

APPENDIX C
Correspondence

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

April 8, 2021

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

Re: Equestrian Estates
639 & 655 South Pascack Road, 21 Loescher Lane, 264 & 240 Red Schoolhouse Road and
657 South Pascack Road
Tax Lots 15/68.09-2-9, 10, 11, 12 & 22 and 68.13-1-6 (formerly 23./19/B1, 23./19/H,
23./19/B2, 23./19/A, 23./11/B & B1, and 23./24)

Dear Ms. Cutignola:

The District has received and reviewed correspondence dated November 18, 2020 and a Site Location Map dated September 18, 2018 that your office prepared and submitted for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewers from this project would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. Approval of this application and the requested amendment to the Zoning Code for eighty-four (84) 2-bedroom rental apartments, sixty-two (62) 3-bedroom condominium units, one hundred eighteen (118) 2-bedroom senior housing rental units, 38,000 square feet of retail/commercial space and a 7,500 square foot commercial pad on six (6) lots with 29.62 acres in the LO District and 14.60 acres lot in the R-35 District will result in one hundred thirty-one (131) additional sewer units. **Therefore, the applicant must submit a check in the amount of two hundred forty-two thousand three hundred fifty dollars (\$242,350.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**

- c. If the use or occupancy of the property exceeds two hundred seventy-six (276) units, the District will require further review and the owner will have to pay an additional impact fee.
 - d. We request that payment of the impact fee be made to the District before the structures are connected to the sewerage system.
 - e. We request that the Village of Chestnut Ridge notify the District upon approval of the project and the zone change.
2. The District requires that the engineer perform a flow and capacity analysis of the sewer system before we approve the connection to the sewerage system. If the flow from this project requires improvements to the District's infrastructure, the applicant may be required to pay for an equivalent value of sewer improvements that is greater than the minimum impact fee stipulated above.
 3. For the retail and commercial space, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office. **The owner must sign the wastewater questionnaire.**
 4. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
 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. We request that submission to Rockland County Sewer District No. 1 of an as-built drawing of any proposed sanitary sewer extension be made a condition of granting certificates of occupancy.
 8. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo.
 9. The Town of Ramapo owns and maintains a sewer main around Tax Lot 68.09-2-22, for which there may be an easement.

Ms. Ann Cutignola

Page 3

April 8, 2021

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

Attachments

cc: M. Saber M. Dolphin M. Castro D. Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Dyan Rajasingham – Rockland County Highway Department
Shajan Thottakara, P.E. – Rockland County Drainage Agency
Michael Sadowski, P.E. – Town of Ramapo DPW
Mary Ballek – Village of Chestnut Ridge
Michael Finan, P.E. – Langan Engineering, One North Broadway, Suite 910, White Plains,
NY 10601
Joel Weber – 4101 1st Avenue, Brooklyn, NY 11232

File: TOR 68.09-2-9 et al. – Equestrian Estates
Impact Fees
Reader



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

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George Hoehmann
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WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWOI) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111

FAX (845) 365-6686

QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON LOCATION (CW01)

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No

2. Will food be served at this location? Yes No On reusable plates Yes No

3. Is this a restaurant/cafeteria? Yes No

4. Is this a place of worship? Yes No If Yes, number of families _____

5. Does or will the facility have a fryer? Yes No

6. Does or will the facility have a grill? Yes No

7. Is there an existing grease trap at this location? Yes No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? Yes No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? Yes No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____ Date: _____

Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought]_____

Property Address_____

Tax Map/Block/Lot_____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
- c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. I request that the requirement of this Certification be waived because:
- a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
- b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
- c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b
For disconnections that have not completed County Planning process



W.P. FAIST VOLUNTEER AMBULANCE CORPS, INC.

3 Red Schoolhouse Road, Chestnut Ridge, NY 10977

Phone: (845) 352-4556 • Fax: (845) 352-0735

• *Serving the community since 1976* •

January 3, 2021

Tim Miller Associates, Inc.
10 North Street
Cold Spring New York 10516

RE: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County, NY

Attn: Ann Cutignola

This letter is in response to your letter dated November 16, 2020.

- We primarily serve the Village of Chestnut Ridge, NY and parts of the Town of Ramapo. We also provide Mutual Aid to other areas when requested.
- The number of emergency service calls runs anywhere from 750 to 1200 calls per year.
- We currently have over 65 active members and three (3) fully stocked Basic Life Support ambulances ready to respond 24 hours per day, 7 days per week, 365 days per year. We have often had all three ambulances on emergency calls at the same time.
- Expected response to a site in your proposed location is approximately 5 – 7 minutes.
- All of our ambulances are located at 3 Red Schoolhouse Road, Chestnut Ridge NY 10977.
- We have Mutual Aid Agreements with Spring Hill Community Ambulance Corps, Pearl River Ambulance Corps and Nanuet EMS to provide emergency services within our area should we not be available.

If you have any other questions, or need any other assistance, please feel free to contact Captain Jon Schloss at 914-714-4230.

We appreciate the opportunity to provide input relative to your proposed project. At the present time, we do not have any concerns to share. Please continue to communicate with us as needed.

Sincerely,

Susan Curate
Corresponding Secretary

WILLIAM PAUL FAIST
VOLUNTEER AMBULANCE CORPS

cc: File



Ramapo Police Department

237 Route 59
Suffern, New York 10901



Brad Weidel
CHIEF OF POLICE

Tel. (845) 357-8838
Fax (845) 357-5641

February 16, 2021

Ms. Ann Cutignola, AICP
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516

Dear Ms. Cutignola:

In response to your request for information as stated in your letter dated 11/16/2020, the Town of Ramapo Police Department responded to:

- 330,421 total calls for service from 1/1/2016 – 12/31/2020
- Total crashes – non pedestrian – 13,061 from 1/1/2016 – 12/31/2020
- Total pedestrian involved crashes – 447 from 1/1/2016 to 12/31/2020

I believe the addition of the units and residents proposed in this project will increase the probability of additional calls for service. Further, it may necessitate the need for additional police resources and staff.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Chief Brad Weidel



Life – Trust – Integrity – Professionalism

DRESDNER ROBIN

DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
201.217.9200
WWW.DRESDNERROBIN.COM

Hon. Rosario Presti Jr., Mayor
277 Old Nyack Turnpike
Village of Chestnut Ridge, New York (10977)
Via: Hand Delivery and Village Website
Via email: rpresti@chestnutridgevillage.org

DR. Project No.: 11490-001
October 20, 2020

RECEIVED

OCT 20 2020

Re: **PRELIMINARY ASSESSMENT MEMORANDUM
EQUESTRIAN ESTATES PUD FLOATING ZONE PETITION Village of Chestnut Ridge
DRAFT SEQRA SCOPING DOCUMENT FOR EQUESTRIAN ESTATES
VILLAGE OF CHESTNUT RIDGE, ROCKLAND COUNTY, NEW YORK**

We are submitting this memorandum on behalf of Citizens United to Protect Our Neighborhoods of Chestnut Ridge ("CUPON CNR"), who recently retained our firm to review several ongoing planning actions in the Village of Chestnut Ridge ("Village"). The following memorandum provides a preliminary assessment and comment on the following relevant documents:

1. Positive Declaration and Notice of Intent to Prepare a Draft EIS for the Equestrian Estates PUD Floating Zone Petition, dated August 20, 2020;
2. Draft Scoping Document for Equestrian Estates, dated August 12, 2020;
3. Zoning Petition for the Planned Unit Development (PUD) Zone Text and Map Amendment dated June 18, 2020; inclusive of
 - a. Equestrian Estates Overall Site Layout Plan, prepared by Langan Engineering dated June 6, 2019;
 - b. Proposed PUD Zoning Text and Bulk Requirements, dated February 6, 2020.

These documents are related the Village's intention to adopt a zone text and map amendment to create a Floating Zone for a Planned Unit Development ("PUD" zoning ordinance) and the proposed Equestrian Estates Overall Site Layout Plan ("Equestrian Estates development").

PRELIMINARY ASSESSMENT & COMMENTS

1. The Village's efforts to adopt a Comprehensive Plan should be the priority.

The Village is currently pursuing two major planning projects: [1] the adoption of the PUD Zone and concurrent approval of the Equestrian Estates development's concept plan; and [2] the adoption of the Village's first Comprehensive Plan. Given the current sequencing of these actions, the Village is attempting to make specific zoning changes without a comprehensive plan for development in place. Best planning practices would mandate the Village to first act on the Comprehensive Plan, which is intended to provide a broad plan for the Village's future growth and serve as the foundation to any subsequent zoning modifications. Any zoning text and map amendment, which may have site specific applications, should come thereafter.

2. Consideration of the PUD Zone should be separate from the proposed Equestrian Estates development.

Adoption of the proposed PUD zoning ordinance is a broader action than a site-specific development concept. In other words, the PUD zoning ordinance could potentially be applicable to more than one development site. The environmental review as laid out in the Draft Scoping Document focuses on the consistency of the Equestrian Estates development with the PUD Zone, as if adoption of the PUD Zone was a foregone conclusion.

Separating these two “actions” would allow the Village to fully vet the appropriateness of the proposed PUD Zone and the associated impacts on the Village. Furthermore, as stated in Comment #1, the best planning process would consist of first adopting a Comprehensive Plan that identifies the Village’s goals and objectives along with land use recommendations for achieving those goals and objectives, followed by zoning text and map amendments to implement the Comprehensive Plan’s recommendations. A proposed development application utilizing the zoning text and map amendment should be the final step in the process.

3. The Equestrian Estates development application is not “complete”.

The application for the proposed Equestrian Estates development is missing information required for PUD Concept Plans as indicated in Section C.2. of the PUD Zone requirements and necessary supporting materials to satisfy the PUD requirements found in Section C.3. As such, the Equestrian Estates development application is not “complete” and the Village Board should separate the two “actions” and only consider the proposed PUD Zone text amendment. If the proposed PUD Zone is adopted by the Village Board, the proposed Equestrian Estates application could then be resubmitted for consideration once deemed “complete”.

4. The bulk requirements provided in the Equestrian Estates development concept are inconsistent with the PUD Zone bulk requirements that are under consideration.

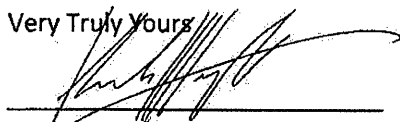
The Equestrian Estates development concept plan references zoning dimensional requirements based upon the “proposed Village of Chestnut Ridge PUD zoning dated 9/26/2018”. There are several inconsistencies with the bulk requirements currently be considered by the Village in the PUD Zone Text Amendments dated February 6, 2020. These inconsistencies show the issues with joining the “actions” of amending zoning text and pushing through an application utilizing the new zoning text before it is adopted.

5. Environmental Impacts Considered in Draft Scoping Document

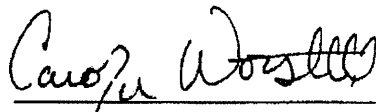
The Draft Scoping Document does not acknowledge key environmental features of the project site, particularly the tributary to the Pascack Brook which runs through the property and is proposed to be buried under the portion of the site with the most intense development. Impacts to these features should be vetted thoroughly in the DEIS to fully understand the impact of the Equestrian Estates development on the surrounding area. The Draft Scoping Document also does not identify any development alternatives, such as a lower density alternative that may be better suited for the property based on the findings of SEQRA review. These planning issues should be included in the Draft Scoping Document.

We reserve the right to provide additional comments on the Draft Generic Environmental Impact Statement, proposed PUD zoning ordinance and the proposed Equestrian Estates development application at a later date.

Very Truly Yours



Charles Heydt, PP, AICP, LEED +ND
Director of Planning



Carolyn Worstell, PP, AICP
Senior Planner

cc: Steven N. Mogel, Esq.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

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Orangeburg, New York 10962
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RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

October 1, 2020

Ms. Florence Mandel
Village Clerk
Village of Chestnut Ridge
277-279 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Re: Chestnut Ridge Comprehensive Plan

Dear Ms. Mandel:

Our office has reviewed a Notice of SEQRA Public Scoping Session, which the Journal News published on September 25, 2020 in the Legal Notices, to be held on October 14, 2020 by the Village Board of Trustees regarding the Chestnut Ridge Comprehensive Plan, which we downloaded from the Village website. Our comments are as follows:

1. The draft Comprehensive Plan recommends rezoning some areas, utilization of the proposed PUD (Planned Unit Development) floating zone, the creation of a "PILO" (Planned Industry Laboratory Office) District, the creation of three (3) new residential districts (R-10, R-15-1F, and R-20), and the upzoning of portions of R-35 to R-25, RR-50 to R-25, and R-15 to R-10. Pursuant to the Rockland County *Sewer Use Law* as last amended in 2010, please be advised of the following:
 - a. For implementation of recommendations in the Comprehensive Plan that would result in sewer units above that in which development by right under the original zoning regulations would result, an impact fee will be required in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. If a land use approval [i.e., by the Village Board, Planning Board, or Zoning Board of Appeals (ZBA)] or building permit will result in additional sewer units because of the Comprehensive Plan, the applicant will have to submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) per additional unit payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.
 - c. If the use or occupancy of a property exceeds the number of units for which a project sponsor applied, or in which development by right under the original zoning regulations would result, the owner will have to pay an impact fee.
 - d. We request that payment of impact fees be made to the District before structures are connected to the sewerage system.

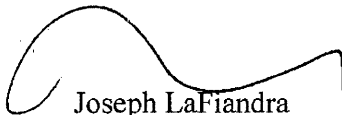
Rocklandgov.com

- e. We request that the Village Board, Planning Board, ZBA or Building Department notify the District upon approval of applications that require payment of impact fees.
2. The United States Environmental Protection Agency (EPA) has designated several lots in the Village of Chestnut Ridge as Environmentally Sensitive Areas (ESAs). If a lot that is an ESA, a portion of an ESA lot, or merged with an ESA lot applies to connect to public sewers, the following requirements shall apply:
 - a. Prior to connecting any building to sanitary sewers, the developer must obtain a waiver of the EPA's grant condition, which restricts sewer connections from ESA lots. Any sewer application for these parcels cannot be approved until the EPA and New York State Department of Environmental Conservation (DEC) approve the waiver.
 - b. An ESA waiver request must be submitted to this office **along with the correct number of plans and narratives** as indicated below. The District cannot forward an ESA waiver request to the EPA and DEC until **four (4)** copies of the information outlined below are submitted to this office:
 - i. **PROJECT PLANS:** Please provide a detailed site plan of the existing and proposed topography, drainage, soils, etc., and other features of the site.
 - ii. **ESA BOUNDARY DELINEATION:** Please provide a precise delineation of the ESA boundary on the same scale as the aforementioned site plan. Also, provide a brief written report that delineates the boundaries of both the wetland and the 100-year flood plain boundaries.
 - iii. **EROSION AND SEDIMENTATION CONTROL (E&SC) PLANS:** Please provide a complete erosion and sediment control plan for the entire site to protect the ESA wetland and floodplain both during and after construction (include standard notes and details).
 - iv. **ESA CHARACTERIZATION AND EVALUATION:** Please describe the current wetland features of the ESA wetland areas on the site in terms of the following parameters: acreage, flora, fauna, wildlife habitat, soils, rock, flood control, and the surrounding setting. Please also evaluate the wetland values in accordance with the latest available U.S. Army Corps of Engineers Wetland Evaluation Manual. Also, please quantify the floodplain characteristics and evaluate the effects of your project on it.
 - v. **EFFECTS OF MODIFICATIONS:** Please explain how the proposed site disturbances would affect the site features and values discussed in response to Item 4 above.
 - vi. **ESA MITIGATION:** Please provide a detailed narrative discussion of your proposed mitigation plan in order to comply with the standards for waiver approval listed below. As necessary, the plan should include the creation of new wetland acreage of, at a minimum, equal size and value to that which would be lost.

- vii. **STANDARDS FOR WAIVER APPROVAL:** The standards applied by the EPA and DEC for ESA Waiver Approval are similar to the DEC standards for a Freshwater Wetland Permit. There will be a sufficient demonstration of:
- (1) no net loss of wetland acreage or wetland values;
 - (2) no reasonable non-wetland alternate locations existing on the site for this development;
 - (3) minimization of loss of wetland and wetland values;
 - (4) mitigation of any loss of wetland acreage or wetland values;
 - (5) no appreciable increase in turbidity or sedimentation in the wetland or any watercourses above background levels; and
 - (6) no net increase in downstream flooding during storm events.
- c. The *Procedural Rules for Working on Rockland County Sewer District No. 1 Sewers* impose a fee of three hundred fifty dollars (\$350.00) to process an application for an ESA waiver.
- d. Once the above requirements have been met, our office will forward the required information to the EPA and DEC. It should be noted that three (3) of the four (4) sets as requested above are required for EPA and DEC purposes.
3. The draft Comprehensive Plan includes goals and recommendations, such as rezoning and the creation of a PILO District, to promote commercial development. For non-residential projects or the non-residential use of property, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification (attached) must be submitted to and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**
4. We request that the Village Board notify the District upon adoption of the Comprehensive Plan, and provide us with a final official zoning map.

Please inform us of all developments with the Comprehensive Plan. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: M. Saber D. Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health

File: Village of Chestnut Ridge
Reader



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT #1

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WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWO1) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111
FAX (845) 365-6686

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No

2. Will food be served at this location? Yes No On reusable plates Yes No

3. Is this a restaurant/cafeteria? Yes No

4. Is this a place of worship? Yes No If Yes, number of families _____

5. Does or will the facility have a fryer? Yes No

6. Does or will the facility have a grill? Yes No

7. Is there an existing grease trap at this location? Yes No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? Yes No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? Yes No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____ Date: _____

Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought]_____

Property Address _____

Tax Map/Block/Lot _____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
- c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. I request that the requirement of this Certification be waived because:
- a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
- b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
- c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

COMMERCIAL/NON RESIDENTIAL WASTEWATER DISCHARGE QUESTIONNAIRE

Dear Sewer System User:

Federal & State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and to ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District enforces an Industrial Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with proper operation.

The Rockland County Health Department and the town's building department planning board and environmental control department may need comments from this office prior to action by their department on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form: CWO2) and mail it back to the above address along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street including any manholes. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. If the project involves any food preparation or dispensing of prepared food, please use questionnaire Form CW01 which shall be completed to determine the size of the grease trap or other pretreatment requirements.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence, please refer to the Tax Map, Block and Lot number of the property and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information, please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111

FAX (845) 365-6686

COMMERCIAL WASTEWATER DISCHARGE QUESTIONNAIRE (CW02)

[Note: Food Preparers must use form CW01]

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

- 1. Is this Facility: An Addition New Existing Change of Ownership
- 2. The facility will be used as? Manufacturing Retail Stores Warehouse Commercial Office
- Medical/Dental Laboratory Food Prep. Other
 Office

3. In brief, the Services, Products or Activities to be carried on at this location: _____

4. Total Area (in square feet): _____ Total Parking Spaces at this lot: _____

5. Source of the Water Supply: _____

6. Number of Tenants at this property: Current: _____ Future: _____

7. Total number of people who will work at this location: _____

8. Will other than Normal Domestic Wastewater be discharged? Yes No Do Not Know

9. Estimated Water Consumption (in Gallons per Day): _____

10. Do Regulations require a Permit/Application to any Local, State or Federal Agencies for Water/Air/Solid Waste Discharge:
 Yes No If yes, which one? NYSDEC USEPA RCHD Other: _____

11. The location of the sewer this facility is or will be discharging to: _____

12. Any sewer manhole on the property? Yes No

13. Chemicals other than Janitorial/Office Supplies stored at this location? Yes No

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____

Date: _____

Title: _____ Telephone No. _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought]_____

Property Address_____

Tax Map/Block/Lot_____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
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 - c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process



United States Department of the Interior

FISH AND WILDLIFE SERVICE

New York Field Office

3817 Luker Road

Cortland, NY 13045

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo>



Document Control Number: 2021-TA-0669

To: Ann Cutignola

Date: Dec 9, 2020

Regarding: Equestrian Estates

Town/County: Village of Chestnut Ridge

We have received your request for information regarding occurrences of federally-listed threatened and endangered species within the vicinity of the above-referenced project/property. In an effort to streamline project reviews, species lists may now be obtained from our website at

<http://www.fws.gov/northeast/nyfo/es/section7.htm>. Please go to this site and follow the instructions to obtain: an official list request response; information about listed, proposed, and candidate species; and steps to complete initial assessments of whether a species may be present and impacted by a proposed action. Please note that this process involves two parts: (1) visiting the U.S. Fish and Wildlife Service's IPaC website to obtain an official species list; and (2) returning to the New York Field Office's website to complete the remaining steps in determining your project's potential impacts.

As a reminder, Section 9 of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) prohibits unauthorized taking* of listed species and applies to federal and non-federal activities. Additionally, threatened and endangered species and their habitats are protected by Section 7(a)(2) of the ESA, which requires federal agencies, in consultation with the Service, to ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of designated critical habitat. An assessment of the potential direct, indirect, and cumulative impacts is required for all federal actions that may affect listed species.

For projects not authorized, funded, or carried out by a federal agency, we provide technical assistance to individuals and other non-federal entities to assist with project planning to avoid the potential for "take," or when appropriate, to provide assistance with their application for an incidental take permit pursuant to Section 10(a)(1)(B) of the ESA.

Project construction or implementation should not commence until all requirements of the ESA have been fulfilled. If you have any questions or require further assistance regarding threatened or endangered species, please contact the Endangered Species Program at (607) 753-9334. Please refer to the above document control number in any future correspondence.

*Under the ESA and regulations, it is illegal for any person subject to the jurisdiction of the United States to *take* (includes harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect; or to attempt any of these), import or export, ship in interstate or foreign commerce in the course of commercial activity, or sell or offer for sale in interstate or foreign commerce any endangered fish or wildlife species and most threatened fish and wildlife species. It is also illegal to possess, sell, deliver, carry, transport, or ship any such wildlife that has been taken illegally. "Harm" includes any act which actually kills or injures fish or wildlife, and case law has clarified that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.



United States Department of the Interior



FISH AND WILDLIFE SERVICE

New York Field Office

3817 Luker Road

Cortland, NY 13045

Phone: (607) 753-9334 Fax: (607) 753-9699

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W.P. FAIST VOLUNTEER AMBULANCE CORPS, INC.

3 Red Schoolhouse Road, Chestnut Ridge, NY 10977

Phone: (845) 352-4556 • Fax: (845) 352-0735

• *Serving the community since 1976* •

January 3, 2021

Tim Miller Associates, Inc.
10 North Street
Cold Spring New York 10516

RE: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County, NY

Attn: Ann Cutignola

This letter is in response to your letter dated November 16, 2020.

- We primarily serve the Village of Chestnut Ridge, NY and parts of the Town of Ramapo. We also provide Mutual Aid to other areas when requested.
- The number of emergency service calls runs anywhere from 750 to 1200 calls per year.
- We currently have over 65 active members and three (3) fully stocked Basic Life Support ambulances ready to respond 24 hours per day, 7 days per week, 365 days per year. We have often had all three ambulances on emergency calls at the same time.
- Expected response to a site in your proposed location is approximately 5 – 7 minutes.
- All of our ambulances are located at 3 Red Schoolhouse Road, Chestnut Ridge NY 10977.
- We have Mutual Aid Agreements with Spring Hill Community Ambulance Corps, Pearl River Ambulance Corps and Nanuet EMS to provide emergency services within our area should we not be available.

If you have any other questions, or need any other assistance, please feel free to contact Captain Jon Schloss at 914-714-4230.

We appreciate the opportunity to provide input relative to your proposed project. At the present time, we do not have any concerns to share. Please continue to communicate with us as needed.

Sincerely,

Susan Curate
Corresponding Secretary

WILLIAM PAUL FAIST
VOLUNTEER AMBULANCE CORPS

cc: File

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

November 16, 2020

William P. Faist Volunteer Ambulance Corp.
3 Red Schoolhouse Road
Chestnut Ridge NY 10977

Re: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County NY

Dear Sir,

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Village of Chestnut Ridge. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on Red Schoolhouse Road in the Village of Chestnut Ridge.

The proposed project site is approximately 39.6 acres in size. The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units plus community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8 acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed use buildings to accommodate a single story building of up to 7,500 square feet. (Refer to Attached Site Layout Plan).

We have projected a total future population of approximately 684 people, including 95 school age children and 245 senior citizens. The project site is connected to existing municipal water and sewer service.

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 on the ability of the Volunteer Ambulance Corp. to provide emergency protection services to this property. Information which would be useful in that regard would include:

- your current service area/population served
- the number of emergency calls per year
- your current manpower and equipment levels
- your typical response time to a site in this location
- the location of ambulance station(s) near the site
- any overlap in jurisdiction with other ambulance providers or backup service provided.

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or by telephone at the number shown above during the weekdays. Thank you for your assistance in this matter. I look forward to hearing from you.

Sincerely,
Ann Cutignola, AICP



Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

November 16, 2020

Joseph LaFiandra
Rockland County Sewer District No. 1
4 Route 340
Orangeburg, NY 10962

Re: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County NY

Dear Mr. LaFiandra,

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Village of Chestnut Ridge. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on Red Schoolhouse Road in the Village of Chestnut Ridge.

The proposed project site is approximately 39.6 acres in size. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units plus community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8 acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed use buildings to accommodate a single story building of up to 7,500 square feet. (Refer to Attached Site Layout Plan).

The project site is connected to existing municipal water and sewer service. I am in receipt of your letter dated October 1, 2020 which indicates that any increase in the number of sewer units that would be used as a result of the up-zoning of the lands for the proposed project would be considered a project related impact

In order to address this matter, I need to know the number of existing sewer units assigned to the list of tax lots below. I further need to know how many sewer units would be utilized by the proposed project and how this determination is derived.

- 68.09-2-9
- 68.09-2-10
- 68.09-2-11
- 68.09-2-12
- 68.09-2-22
- 68.13-1-6

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or 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,



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

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

November 16, 2020

Chief Carmine Caruso
Hugh Gassner Fire Department
26 Red Schoolhouse Road
Chestnut Ridge NY 10977

Re: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County NY

Dear Chief Caruso,

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Village of Chestnut Ridge. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on Red Schoolhouse Road in the Village of Chestnut Ridge.

The proposed project site is approximately 39.6 acres in size. The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units plus community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8 acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed use buildings to accommodate a single story building of up to 7,500 square feet. (Refer to Attached Site Layout Plan).

We have projected a total future population of approximately 684 people, including 95 school age children and 245 senior citizens. The project site is connected to existing municipal water and sewer service.

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 on the ability of the Fire Department to provide fire protection services to this property. Information which would be useful in that regard would include:

- your current service area/population served
- the number of emergency calls per year
- your current manpower and equipment levels
- your typical response time to a site in this location
- the location of fire station(s) near the site
- any overlap in jurisdiction with other fire departments or backup service provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or by telephone at the number shown above during the weekdays. Thank you for your assistance in this matter. I look forward to hearing from you.

Sincerely,
Ann Cutignola, AICP



Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

November 16, 2020

William P. Faist Volunteer Ambulance Corp.
3 Red Schoolhouse Road
Chestnut Ridge NY 10977

Re: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County NY

Dear Sir,

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Village of Chestnut Ridge. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on Red Schoolhouse Road in the Village of Chestnut Ridge.

The proposed project site is approximately 39.6 acres in size. The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units plus community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8 acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed use buildings to accommodate a single story building of up to 7,500 square feet. (Refer to Attached Site Layout Plan).

We have projected a total future population of approximately 684 people, including 95 school age children and 245 senior citizens. The project site is connected to existing municipal water and sewer service.

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 on the ability of the Volunteer Ambulance Corp. to provide emergency protection services to this property. Information which would be useful in that regard would include:

- your current service area/population served
- the number of emergency calls per year
- your current manpower and equipment levels
- your typical response time to a site in this location
- the location of ambulance station(s) near the site
- any overlap in jurisdiction with other ambulance providers or backup service provided.

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or by telephone at the number shown above during the weekdays. Thank you for your assistance in this matter. I look forward to hearing from you.

Sincerely,
Ann Cutignola, AICP



Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

November 16, 2020

Brad Weidel - Chief
Town of Ramapo Police
237 NY Route 59
Suffern, NY 10901

Re: Equestrian Estates at Chestnut Ridge
Village of Chestnut Ridge, Rockland County NY

Dear Chief Weidel,

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Village of Chestnut Ridge. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on Red Schoolhouse Road in the Village of Chestnut Ridge.

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We have projected a total future population of approximately 684 people, including 95 school age children and 245 senior citizens. The project site is connected to existing municipal water and sewer service.

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 on the ability of the Police Department to provide police protection services to this property. Information which would be useful in that regard would include:

- the number of police calls per year
- the number of police officers
- your typical response time to a site in this location
- any anticipated 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 at acutignola@timmillerassociates.com, or 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,



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

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

November 16, 2020

Dr. Raymond J. Giamartino Jr.
East Ramapo Central School District
105 South Madison Avenue
Spring Valley, NY 10977

Re: Equestrian Estates at Chestnut Ridge - Village of Chestnut Ridge, Rockland County NY

Dear Superintendent Giamartino,

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed-use development in the Village of Chestnut Ridge. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on Red Schoolhouse Road in the Village of Chestnut Ridge.

The proposed project site is approximately 39.6 acres in size. The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units plus community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8-acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed-use buildings to accommodate a single-story building of up to 7,500 square feet. (Refer to Attached Site Layout Plan).

We have projected a total future population of approximately 684 people, including 95 school age children and 245 senior citizens. The project site is connected to existing municipal water and sewer service.

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 East Ramapo School District's facilities, and the ability of the School District to provide educational services to the children who will be associated with this property.

Please include any school district publications you feel might provide useful information on the school district. Please indicate which elementary and High School/Middle School students at this location would attend, and if there are any capacity issues facing the district. If possible, please forward me a copy or a summary of the 2020/2021 school budget. Please include any available information on the routing of school buses, and the location of bus stops in this area.

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or 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.

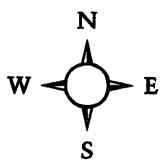
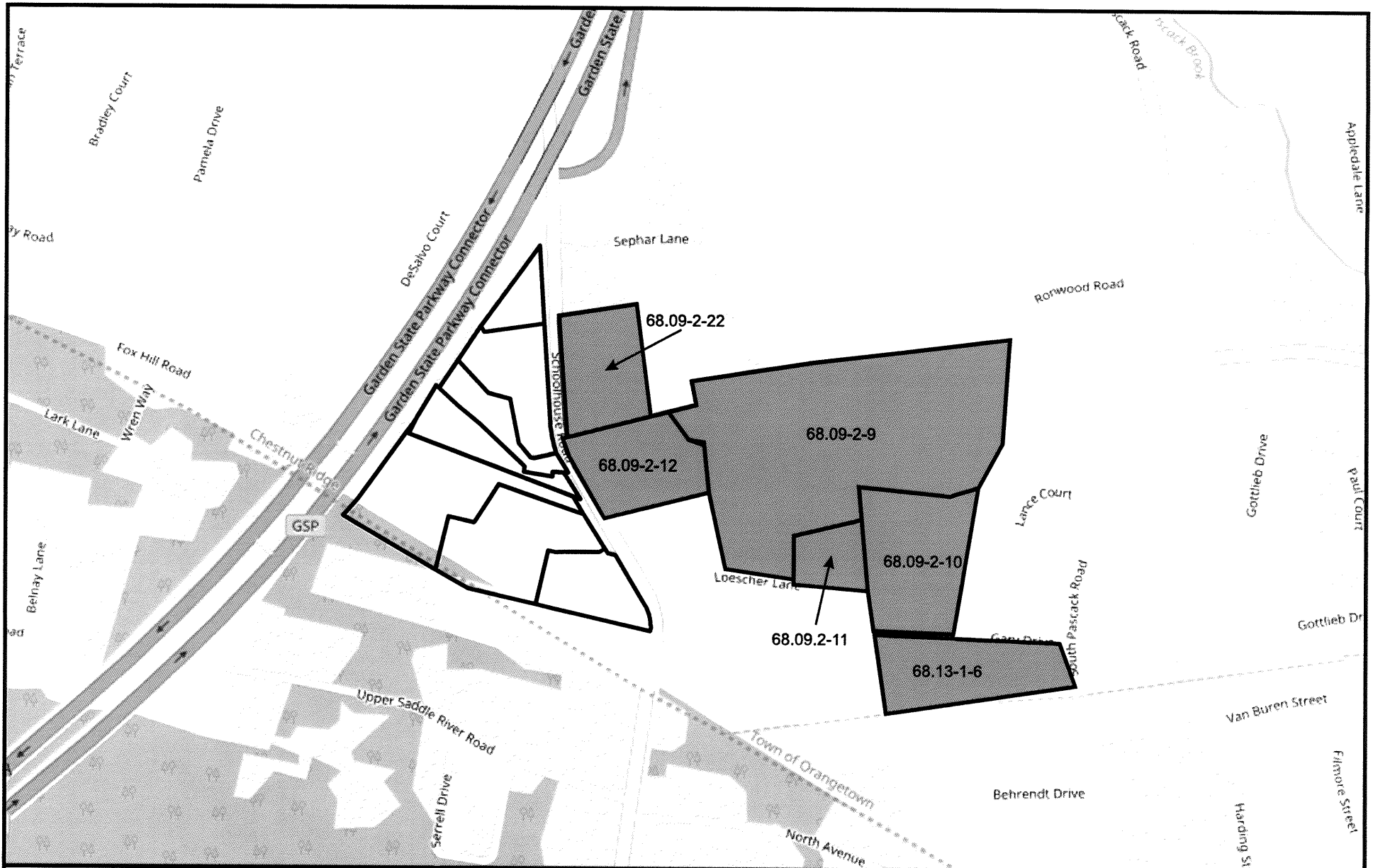
Sincerely,



Ann Cutignola, AICP

Senior Planner

TIM MILLER ASSOCIATES, INC.



Planned Integrated Development Zoning
 Other Properties Owned By Applicant

Figure 1: Site Location Map
Equestrian Estates
 Village of Chestnut Ridge, Rockland Count, NY
 Scale: 1" = 600'
 Source: ESRI Open StreetMap



EQUESTRIAN ESTATES
 VILLAGE OF CHESTNUT RIDGE, ROCKLAND COUNTY, NEW YORK
 19 DECEMBER 2018

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