

5.0 ALTERNATIVES

The **PUD Mixed Use Plan**, as discussed throughout the DEIS, comprises a mixed-use development plan including 266 residential units plus 45,500 square foot of commercial development for the creation of an integrated community in a serene park-like setting. This is the applicant's preferred development project.

Section 617.9(b)(5) of the regulations implementing SEQRA requires that a draft environmental impact statement include a description and evaluation of the range of reasonable alternatives to the proposed action which are feasible, considering the objectives and capabilities of the project sponsor. The range of alternatives must include the "No Action" alternative.

In addition to the No Action alternative, the Scoping Document for this DEIS requires an evaluation of two identified alternatives based on the existing zoning.

Since the proposed project contemplates a change to the zoning of the parcel, the two alternatives studied are based on the existing zoning.

In comparison, the **Existing Zoning As-of-Right** development offers 396,625 square foot of warehousing and flex space storage in four buildings. Two buildings are located along Red Schoolhouse Road and two additional buildings are located in the interior of the site. This development alternative also includes a 9-lot subdivision for the development of nine new single-family detached dwelling lots.

A second alternative labeled **Flex Space Warehouse Layout Alternative** is show in Figure 3.5-2. This layout also includes four buildings but has a moderately reduced footprint, (218,300 square feet), and a different building configuration, compared to the As of Right Alternative.

For comparison purposes the three alternatives: No Action Alternative, Existing Zoning As-of-Right and Flex Space Warehouse Layout are described and evaluated below. A summary matrix of the varying quantitative impacts associated with each alternative plus the proposed PUD Development are provided as Table 5-1 at the end of this section.

5.1 No Action Alternative

In accordance with SEQRA regulations, the No Action alternative must evaluate the adverse or beneficial impacts that would occur in the reasonably foreseeable future in the absence of the proposed action. For purposes of this analysis, the No Action alternative assumes that the proposed project site would remain with a single existing residence, plus two other buildings.

The No Action alternative would be inconsistent with the objectives of the applicant/property owner. Under the No-Action alternative, none of the impacts identified in this report, whether adverse or beneficial, would occur.

Geologic Resources: There would be no disturbance to geology, soils, or topography under the No Action alternative. There would be no grading disturbance to up to 31.6 acres of the project site, nor alteration of any areas of slopes in excess of 25 percent. The No Action alternative would not result in any potential disturbance to bedrock.

Surface and Ground Water Resources: Like the proposed action, the No Action alternative would not result in any disturbance to the federally-regulated wetland. The No Action

alternative would not result in the alteration of drainage patterns on the project site nor the introduction of up to 13.8 acres of impervious surfaces that would increase stormwater runoff rates. The No Action alternative would not result in any increase in nutrient loading beyond what currently results from overland flow carrying nutrients from the existing vacant land. There would be no construction of bio retention ponds to recharge the local aquifer.

Ecology and Wetlands: No disturbance or removal of up to 21.6 acres of woodland vegetation would occur under the No Action alternative. The site would continue to provide habitat and cover for local wildlife.

Land Use and Zoning: The No-Action alternative would leave 39.6 acres of prime real estate along Red Schoolhouse Road undeveloped and available for future requests for other types of development. Given the failure of the current zoning scheme to attract users, it is likely that other alternative developments would also be seeking a zoning amendment.

Demographics and Fiscal Resources: The No-Action alternative would not result in any increase in population or school age children. There would be no increase in tax revenues. As shown in Table 5-1, the existing taxes of approximately \$8,200 annually would continue to accrue to the Village and the East Ramapo Central School District would continue to receive approximately \$85,000 annually.

Community Facilities and Services: There would be no increase in the demand placed on community services and facilities as a result of the No Action alternative. There would be no increased demand placed on water supply, wastewater treatment facility capacity, electric or gas.

Traffic and Transportation: There would be no improvements made to the Red Schoolhouse Road corridor. The anticipated roundabout would not be constructed. The traffic signal at the Equestrian Estates Driveway would not be constructed. The resulting gaps in traffic as a result of operation of this traffic signal would not occur. There would be no increase in traffic volume from the Equestrian Estates project, although background growth and traffic from other area developments would likely still occur.

Historic and Archaeological Resources: There would be no disturbance to the project site. There would be no documentation of the existing structure, which is a representative example of period architecture, would likely be required.

Aesthetic Resources: The site would remain developed with three structures, plus on-site auto storage, instead of a planned community. Existing views of the site from Red Schoolhouse Road and other viewing locations would remain unaltered.

Energy Resources: There would be no increase in the use of energy resources.

A comparison of impacts between the proposed action and this alternative is provided in Table 5-1.

5.2 Existing Zoning As-of-Right Alternative

The applicant is entitled to develop the property As-of-Right, in accordance with the existing zoning that applies to the site. As shown in Figure 2-3, the existing zoning on the site is a combination of Laboratory Office (LO) and medium density residential (R-35).

As illustrated in Figure 5-1, under the As-of-Right Existing Zoning Alternative, the approximately 36.5 acres of predominantly vacant land could be subdivided into eleven (11) building lots; one lot containing two Self-Storage buildings along Red Schoolhouse Road, one lot containing two Flex Space Storage buildings interior to the site, and nine (9) single family building lots in the eastern portion of the site. (see Figure 5-1). In this Alternative both self-storage buildings, located on Red Schoolhouse Road, are three stories tall. The flex space buildings in the site's interior are large single-story buildings. The total building area proposed is 396,625 square feet.

Geologic Resources: This alternative would have 36.5 acres of disturbance compared to 31.6 acres in the proposed PUD Development, an increase of 4.9 acres. There would be a 100 % increase in the amount of steep slope (> 25%) disturbance from 1.0 acres to 2.0 acres. Similar to the proposed action, the As-of-Right Alternative would not result in any potential disturbance to bedrock.

Surface and Ground Water Resources: Similar to the proposed project, the As-of-Right alternative would not result in any disturbance to the federally-regulated wetland. The As-of-Right alternative would result in a decrease in impervious surface. The alteration of drainage patterns on the project site would be similar to the proposed action. The As-of-Right alternative would result in an increase in nutrient loading beyond what currently results from overland flow carrying nutrients from the existing vacant land. Similar to the proposed project, there would be no impact to groundwater resources.

Ecology and Wetlands Resources: Similar to the proposed action, the existing stream crossing structure will be used, and so will not require fill or diversion of the watercourse channel. The driveway access to one of the proposed homes on Gary Drive will similarly not directly impact Wetland B. The disturbance area will increase from 31.6 acres to 36.5 acres as a result of this alternative, thus an additional 4.9 acres of trees will need to be removed resulting in a reduction in wildlife habitat.

Land Use and Zoning: The As-of-Right Alternative would not result in the creation of a PUD zone, nor the ability to develop multifamily housing, or a mixed-use development. Although the property has been zoned for LO for an extended period of time, no development proposals have come forward. This may be due to the restrictive Floor Area Ratio of 0.4, or a reduction in the market demand for this type of development. The Village has identified a need for a diversity of housing and an increase in the Village's tax base. Neither of these goals would be met with an As-of-Right Alternative.

Demographics and Fiscal Resources: As can be seen in Table 5-1, the As-of-Right alternative would result in a modest increase in population and school age children. There would also be a significant reduction in tax revenues compared to the proposed PUD development. As shown in Table 5-1, the projected annual Village tax revenue would be \$66,040, while the projected tax revenue to the East Ramapo Central School District is estimated to be approximately \$747,291 annually. This represents more than a 40 percent reduction compared to the taxes anticipated from the proposed PUD development.

Community Facilities and Services: There would be a reduced increase in the demand placed on community services and facilities as a result of the As-of-Right alternative due to the reduced population. There would be a reduced demand placed on water supply, wastewater treatment facility capacity, electric or gas.

Traffic and Transportation: There would be a reduced level of improvements made to the Red Schoolhouse Road corridor. The anticipated roundabout would not be constructed. The traffic signal at the Equestrian Estates Driveway may not be warranted. The resulting gaps in traffic as a result of operation of this traffic signal would thus, not occur. It is projected there would be 123 new trips during the peak hour. This would be a reduced increase in traffic volume compared to the proposed Equestrian Estates. Background growth and traffic from other area developments would likely still occur.

Historic and Archaeological Resources: There would be additional disturbance to the project site. Similar to the proposed project documentation of the existing structure, which is a representative example of period architecture, would likely be required.

Aesthetic Resources: The site would be developed with large industrial type buildings. There would be no new neighborhood created. There would be no opportunity to provide an up-scale show piece to complement the existing character of Chestnut Ridge.

Energy Resources: There would be a similar increase in the use of energy resources compared to the proposed project.

5.3 Flex Space Alternative

The applicant has developed a second Flex Space Warehouse Alternative suitable for a regional distribution center. This alternative is in accordance with the existing zoning bulk requirements that apply to the site, but may require a use variance. As shown in Figure 2-3, the existing zoning on the site is a combination of Laboratory Office (LO) and medium density residential (R-35).

As illustrated in Figure 5-2, under the Flex Space Warehouse Alternative, the Applicant proposes to develop approximately 35.0 acres of predominantly vacant land into eleven (11) building lots; one for two Flex Space Warehouse buildings along Red Schoolhouse Road and one for regional Flex Space Storage, plus a 3 story building for self-storage interior to the site. This is in addition to the nine (9) single family building lots in the eastern portion of the site. (see Figure 5-2). In this Alternative one flex space building which fronts Red Schoolhouse Road, is three stories tall while the second building is single story. The Flex space building in the site's interior includes a large single-story building plus a smaller footprint, three story building designed for self-storage. The total building area proposed is 218,300 square feet.

Geologic Resources: This alternative would have 35.0 acres of disturbance compared to 36.5 in the As-of-Right Alternative and 31.6 acres in the proposed PUD Development, an increase of 3.4 acres compared to the PUD development. There would a 50 % increase in the amount of steep slope (> 25%) disturbance from 1.9 acres to 2.8 acres. Similar to the proposed action, the Flex Space Warehouse Alternative would not result in any potential disturbance to bedrock.

Surface and Ground Water Resources: Similar to the proposed project, the Flex Space Warehouse alternative would not result in any disturbance to the federally-regulated wetland.

The Flex Space Warehouse alternative would result in a decrease in impervious surface, 12.0 acres compared to 13.8 for the proposed plan. The alteration of drainage patterns on the project site would be similar to the proposed action. The Flex Space Warehouse alternative would result in an increase in nutrient loading beyond what currently results from overland flow carrying nutrients from the existing vacant land. Similar to the proposed project, there would be no impact to groundwater resources.

Ecology and Wetlands Resources: Similar to the proposed action, the existing stream crossing structure will be used, so that fill or diversion of the watercourse channel will not be required. The driveway access to one of the proposed homes on Gary Drive will similarly not directly impact Wetland B. Since the disturbance area will increase from 31.6 acres to 35.0 acres, an additional 3.4 acres of trees will need to be removed resulting in a reduction in wildlife habitat.

Land Use and Zoning: The Flex Space Warehouse Alternative would not result in the creation of a PUD zone, nor the ability to develop multifamily housing, or a mixed-use development. Although the property has been zoned for LO for an extended period of time, no development proposals have come forward. This may be due to the restrictive Floor Area Ratio of 0.4, or a reduction in the market demand for this type of development. The Village has identified a need for a diversity of housing and an increase in the Village's tax base. Neither of these goals would be met with a Flex Space Warehouse Alternative.

Demographics and Fiscal Resources: As can be seen in Table 5-1, the Flex Space Warehouse alternative would result in a modest increase in population and school age children. There would also be a significant reduction in tax revenues compared to the proposed PUD development. As shown in Table 5-1, the projected annual Village tax revenue is \$39,750, while the projected tax revenue to the East Ramapo Central School District is estimated to be approximately \$449,795 annually. This represents a 65% decrease in the tax revenue generated compared to the proposed project.

Community Facilities and Services: There would be a reduced increase in the demand placed on community services and facilities as a result of the Flex Space Warehouse alternative due to the reduced population. There would be a reduced demand placed on water supply, wastewater treatment facility capacity, electric or gas.

Traffic and Transportation: There would a reduced level of improvements made to the Red Schoolhouse Road corridor. The anticipated roundabout would not be constructed. The traffic signal at the Equestrian Estates Driveway may not be warranted. The resulting gaps in traffic as a result of operation of this traffic signal would thus, not occur. It is projected there would be 83 new trips during the peak hour. This would be a reduced increase in traffic volume compared to the proposed Equestrian Estates. Background growth and traffic from other area developments would likely still occur.

Historic and Archaeological Resources: There would be additional disturbance to the project site. Similar to the proposed project documentation of the existing structure, which is a representative example of period architecture, would likely be required.

Aesthetic Resources: The site would be developed with large industrial type buildings. There would be no new neighborhood created. There would be no opportunity to provide an up-scale show piece to complement the existing character of Chestnut Ridge.

Energy Resources: There would be a similar increase in the use of energy resources compared to the proposed project.

5.4 Impact Comparisons

Table 5-1 below provides a comparison of impacts between the PUD Development Plan, the Existing Zoning Plan and the No Action Plan. The quantitative impacts associated with the proposed development plan and the various alternative layouts are summarized below;

Table 5-1 Alternative Impact Comparison				
Area of Concern	No Action	As-of-Right Alternative	Flex Space Warehouse Alternative	PUD Development Plan
Land Use				
Impervious Surfaces (acres)	3.5	12.5	12.0	13.8
Total Project Cut (cubic yards)	0	84,000	82,000	80,700
Total Project Fill (cubic yards)	0	122,000	118,000	115,700
Net Cut to be imported (cubic yards)	0	38,000	36,000	35,000
Residential Units				
Residential Units	3	9	9	266
Commercial Square Foot	0	396,625	218,300	45,500
Natural Resources				
Total Site Area (acres)	39.6	39.6	39.6	39.6
Total Area of Disturbance (acres)	0	36.5	35.0	31.6
Woodland / Meadow Disturbance (acres)	0	25.5	24.0	21.6
Total Wetland Area (acres)	1.36	1.36	1.36	1.36
Wetland Disturbance (acres)	0	0	0	0
Slope Disturbance (>25%) (acres)	0	2.8	2.6	1.9
Community Resources				
Population	12	33	33	651
School-age Children	3	9	9	95
Trips (peak hour)	4	123	83	307
Tax Revenue Village of Chestnut Ridge	\$8,214	\$66,040	\$39,750	\$116,129
Tax Revenue Town of Ramapo	\$44,878	\$533,333	\$321,014	\$966,516
Tax Revenue East Ramapo CSD	\$84,938	\$747,291	\$449,795	\$1,200,872
Water Demand / Sewage Flow (based on 110 gallons per bedroom per day)	1,320	3,510	1,932	66,880
Source: Tim Miller Associates, 2021				

LEGEND	
SITE LAYOUT	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
WETLAND LINE	
SETBACK LINE	
STORMWATER MANAGEMENT AREA	
LANDSCAPING/SCREENING	

- NOTES**
- CONCEPT PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - A SURVEY BY CLEARPOINT SERVICES, LLC DATED 05-30-18.
 - VILLAGE OF CHESTNUT RIDGE TAX MAP 2013.
 - THIS CONCEPT PLAN HAS BEEN ISSUED FOR DISCUSSION PURPOSES ONLY AND IS NOT RELEASED FOR PERMITTING OR CONSTRUCTION DOCUMENTS.
 - THE DEVELOPMENT IS ENTIRELY LOCATED WITHIN THE VILLAGE OF CHESTNUT RIDGE. THE ZONING REQUIREMENTS FOR THE PORTION OF THE SITE LOCATED WITHIN NEW JERSEY WAS NOT REVIEWED FOR THIS CONCEPT PLAN.
 - FLEX SPACE/WAREHOUSING IS ALLOWED IN THE P1 ZONING DISTRICT. FOR THE PURPOSE OF THIS CONCEPT PLAN, IT HAS BEEN ASSUMED THAT THE PROPERTY CAN BE REZONED AND THE PROPOSED SETBACKS SHOWN ON THE CONCEPT PLAN ARE BASED THE ZONING REQUIREMENTS FOR THE P1 ZONING DISTRICT.

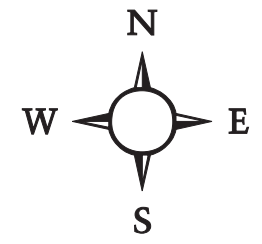
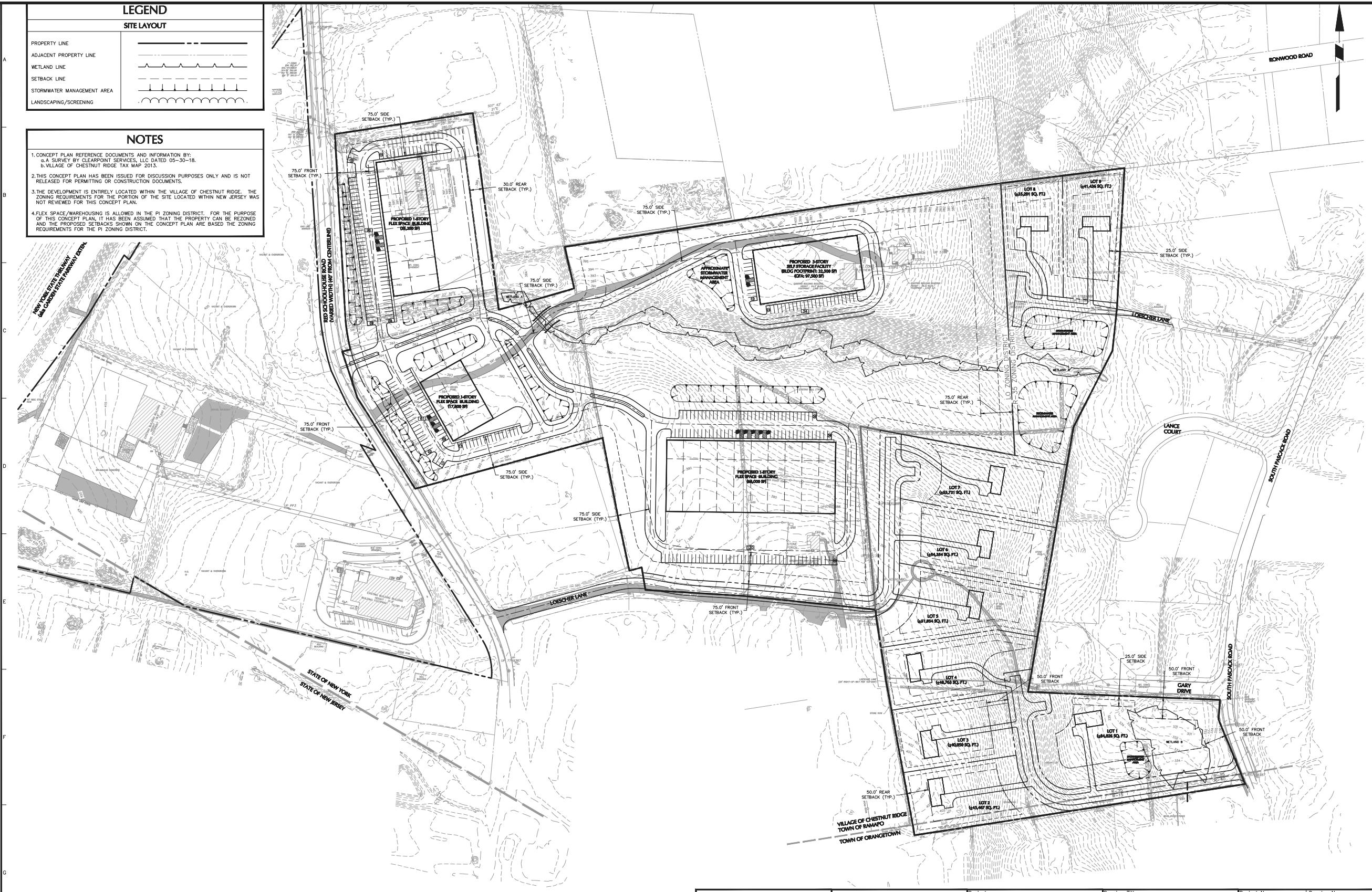


Figure 5-1: As-Of-Right Alternative Equestrian Estates
 Village of Chestnut Ridge, Rockland County, New York
 Source: Langan Engineering

LEGEND	
SITE LAYOUT	
PROPERTY LINE	-----
ADJACENT PROPERTY LINE	-----
WETLAND LINE	~~~~~
SETBACK LINE	-----
STORMWATER MANAGEMENT AREA	~~~~~
LANDSCAPING/SCREENING	~~~~~

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PROJECT NO. 190044901

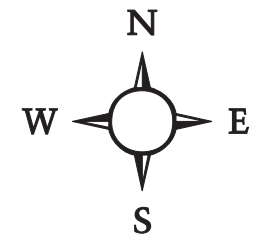


Figure 3.5-2: Alternative Development
 Equestrian Estates
 Village of Chestnut Ridge, Rockland County, New York
 Source: Langan Engineering