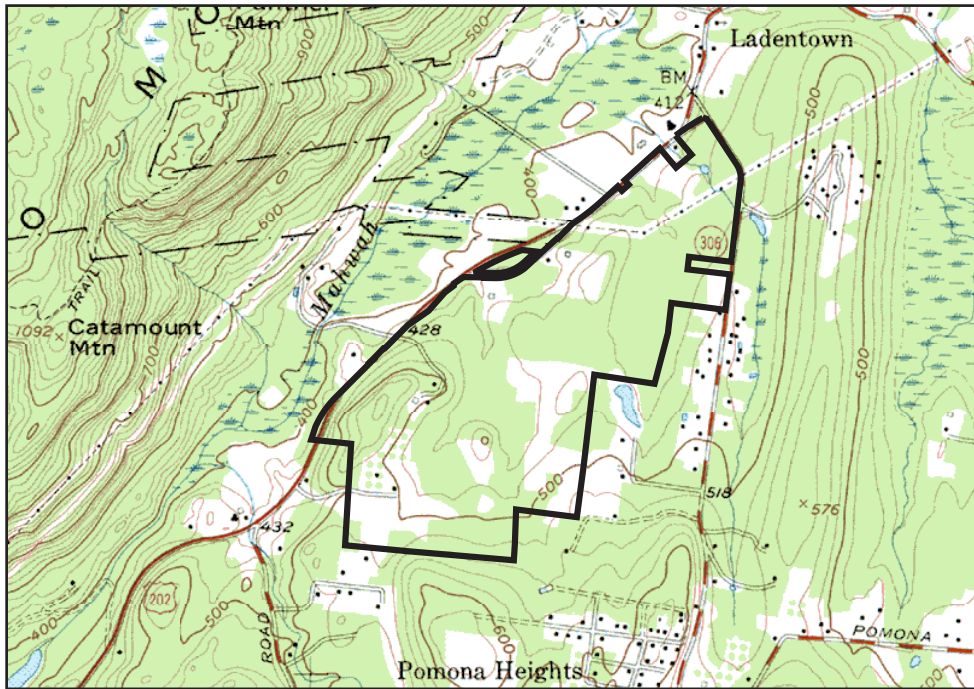


FINDINGS ADDENDUM



PATRICK FARM

**TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK**

Prepared by:
Tim Miller Associates, Inc.

Project Sponsor:
Scenic Development, LLC

Lead Agency:
Town of Ramapo Town Board

September 17, 2015

**Patrick Farm
FINDINGS ADDENDUM**

Project Description: The Patrick Farm development would consist of 479 single family and townhouse dwellings. Of the total dwellings, 85 are single family, 298 are market rate townhouse multifamily dwellings, 72 are workforce condominium flats and 24 units are rental apartments set aside for emergency and community service workers.

Location: The project site consists of approximately 208.5 acres between US Route 202 and NYS Route 306 in the Town of Ramapo, Rockland County, NY.

Tax Map Identification: Town of Ramapo: Section 32.11, Block 1, Lots 2,3,4,12,13,14,15,16, and Section 32.14, Block 2 Lot 3

Lead Agency and Contact Person: TOWN OF RAMAPO - TOWN BOARD
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September 17, 2015

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**Patrick Farm
FINDINGS ADDENDUM**

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ADDENDUM TO LEAD AGENCY'S FINDINGS STATEMENT*Patrick Farm**Town of Ramapo - Rockland County, New York***1.0 SEQRA History**

The Town of Ramapo declared itself lead agency and issued a positive declaration in May of 2008 in connection with the Patrick Farm project. A scoping outline for the DEIS was developed by the Town Board, acting as lead agency and it was circulated to involved agencies and interested parties. A public scoping meeting was held on June 23, 2008. The Town Board adopted a Final Scoping Document for the DEIS on June 25, 2008. The accepted scope outlined the information that was to be covered in the DEIS. It was provided in Appendix A of the DEIS.

After working with the Town's technical staff for a period of more than twelve months, the Preliminary DEIS was submitted to the Town of Ramapo on April 15, 2009. The town evaluated the document with respect to the guidance set forth in the SEQRA regulations and subsequently issued a Notice of Completion and a Notice of SEQRA Hearing on April 29, 2009. All property owners within 500 feet of the subject property received notice by mail. Public hearings on the DEIS were held on June 4, 2009 and June 8, 2009. The DEIS was made available to the public in hard copy and made available on-line. Written comments were received until July 23, 2009.

An FEIS was prepared that provided written responses to substantive comments on the DEIS. Complete copies of the minutes of the Public Hearings and of all written agency comments received on the DEIS are included in Appendix A of the FEIS. The FEIS dated December 22, 2009 was submitted to the Town Board and deemed complete on January 6, 2010. Comments on the FEIS were received until January 22, 2010. The Finding Statement, which is included as Appendix A herein, was adopted on January 25, 2010. As concluded in the Findings Statement, the Town Board finds that potential adverse impacts of the Proposed Project are offset through a number of mitigation measures incorporated into the project design including on-site (e.g., site design and stormwater management program elements) and off-site (e.g., roadway improvements) such that no significant adverse environmental impacts are identified. Further, the Town Board finds the Proposed Patrick Farm minimizes adverse environmental impacts to the greatest extent practicable and successfully balances potential adverse impacts against benefits to the community.

After undergoing a series of reviews by the Town's technical and legal staff, subdivision and site plan approval for the condominium portion of the project was most recently granted on July 23, 2012; the Volunteer Housing was most recently approved on October 16, 2012; and the Single Family subdivision was most recently approved on November 5, 2012.

Subsequent to the issuance of the Findings, a Jurisdictional Determination of wetland delineation (JD) was initiated by the Applicant as a result of comments from the Rockland County Sewer District No.1. The applicant updated the wetland delineation and the US Army Corps of Engineers (ACOE) issued a Jurisdictional Determination on December 4, 2014, that reflected the new wetland boundary mapping. The revised wetland delineation encompassed a total of 32.47 acres that included 24.89 acres within the area of development on the site, 1.82 acres of riparian stream corridor, 1.49 acres of tributaries and a 4.27-acre farm pond.

The previously approved subdivision and site plans protected all previously delineated wetland areas. However, the previously approved plans would have affected wetlands identified in the updated delineation.

The Applicant therefore revised the Subdivision and Site Plans (see Appendix F) to insure there would continue to be no impact on the wetland areas as a result of development of the project.

2.0 Wetland Background

The US Army Corps of Engineers (ACOE) had previously reviewed the site and issued correspondence that no further action was necessary, (see letter from ACOE Chief Mallory included in Appendix B). No wetland disturbance was anticipated in the approved site plans, which were generally in conformance with the plans shown in the FEIS Figure 2 (see Appendix E).

However, subsequent to the issuance of earlier SEQRA Findings and approvals, the Rockland County Sewer District commented on the wetland status and thereafter, the Town requested that a formal updated jurisdictional determination of on-site wetlands be procured.

As a result of these activities, the wetland boundary on the subject site was revisited and modified in several locations on the property. The US Army Corps of Engineers (ACOE) has issued a Jurisdictional Determination on December 4, 2014, that reflected the modified wetland boundary mapping.

The revised wetland delineation encompassed a total of 32.47 acres -- 24.89 acres within the area of development on the site plus 1.82 acres of riparian stream corridor, 1.49 acres of tributaries and a 4.27-acre farm pond.

By comparison, the earlier plans indicated there were 18.45 acres of regulated wetlands in the area of proposed development. No disturbance was to take place in any of the wetland areas. The revised wetland delineation resulted in an increase of approximately 6.44 acres of wetland and without further modification to the development plans, some disturbance would occur.

It is noted that, Wetland Area 2, which is comprised of 8.46 acres of wetland on the north side of Route 202 (shown on DEIS Figure 3.3-4) is not part of the current or previous Planning Board application, and is thus not included in this comparison of re-delineated wetland areas and the resultant potential impacts.

Table 1 below shows a comparison of the wetland areas as described in the SEQRA documents, and compares them on an area by area basis to the recently delineated wetlands. The U.S. Army Corps of Engineers Jurisdictional Determination issued on December 4, 2014, is provided in Appendix D.

Subsequent to the issuance of the ACOE, JD; in response to a letter from Susan Shapiro, dated August 24, 2015, the NYS DEC regional director issued a letter dated September 1, 2015 which clearly and definitively indicates the location of NYS DEC wetlands on the Patrick Farm site are accurately mapped and the boundaries do not need to be remapped. These letters are included in Appendix B for reference.

Ms. Shapiro and others have also made repeated inquiries as to the relationship of the Patrick Farm site to the Ramapo-Mahwah Sole Source Aquifer. Appendix G contains a report from Leggette, Brashears & Graham, Inc. which identifies the location of the Ramapo-Mahwah sole source aquifer. The Report states, "A GIS-based map of the aquifer and comprising deposits, as well as the corresponding area of adjoining high permeability as presented in the respective references is provided as Figure 1. Based on the respective delineations, none of the aquifer materials as identified by the USGS occurs within the proposed Patrick Farm Development area, and only a very limited portion of the adjoining high permeability material occurs locally within the western boundary of the Patrick Farm Site, proximal to the west side of Route 202. **As such, the Patrick Farm Site does not overlie the Mahwah River Valley aquifer as identified by the USGS and NYSDOH.** The attached Figure 1 map also shows the extent of the Aquifer and Groundwater Protection Zone in the proposed Development area."

Table 1 Wetland Area Comparison				
Wetland Area	SEQRA DEIS Wetland Areas January 25, 2010		Revised June 16, 2014 Delineation	
	Total Wetlands	On Development Site	On Development Site	Increase
1	17.340	12.210	14.460	2.250
2	8.460	0.000	0.000	0.000
3	--	0.287	0.110	-0.180
3A	--	0.079	--	-0.079
4	--	5.750	6.150	0.040
5	--	0.127	0.230	0.103
5A	--	--	0.180	0.180
5B	--	--	0.450	0.450
5C	--	--	0.200	0.200
5D	--	--	0.100	0.100
6	--	--	0.990	0.990
6A	--	--	0.060	0.060
6B	--	--	0.050	0.050
6C	--	--	0.240	0.240
6D	--	--	0.360	0.360
6	--	--	0.080	0.080
7	--	--	0.630	0.630
8	--	--	0.520	0.520
9	--	--	0.080	0.080
Total On Site Wetlands	25.80	18.450	24.890	6.437

Table 2 below provides a summary of all Wetlands and Waters of the United States as referenced in the Jurisdictional Determination issued by the ACOE.

Table 2 Wetlands & Waters of the United States Summary			
	SEQRA DEIS Wetland Areas January 25, 2010	Revised Delineation June 16, 2014 Site Plan	
Wetland Area	On Development Site	On Development Site	Increase
Total Wetlands	18.45	24.89	6.44
Riparian*	1.82	1.82	0.00
Tributaries*	1.49	1.49	0.00
Farm Pond*	4.27	4.27	0.00
	26.03	32.47	6.44
*These areas not mapped on January 25, 2010 mapping.			

The Patrick Farm Subdivision and Site Plans were amended to avoid disturbance to any of the wetland or wetland adjacent areas as shown on the revised plan, dated June 16, 2014. A full size Layout & Basin Comparison Map is shown in Appendix F which indicates the plan modifications and illustrates that there is no disturbance to any wetland or wetland adjacent area.

Table 3 shows a comparison of the proposed residential housing between the SEQRA layout, the approved site plans and the revised June 16, 2014 layout. These modifications have resulted in a decrease in the number of residential units to be constructed -- one single family unit and 14 market rate townhouse units have been taken out of the previously approved plans. There is no reduction in the number of workforce or volunteer housing units.

Table 3 Net Change to Housing Yield			
Unit Type	SEQRA Layout January 25, 2010	Approved Site Plans November 5, 2012	Proposed June 16, 2014 Layout
Single Family Homes	87 units	86 units	85 units
Townhouses			
Type 1	178 units	178 units	177 units
Type 2	136 units	134 units	121 units
Workforce Housing	72 units	72 units	72 units
Volunteer Housing	24 units	24 units	24 units
Total	497 units	494 units	479 units

As shown in Table 4, the reduction in the number of units to be built results in a decrease in the amount of area to be disturbed and a decrease in the impervious area to be constructed on the site. It does not result in any additional areas of forest cover being removed, nor does it result in any additional disturbance to areas of steep slope.

The reduction in the number of dwelling units will also reduce stormwater management needs, vehicular traffic generation, the demand on community services and visual impacts. The proposed system of groundwater recharge has not been substantially modified from the prior plan and will continue to provide zero loss in groundwater recharge compared to existing conditions as detailed in the Ground Water Recharge Area Plan, dated March 9, 2015.

Table 4
Impact Comparisons*

Area of Concern	SEQRA Layout January 25, 2010	Proposed June 16, 2014 Layout	Difference
Land Use			
Total Site Area (acres)	208.5	196.4**	No change
Total Area of Disturbance (acres)	114.5	102.8	11.7 acre decrease
Impervious Surfaces (acres)	46.1	44.0	2.1 acre decrease
Total Project Cut (cubic yards)	224,500	214,900	9,600 cy reduction
Total Project Fill (cubic yards)	225,700	206,900	18,800 cy reduction
Net cut/ fill (cubic yards)	1,200	8,000	6,800 cy used on site
Cut/Fill to be transported	Balanced	Balanced	No change
Residential Units			
Residential Units	497	479	18 unit decrease
Natural Resources			
Total Wetland Area	18.5	24.9	6.4 acre increase
Wetland Disturbance (acres)	0.0	0.0	No change
Woodland Disturbance (acres)	69.1	67	2.1 acre decrease
Steep Slope Disturbance (>25%) (acres)	3.4	3.4	No change
Community Resources			
Population	1,932	1,862	70 person decrease
Residential Trips (peak hour)	288	278	10 trip decrease
Water Demand / Sewage Flow (gallons per day)	219,350	210,800	8,550 gpd decrease

* All Calculations are for Development site, south side of US Route 202

** Tax lot 32.11-1-16 on north side of US Route 202 (12.1 acres) excluded from Revised June 16, 2014 layout.

Notes: Estimates are approximate.

Source: Leonard Jackson Associates; Tim Miller Associates, Inc., 2014; USACOE JD 12/4/2014

3.0 Findings Addendum

Based upon the information submitted herewith, The Town of Ramapo has determined that the reduction in development resulting from the modified wetland delineation decreases potential environmental impacts, and under the criteria set forth in Part 617 of Environmental Conservation Law, as described below, and does not rise to the level of requiring a supplemental EIS. The project design has been reduced to insure continued protection of all on-site wetland areas and wetland adjacent areas as originally proposed, thus the revised delineation does not result in a change in circumstance which would result in adverse impacts not addressed in the EIS.

As noted in 6NYCRR Part 617, the criteria for preparation of a Supplemental EIS are as follows;

(7) Supplemental EISs.

- (i) The lead agency may require a supplemental EIS, limited to the specific significant adverse environmental impacts not addressed or inadequately addressed in the EIS that arise from:
 - ('a') changes proposed for the project; or
 - ('b') newly discovered information; or
 - ('c') a change in circumstances related to the project.
- (ii) The decision to require preparation of a supplemental EIS, in the case of newly discovered information, must be based upon the following criteria:
 - ('a') the importance and relevance of the information; and
 - ('b') the present state of the information in the EIS.

Moreover, Part 617 sets forth the following regarding Decision Making and Findings;

617.11 Decision Making and Findings Requirements.

- (a) ...If a project modification or change of circumstance related to the project requires a lead or involved agency to substantively modify its decision, findings may be amended and filed in accordance with subdivision 617.12(b) of this Part.

The reduction in the number of units to be built results in a decrease to the amount of impacts in every area examined during the prior SEQRA proceedings.

The amended site plan does not result in any increase of potential impacts when compared to the previously approved plan and in fact reduces impacts as outlined above, thus conclusions set forth in the 2010 Findings remain valid and are hereby amended with the aforementioned information.

4.0 Certification of Findings to Approve

Having considered the Draft and Final EIS, the site plan, and modifications thereto resulting from the updated wetland delineation, and having considered the preceding written facts and conclusions relied upon to evaluate whether the requirements of 6 N.Y.C.R.R 617.11 have been met and a hard look given, this Amended Statement of Findings certifies that:

The Town Board of the Town of Ramapo has carefully and thoroughly weighed and balanced the relevant potential environmental impacts anticipated from the proposed action for Patrick Farm, as modified and set forth in the Environmental Impact Statement and additional information submitted, with social, economic and other considerations, and hereby certifies that the requirements of 6 N.Y.C.R.R. Part 617 (SEQRA) and the corresponding SEQRA regulations have been met.

Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the proposed action for Patrick Farm as set forth in the DEIS and as modified on the updated Site Plan dated June 16, 2014 avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating, as conditions to the decision, those mitigative measures that were identified as practicable. The modified proposed action for Patrick Farm (as set forth in the site plans, last revised June 16, 2014) are subject to the mitigation measures described in the DEIS, FEIS and set forth in this Findings Addendum. These Findings are substantiated by the analysis in the DEIS, FEIS and modified Plans, which disclose that potential environmental impacts associated with the action would be mitigated to the maximum extent practicable.

The preceding facts, as documented in the DEIS, FEIS, amended Findings, and in the public record associated with these proceedings, support these Findings. After due consideration, the lead agency finds that this proposed action for Patrick Farm, as revised will achieve a balance between the protection of the environment and the need to accommodate social, economic and other considerations.