



Town of Ramapo Town Board
237 Route 59
Suffern New York 10901
(845) 357-5100

SEQR
26-040

**NOTICE OF INTENT TO ACT AS
LEAD AGENCY PURSUANT TO PART 617 OF TITLE 6 NYCRR**

To:

Town of Ramapo Planning Board and
Building Department
237 Route 59
Suffern, NY 10901
Attn: Hannah Ross
hross@ramapo.org
Electronically transmitted

Rockland County Planning Dept and
Planning Board
50 Sanatorium Road
Building T
Pomona, New York 10970
Attn: Adam Carsen & Doug Schuetz
Carsena@co.rockland.ny.us
Via County Portal

NYSDEC
21 South Putt Corners Rd.
New Paltz, NY 12561-1620
Attn: John Petronella
dep.r3@dec.ny.gov
Electronically transmitted

Rockland County Highway Drainage
Agency
23 New Hempstead Road
New City, NY 10956
Attn: Shajan Thottakara & Liron
Deguti
ThottakS@co.rockland.ny.us
dergutiL@co.rockland.ny.us
Via County Portal

Veolia Water
162 Old Mill Rd
West Nyack, NY 10994
Attn: Gerardo Moreno
gerardo.moreno@veolia.com
frank.mcglynn@veolia.com
Electronically transmitted

Rockland Co. Dept. Health
50 Sanatorium Road, Building D
Pomona, NY 10970
Attn: Elizabeth Mello
melloe@co.rockland.ny.us
Via County Portal

NYS Office of Parks, Recreation,
and Historic Preservation
PO Box 189 Waterford, NY 12188-
0189
Mailed Copies Only

Village of Montebello
Attn: Regina Rivera & Joan Will
rrivera@villageofmontebello.com
jwill@villageofmontebello.com
Electronically transmitted

Rockland County Highway
Department
Attn: Dyan Rajasingham
RajasinD@co.rockland.ny.us
Via County Portal

Rockland Co. Sewer District No. 1
4 Route 340
Orangeburg, NY 10962
Attn: Lorelei Green Tinston
TinstonL@co.rockland.ny.us
Nicholas King
kingn@co.rockland.ny.us
Via County Portal

New York State Department of
Transportation
85 NYS Route 100, Katonah, NY
10536
Attn: Shahid Quadri
shahid.quadri@dot.ny.gov
dot.sm.r08.HWPermits@dot.ny.gov
Electronically transmitted

From: Town of Ramapo Town Board
Date: March 18, 2026
Project: Carlton Road Planned Unit Development
103 and 109 College Road, Suffern
Tax Lot 49.13-2-9.2 & 49.14-1-75

The undersigned hereby consents to the Town of Ramapo Town Board serving as Lead Agency for the Proposed Action described above.

Project: Carlton Road Planned Unit Development
103 and 109 College Road, Suffern
Tax Lot 49.13-2-9.2 & 49.14-1-75

Agency/Organization: NYS DOT

By: _____

Name: DAVID GROUCHER

Title: CSI

Date: 3/30/2026

Permits/Approvals/Comments: _____

The Town of Ramapo Town Board is seeking Lead Agency status for the coordinated environmental review of the above-captioned application under the New York State Environmental Conservation Law Article 8 State Environment Quality Review Act (SEQRA) with regulations found in 6 NYCRR Part 617.

PROJECT DESCRIPTION: The Town of Ramapo Town Board has received an application from Carlton Road Owner, LLC and Carlton Farms Corp (applicant), represented by Colliers Engineering and Conner P. McCormack, PE, for PUD approval for property located at 103 and 109 College Road, Suffern. The Applicant proposes a Planned Unit Development (PUD) pursuant to Local Law No. 3 of 2025. The existing project site is comprised of two parcels identified as SBL 49.13-2-9.2 and 49.14-1-75 and total 43.65 acres. The existing zoning of the parcels is R-50 and the Applicant requests the rezoning of the parcels and PUD Plan approval for the construction of a mixed-use development to include 562 units in 19 buildings and 105,600 sqft of commercial, retail and office space within two buildings. The project proposes 1,550 parking spaces throughout the development. There are four access points proposed, two along College Road and two along Carlton Road. Sanitary sewer service will be provided by the Town of Ramapo/Rockland County Sewer District No 1 and potable water will be provided by Veolia. Stormwater will be managed on-site and privately owned. The petition for a PUD district and PUD approval is subject to the review and approval by the Ramapo Town Board and site plan review from the by the Ramapo Planning Board.

The Ramapo Town Board is considering the Applicant's application and has referred the application to the Town CDRC (Community Development Review Committee) for an initial review.

The applicant has provided a number of studies and conceptual plans for the proposed project. See enclosure.

Based upon a review of Part 617 of ECL, the project has been classified as a Type 1 Action, and the Town Board will undertake a coordinated SEQRA review.

Your agency or organization has been identified as a potential involved or interested agency.

If your agency consents to the Town of Ramapo Town Board serving as the Lead Agency for review under SEQRA, please so indicate by signing this Notice and returning it to Ms. Hannah Ross, Planning Secretary Ramapo Planning Department at 237 Route 59 Suffern, NY 10901 or simply email a signed copy to rossh@ramapo.gov.

Additional information regarding the Proposed Action and its location, including Part 1 of the Full Environmental Assessment Form (FEAF), are enclosed.

If you have not objected in writing to the establishment of the Town Board as SEQRA Lead Agency within thirty (30) days, your consent will be deemed granted.

If you have any questions, please feel free to contact Ms. Hannah Ross at the Town of Ramapo Planning Department at (845) 357-5100 Ext 216 or via email at rossh@ramapo.gov.

Enclosures:

1. Town of Ramapo Flex-Overlay Planned Unit Development Application
2. Town of Ramapo CDRC application dated July 8, 2025
3. Full Environmental Assessment Form Part 1, dated June 25, 2025
4. Cover letter and project narrative as prepared by Whiteman, Osterman & Hanna LLP and dated June 25, 2025
5. Draft PUD Local Law establishing the Carlton Road Planned Unit Development
6. Plan set entitled, "Preliminary PUD Plan for Carlton Road", twenty-three sheets in total as prepared by Colliers Engineering & Design and dated May 23, 2025
7. Plan set entitled, "Preliminary and Final Site Plan Submission – Carlton Road", twenty-two sheets in total as prepared by Minno Wasko Architects and Planners, dated May 30, 2025
8. Wetland Letter Report prepared by Ecological Analysis LLC dated November 6, 2024
9. Wildlife Habitat Assessment prepared by Ecological Analysis LLC dated February 7, 2025
10. Traffic Impact Study prepared by Colliers Engineering and Design dated March 11, 2025