

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Project Background

The applicant, Davies Farm LLC, proposes the development of a mixed-use residential and commercial project on a 53.3 acre project site located north of NYS Route 202 and west of the Palisades Interstate Parkway in the unincorporated Towns of Haverstraw and Ramapo, Rockland County, New York.

The DEIS for the development of this land was prepared by the applicant, and accepted as complete on November 8, 2006. The DEIS analyzed the impacts associated with a development consisting of 279 multifamily and one-family attached (i.e., townhome) dwellings and two commercial buildings. Of the total dwelling units, 115 dwellings were to be located in Ramapo and 164 units were to be located in Haverstraw. The applicant proposed to construct townhomes only in Haverstraw. In Ramapo, a mix of 96-multifamily dwellings and 19 townhome dwellings were proposed. Two commercial building sites with frontage on Route 202 in the Town of Ramapo were proposed, with access from an internal boulevard. The easterly building totaled 7,000 square feet with ancillary parking. The westerly building totaled 4,200 square feet with ancillary parking.

The DEIS was reviewed by representatives of the Towns of Ramapo and Haverstraw, its consultants, the general public, and various local, county, state and regional agencies. Based on the comments received, the project sponsor prepared and submitted a Final Environmental Impact Statement to the Lead Agency on December 14, 2007.

In order to implement the proposed project within the Town of Haverstraw, a zone petition was submitted to rezone the site from the "C" to the "RG" zoning district. In addition to a zone map change, the petition also proposed text amendment changes to standards regulating the RG district. As a result of the Town of Haverstraw's concerns with regard to the zone change, the project sponsor, in consultation with the Town of Ramapo and Haverstraw, has abandoned the requested zone amendment and is now seeking to develop the site with uses allowed as per the Towns' existing zoning. Based on the proposed changes to the site layout, the Town of Haverstraw Planning Board, as lead agency, has determined that a Supplemental Environmental Impact Statement (SEIS) must be prepared.

The revised project proposes up to 254,000 square feet of commercial space within the Town of Haverstraw. In the Town of Ramapo, up to 219 multifamily dwelling units and four (4) commercial pads totaling approximately 16,850 square feet of commercial space are proposed. The mixed use development will require site plan approval for the property located in the Town of Haverstraw. The portion of the project in the Town of Ramapo will require subdivision and site plan approval in accordance with the Mixed Use Highway (MU-2) zoning district.

The applicant has prepared this Supplemental Environmental Impact Statement (SEIS) addressing the items described in a Scoping Document for the SEIS dated July 16, 2008. The SEQRA regulations require that a SEIS address specific significant adverse environmental impacts not addressed or inadequately addressed in the EIS, including those that arise from "changes proposed for the project". Given the amount of time that has passed since preparation of the DEIS, much of the existing conditions data provided in the DEIS are repeated here. However, we note that this SEIS incorporates the accepted DEIS for Minisceongo Park by reference.

2.2 Site Location and Description

2.2.1 Location and Context

The project site is located in the unincorporated area of the Towns of Haverstraw and Ramapo, Rockland County, New York (see Figure 2-1). It is situated immediately west of the Palisades Interstate Parkway and Quaker Road in the Town of Haverstraw, immediately north of U.S. Route 202 in the Town of Ramapo, and the south branch of Minisceongo Creek to the west and Barr Laboratories to the north. The site is identified on the Town of Haverstraw and Town of Ramapo tax maps as follows:

- Town of Haverstraw: Section 25.18, Block 2, Lots 3 and 4
- Town of Ramapo: Section 33.06, Block 1, Lots 1 and 2

The following tax parcels adjoin or are within 500 feet of the project site, and their names and addresses are included in Appendix A of the DEIS:

- 25.18-2-2
- 25.18-2-7
- 25.18-1-5
- 25.17-4-10
- 25.17-4-11
- 25.17-4-12
- 25.17-4-13
- 25.18-2-6

The project site is vacant, except for an automotive repair station that is situated on an approximately one (1) acre parcel with frontage on Route 202 in Ramapo. Minisceongo Creek and a NYCDEC regulated wetland complex associated with the creek are located on the project site and extend onto adjoining property to the west. The wetland complex effectively “buffers” a residential neighborhood located northwest of the project site from the developable portion of the Minisceongo Park site.

2.2.2 Environmental Setting and Resources

Historically, the site had been used extensively for sand and gravel extraction operations. In addition, a survey prepared in 1947 by the Palisades Interstate Park Commission indicated that a small private cemetery had been located along the frontage of Route 202 at the east end of the property. By 1982, the full extent of the site, as well as land adjoining the site to the north, were being or had been mined. Based on discussions with the Superintendent of the Brick Church Cemetery in Spring Valley, it was determined that persons that had been interred at the private cemetery were relocated to other cemeteries in 1966.¹ The site is now vacant except for an automotive repair garage situated on the project site along the Route 202 frontage. As part of the project, the garage would be demolished. Any septic system, tanks associated with the garage and hydraulic lifts would be removed in accordance with all applicable regulations.

In terms of natural resources, most of the upland portion of the project site has been disturbed and has little value as ecological habitat due to this disturbance. However, the south branch of Minisceongo Creek is located on the westerly portion of the project site and flows in a

¹ Paul Neil, Superintendent, Brick Church Cemetery, telephone conversation, 2005.

south-north direction in the project vicinity. Wetlands are located on the site in association with the creek and are state-regulated and identified as Wetland TH-13. This wetland complex does provide habitat to various aquatic and terrestrial species as documented in Section 3.3 of the DEIS. The wetland complex is connected to other wetlands located off the site to the north and west. The wetland complex is part of the larger Mt. Ivy Swamp located south of the site and bisected by Route 202.

2.2.3 Legal Devices

According to the project sponsor, there are no legal devices, easements, or restrictions, that would affect development of the property.

2.2.4 Existing Infrastructure

The project site is served by Orange and Rockland Utilities which would provide electricity and gas to the property. Public water would be provided by United Water New York. Public sewer service would be provided via two entities. Wastewater generated by the Town of Haverstraw is treated by the Joint Regional Sewerage Board (JRSB). Rockland County Sewer District No.1's Mount Ivy Pump Station on Route 202 collects wastewater from the site in the Town of Ramapo and discharges it to a JRSB sewer on Thiells-Mount Ivy Road in Haverstraw, which flows to the JRSB plant.

Minisceongo Park would have direct access to U.S. Route 202 via a proposed entry boulevard with a landscaped median. U.S. Route 202 is a major east/west arterial which traverses Rockland County through the Town of Ramapo (and its various incorporated villages), the Town of Haverstraw and east into the Village of Haverstraw. A second access allowing right turns in only would be provided onto Route 202, east of the main access boulevard. An emergency access would connect to Quaker Road, which originates in the vicinity of the project site at an intersection with the PIP southbound on/off ramp in the Town of Haverstraw.

Quaker Road continues in a northwesterly direction passing the Barr Labs complex and further in a northwesterly direction into the Village of Pomona. Access to the regional transportation network would be via the Palisades Interstate Parkway, a major north-south limited access highway which originates in New Jersey and travels through Rockland County and into Orange County, New York. Access to the PIP southbound is provided via U.S. Route 202. Access onto the PIP northbound is provided via NYS Route 45, and access from the PIP northbound is provided via Thiells - Mt. Ivy Road.

2.3 Description of the Proposed Action

2.3.1 Project Description

Proposed Use and Consistency with Zoning

The concept for development of the site would include up to 219 multifamily units and 4 commercial pads totaling up to 16,850 square feet of commercial space within the Town of Ramapo styled to accommodate a, bank, two (2) restaurants and a fuel service station with a drive-up window. Within Haverstraw, 254,000 square feet of commercial space would be constructed in two buildings. The larger building would incorporate a pharmacy with a drive up window. The portion of the project within the Town of Haverstraw is zoned Commercial, "C".

The project would require site plan approval for the property located in the Town of Haverstraw. The portion of the project in the Town of Ramapo would require subdivision and site plan approval in accordance with the Mixed Use Highway, “MU-2” zoning district. Land associated with the development would be owned by a homeowners association (“HOA”), and all common areas and on-site infrastructure would be maintained by the HOA.

Table 2-1 summarizes the proposed development program for Minisceongo Park.

Table 2-1 Minisceongo Park Development Program		
Project Component	Ramapo	Haverstraw
Acres	27	26.3
Number of Multifamily Dwellings (du)	219	-
Retail Building A (sf)	-	30,000
Retail Building B	-	224,000
Restaurant Building C (sf)	1,500	
Bank Building D (sf)	4,000	-
Restaurant Building E (sf)	3,350	-
Restaurant Building F (sf)	8,000	-
Source: Atzl, Scatassa & Zigler, 2008.		

In the Town of Ramapo, the intent of the MU-2 zoning district is set forth in the Town’s adopted Comprehensive Plan. This district is intended to address “the negative effects of sprawl” by permitting or encouraging “a well-designed mixture of commercial and residential development in a planned development.” The Ramapo portion of the project site is specifically referenced in the Plan (see p. D-15 of the Ramapo Comprehensive Plan) as appropriate for this type of development. A variety of small freestanding businesses designed to be aesthetically compatible are proposed to be built along Route 202 and the proposed residences to be constructed to the west would allow easy access to the commercial uses on site and in the vicinity.

Rockland County River to Ridge, the County Comprehensive Plan, identifies Route 202 in the Town of Haverstraw as having major stretch of mixed-use corridor and describes the goals for policies and uses for these areas as follows:

An appropriate balance of residential and non-residential uses should be maintained along these corridors. Land use policies should attempt to control negative impacts of business uses on residential uses, such as increased traffic, noise and aesthetic impacts on homes that front the roadway.

The applicant contends that since the project site is located across from a shopping center on Route 202 and with Barr Laboratories to the rear, where the shopping center is proposed, negative impacts to existing uses would be avoided. The site design for the proposed project would locate the residences to the west of the project, where it would have the advantage of proximity to the commercial uses adjoining it.

Design and Layout

Access and Circulation

The site plan for the project is shown in Figure 2-2. Primary access is provided via a boulevard entry (Road A) consisting of two inbound lanes separated from three outbound lanes by an 8-foot wide landscaped median. Each lane would be 12 feet wide. The entry road would terminate at a t-intersection with 36-foot wide loop driveway. A directory pylon would be located at this intersection.

The loop road would extend past the commercial pads at the front of the site and encompass Buildings A, B and C, and the main parking lot in front of it. On the west, the road would intersect with the 40 foot wide boulevard style entrance to the residential development. The boulevard would travel between two stormwater basins (North Pond and South Pond) serving the overall development.

The four commercial pads at the front of the property would be located on the east side of the main entrance. A one-way access from Route 202 would separate Buildings D and E from the Building F. This entry road would allow access for right turning, westbound traffic only.

One emergency access drive would connect Quaker Road and the loop road on the east side of the main parking lot. Roads have been designed for access by fire vehicles and buses. County mass transit would be provided on site and the East Ramapo School District buses would provide transportation for students in the residential portion of the development.

Multiple bus stops would be provided for County mass transit within the development. The applicant would establish the locations in coordination with the Rockland County Department of Public Transportation at the site plan approval phase in coordination with the Department. It is anticipated that a minimum of three drop-off/pick-up locations would be provided on the site.

Sidewalks will be incorporated to interconnect the commercial uses with the residential portion of the development, and to connect the overall development with Route 202.

Parking and Loading

A total of parking 1,088 spaces are proposed for the commercial areas of the project (967 in Haverstraw and 121 in Ramapo) and 389 spaces would be provided for the residences. Most of the parking for the shopping center in Haverstraw would be located directly in front of Buildings A and B. Additional parking would be provided to the side and rear of Buildings A and B.

Three drive up lanes would be provided for Building D, the bank pad. The proposed specialty food restaurant Building E would have a drive up window. Ten loading docks would be provided in two areas on the northwest corner of Building A.

The main parking lot for the residential development would consist of two double loaded aisles separated by a landscaped island between Buildings 3 and 4. Additional parking would be provided at several locations adjacent to the buildings. A total of 85 garages and 85 dedicated driveway parking spaces would be provided.

Stormwater Management

A stormwater basin would be constructed to handle the increase in the amount of stormwater runoff that would result from construction of the project and treat runoff prior to discharging off site, in order to protect adjoining NYSDEC regulated freshwater wetlands associated with the south branch of Minisceongo Creek. The basin flanks the entrance to the residential development, with the larger portion of the basin, Pond A, extending north from the driveway to the edge of the 100 foot buffer around the wetland. To the extent practicable, landscaping that is beneficial to wildlife would be introduced in proximity to the on-site wetlands. The stormwater basins would be vegetated with wetland-tolerant species.

Landscape Design

Street trees and decorative landscape plantings are proposed for the developed areas on the site, from which most natural vegetation already has been removed as a result of past mining activities (see Figure 2-3 Conceptual Landscape Plan). The perimeter of the site, internal roads and parking areas would be landscaped with shade trees. Where the residences face the entry road, a mixture of deciduous and evergreen trees and shrubs would provide additional screening.

Architecture

As shown in Figure 2-4, the proposed residential architecture would draw on traditional colonial and Victorian styles in the overall lines of the structures and in their individual decorative features. Brick stone, and clapboard would be used, and the facades would be designed with a pattern of set back entrances, various roofline details, and window sizes and treatments to avoid a monolithic presentation and create the impression of a town streetscape. The specific architectural style of the buildings would be determined at the site plan review stage.

While the specific architecture of the commercial component has yet to be determined and would be tenant driven to some extent, the commercial buildings would be required to utilize similar elements and colors so that the development appears as an integrated whole. A specific architectural theme will be developed at the site plan stage. In the Town of Haverstraw, the project is subject to Architectural Review Board review.

Phasing and Construction Schedule

The phasing and schedule of construction is as follows (several phases would overlap):

Phase 1	Surcharge Fill	2 months for placement of surcharge material and 3 months for surcharge activity - 5 months total
Phase 2	Fill and Compaction	6 months from completion of surcharge
Phase 3	Rough Grading	5 months
Phase 4	Building Construction	18 months
Phase 5	Final grading, landscaping	4 months

The project would be completed within 36 months from the beginning of surcharge operations. There would be an overlap between phases 3, 4, and 5. Grading could be occurring in one portion of the site, while vertical building construction is occurring elsewhere on site.

2.3.2 Zoning and Existing Land Use

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

Land Use

The project site consists of approximately 53 acres of primarily vacant land that straddles the boundary between the Towns of Haverstraw and Ramapo. Approximately one acre of the site in the Town of Ramapo, with frontage on Route 202, is presently used as an automotive repair garage see Figure 2-1).

Surrounding Land Use Patterns

The Palisades Interstate Parkway is located along Minisceongo Park's easterly boundary. To the north, Barr Laboratories adjoins the Haverstraw portion of the project site. To the northwest and west, the project site adjoins vacant land, which is constrained by NYSDEC regulated wetlands. To the south of the site and on the south side of Route 202 are a variety of commercial uses, including Pacesetter Park, which includes a Super Stop & Shop and various retail and commercial uses, as well as Ramapo Plaza, another retail strip shopping center. A diner is located near the intersection of Route 202 and the off-ramp to the Palisades Interstate Parkway southbound.

Existing Zoning

Figure 2-5 illustrates existing zoning of the Minisceongo Park property and adjoining properties. The Haverstraw portion of the site is presently zoned Commercial, or "C". In Ramapo, the site is zoned "Mixed Use Highway", or "MU-2."

To the north in the Town of Haverstraw, Barr Labs is zoned Planned Industrial Office, or "PIO". The residential neighborhood located along Quaker Road, and outside the Village of Pomona, is zoned Medium Low Density Residence, or "R-25". On the east side of the PIP and surrounding the interchange area, properties are zoned a combination of Mobile Home Park Residence ("RMH"), "C", and General Residence, "RG" districts.

In the Town of Ramapo, on the south side of Route 202, properties are zoned "Community Shopping", or "CS". Farther west and approaching Camp Hill Road, properties on the south side of Route 202 are zoned Professional Office, "PO". West of the site, lands that are primarily constrained by NYSDEC freshwater wetlands are zoned Planned Industry, "PI". Beyond and west of this zone, land abutting the Village of Pomona in the Town of Ramapo, and on the north side of Route 202, is zoned Residential, "R-40" (40,000 square feet per lot).

In summary, existing zoning surrounding the PIP interchange with Route 202 consists of a mix of commercial, low-to-high density residential, office, mixed use and planned industry zones.

2.3.3 Zoning/Site Plan Compliance

The project use proposed for the “C” District in the Town Haverstraw is permitted by the Town and would be subject to site plan review and approval by the Haverstraw Planning Board. The proposed project uses proposed for the “MU” District in the Town Ramapo are permitted in the Town of Ramapo, and would be subject to site plan review and approval by the Ramapo Planning Board.

Town of Ramapo

The proposed uses, multiple family dwellings and commercial development including banks, retail, and restaurants are uses permitted by right in the MU-2 district. The Ramapo development complies with the bulk requirements, with the exception of the minimum front yard and front yard setback requirements, as demonstrated in Table 2-2 below.

Table 2-2 Project Compliance with “MU-2” (Use Group n) District Bulk Requirements Town of Ramapo		
Features	Required	Provided
Minimum lot area	10 acres	26.1775 acres
Minimum lot width	600 feet	700.0 feet
Minimum front setback	100 feet	45 feet - Bldg E variance required
Minimum front yard	20 feet	10 feet - curb line variance required
Minimum side setback	80 feet	350 feet - Bldg F
Total minimum side setback (feet)	100 feet	1000+ feet
Minimum side yard (feet)	20 feet	80 feet - curb line
Minimum rear setback (feet)	50 feet	185 feet Bldg 5
Minimum rear yard (feet)	10 feet	60 feet Curblin at Recycle center
Minimum street frontage (feet)	600 feet	1700 + feet
Maximum building height (feet)	45 feet or 4 stories	40 feet or 3 stories
Maximum development coverage (percent)	65%	64%
Maximum floor area ratio (FAR)	0.65	.45
<i>Source: Town of Ramapo Zoning Code, updated 2008.</i>		

The applicant anticipates that a variance request will be required from the Town of Ramapo Zoning Board of Appeals as the parking requirement for the residential development is being met on property within the Town of Haverstraw. In addition, a use variance will be required to construct Building E with a drive up window for food service.

The applicant would apply for a 25 percent reduction in the number of parking spaces required for the commercial portion of the development within the Town of Ramapo, based upon the conditions in § 376-70 B. of the Zoning Code, and would request a variance for 51 spaces after this reduction.

For the residential portion of the development, the Code requires two parking spaces per dwelling unit and visitor parking as determined by the planning board, or a minimum of 438 spaces. The applicant proposes 389 spaces, which would require a variance.

For the residential uses, the Ramapo Code permits a maximum density of 12 residential units per acre, or 206 units for the 17.2 acres designated for residential use. The applicant proposes 219 units, which would require a variance for 13 units.

Town of Haverstraw

The proposed development in the Town of Haverstraw, a large retail shopping center, is permitted in the "C" district. The proposed shopping center would have 700 feet of frontage on Quaker Road, with a front yard depth of 330 feet to Building B. The minimum rear yard setback proposed would be 80 feet (for Building B). The maximum building height of 34 feet would be less than the 35 feet maximum permitted by the Code. Table 2-3 below shows the project compliance of the proposed shopping center with the Town of Haverstraw Commercial District Bulk Requirements.

Table 2-3 Project Compliance with "C" District Bulk Requirements Town of Haverstraw		
Features	Required	Provided
Minimum Lot Area (square feet)	10,000	26.3084 acres
Minimum Lot Width (feet)	100	Corner lot
Minimum Lot Frontage (feet)	100	700' along Quaker
Required Front Yard Depth (feet)	25	330' to Bldg. B
Required Side Yard Width (feet)	10-25 *	260' to Bldg A
Required Side Total Yard Width (feet)	25-35**	Corner lot
Required Rear Yard Depth (feet)	25	80' to Bldg B
Maximum Building Height (feet)	2.5 stories or 35 feet	34'
Maximum Density (per acre)	N/A	

Source: Town of Haverstraw, Zoning Code, updated 01-15-2008.
 * When adjacent to a non-residential district or use 10 feet shall be required.
 ** When adjacent to a non-residential district or use 25 feet shall be required.

Area variances would be required for the number of parking spaces and parking space dimensions. According to Haverstraw zoning, 1,693 parking spaces would be required, and 967 are proposed. In addition, the minimum parking space dimension permitted is 10' by 20;' the parking space dimension proposed is 9' by 18.' A parking aisle width of 24 feet is proposed; the minimum width permitted is 25 feet.

2.4 Project Purpose and Need

2.4.1 Purpose of the Project Sponsor

It is the purpose and objective of the project sponsor to construct a high-quality mixed use development that would provide housing opportunities in northern Rockland County and enrich the shopping environment in a location that is well suited for additional commercial development

due to proximity to major transportation corridors, and the availability of public water, sewer, and other infrastructure.

2.4.2 Public Need

The overall project is compatible with the pattern of land use and development that has occurred in the vicinity of the Exit 13 interchange of the PIP with Route 202. In this vicinity, commercial uses and retail uses serve and are interspersed with the higher residential density neighborhoods that have been constructed in proximity to the PIP, a major regional transportation corridor linking commuters to regional workplaces. In particular, the east side of the PIP demonstrates this mix of uses. The same mix of commercial/residential use is envisioned for the west side of the interchange. The applicant believes that the project would result in a positive impact, introducing new businesses that complement those already present in the vicinity. It would attract new patrons to this part of the Route 202 corridor, and it would introduce new patrons within the development itself.

It is the applicant's belief that, consistent with the Town of Ramapo Comprehensive Plan, the Minisceongo Park development would provide a balance between accommodating additional population growth while preserving the site's existing natural resources, specifically, on-site wetlands. The applicant is willing to deed ownership of the wetland complex and Minisceongo Creek to a conservation organization if requested by either Town.

Rockland County Comprehensive Plan

The Rockland County Comprehensive Plan recommends that large scale vacant/underutilized parcels be reused and redeveloped in a coordinated manner providing identified housing, recreation open space, institutional and economic development needs for the local community, as well as improved infrastructure that might be necessary to support such reuse and redevelopment. It is the applicant's belief that the future use of the project site ensures that the vacant land is redeveloped into a mixed use development that fits into the existing community character.

The "River to Ridge" Land Use Plan specifically designated Route 202 adjacent to the project site, that straddles the Haverstraw-Ramapo town line as "Limited Business Corridor." While this designation indicates that expansion of intensive development in these corridors may encourage increased traffic, the proposal for Minisceongo Park includes provisions for traffic circulation improvements to NYS Route 202 (refer to Chapter 3.5, Table 3.5-6, for a list of recommended improvements). In addition, the project site layout allows convenient routing of public buses through the site. The commercial component of the project would be compatible with the "Limited Business Corridor" designation.

Highlands Conservation Act

The proposed project would help to meet the demand for housing and commercial development without impacting regional "high value" environmental areas. Although the project site lies within the Highlands region, it has been identified as a property with "low to lower" conservation value compared with other areas of the Towns of Ramapo and Haverstraw, namely the Ramapo Mountains and Torne Valley, which have been identified as conservation focal areas. The site has been heavily disturbed by soil mining and existing vegetation has been removed, thus, the development itself would have little impact to natural resources. The portions of the site with

conservation value, i.e., freshwater wetlands and the south branch of Minisceongo Creek, would be undisturbed by the development and would remain as open space.

2.5 Approvals, Reviews and Permits

2.5.1 Reviews, Permits and Approvals

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

Federal

U.S. Army Corps of Engineers

- Nationwide Permit (stormwater discharge point)

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 (swale and discharge point for stormwater basin)

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 (Ramapo portion)

Rockland County Drainage Agency

- Permit to Discharge to County-regulated stream

Rockland County Planning Department

- 239 GML Review

Municipal

Town of Haverstraw Planning Board

- Site Plan Approval

Town of Haverstraw Architectural Review Board

- Architectural Approval of Building Elevations

Town of Haverstraw Zoning Board of Appeals

- Variance for Parking Space Dimensions, Number of Parking Spaces, Distance of Emergency Access Road to Lot Line

Town of Haverstraw Shade Tree Commission

- Approval of new tree plantings

Town of Ramapo Planning Board

- Site Plan Review and Approval

Town of Ramapo Zoning Board of Appeals

- Use Variance for Restaurant with Drive-through Window
- Area Variance for Minimum Front Yard, Minimum Front Setback
- Area Variance from MU-2 provisions for Parking Proximate to Building
- Area Variance for Number of Parking Spaces

2.5.2 Involved and Interested Agencies

As set forth in the adopted scoping outline for this SEIS, this section lists involved and interested agencies.

Involved Agencies

Federal

U.S. Army Corps of Engineers

New York State

New York State Department of Environmental Conservation

New York State Department of Transportation

New York State Department of Health

Rockland County

Rockland County Sewer District #1

Rockland County Health Department

Rockland County Drainage Agency

Rockland County Planning Department

Town of Haverstraw

Town of Haverstraw Planning Board

Town of Haverstraw Town Board

Town of Haverstraw Sewer District #2

Town of Ramapo

Town of Ramapo Planning Board

Interested Agencies

New York State

NYS Office of Parks, Recreation and Historic Preservation

Rockland County

Rockland County Department of Highways

Other

Palisades Interstate Park Commission

East Ramapo Central School District

United Water of New York

Moleston Fire District

Village of Pomona Board of Trustees