

Town of Ramapo Planning Board

237 Route 59
Suffern New York 10901
(845) 357-5100

NOTICE OF DETERMINATION OF SIGNIFICANCE POSITIVE DECLARATION STATE ENVIRONMENTAL QUALITY REVIEW ACT

To:

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

Rockland County Planning Dept and
Planning Board
50 Sanatorium Road
Building T
Pomona, New York 10970
Attn: Adam Carsen
Carsena@co.rockland.ny.us
Electronically transmitted

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
Electronically transmitted

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
Electronically transmitted

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

ROSA 4 Rockland Inc.
5 Rose Hill Road
Suffern, New York 10901
Attn: Deborah Munitz
rosa4rockland@gmail.com
Electronically transmitted

Rockland County Highway
Department
Attn: Dyan Rajasingham
RajasinD@co.rockland.ny.us
Electronically transmitted

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
Electronically transmitted

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: June 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
Zoning: Current Zoning R-50 to CR- PUD

Attachments: POSITIVE DECLARATION Notice of Intent to Prepare a Draft EIS, Determination of Significance
and Notice of Draft Scoping Document Comment Period
DRAFT Environmental Impact Statement Scoping Outline

**The Town Board's SEQR Determination has been filed with the Environmental Notice Bulletin as required for
Type I actions and for Positive Declarations.**

**State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS,
Determination of Significance and
Notice of Draft Scoping Document Comment Period**

Date: June 10, 2026

Project Address: 70 West Carlton Road and 109-111 College Road, Town of Ramapo, New York (SBL 49.13-2-9.2 and 49.14-1-75)

This notice is pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Ramapo, as Lead Agency, has determined that the Proposed Action may result in one or more significant adverse impacts on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Carlton Road PUD Development

SEQRA Status: Type I

Scoping: The project sponsor submitted to the Town Board the attached Draft Scoping Document for the proposed establishment of the Carlton Road Planned Unit Development and related mixed use development project. The Town Board will hold a public scoping session to receive oral and written comments on the Draft Scoping Document on July 20, 2026, at 7:00 p.m., at the Town Hall, located at 237 Route 59, Suffern, New York 10901. comments from involved and interested agencies must be submitted to the Town Board by July 20, 2026. Written comments may be submitted prior to the scoping session to Hannah Ross at the Town Hall address or to rossh@ramapo.gov.

Description of Action:

On May 28, 2025, the Town Board of the Town of Ramapo (“Town Board”) adopted Local Law 3 of 2025, titled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town” (the “PUD Local Law”). The PUD Local Law allows for property owners outside of the Town’s identified Northeast Corridor to petition the Town Board for placement of a site-specific planned unit development plan and accompanying local law that would guide and permit development on a specific property outside of the Northeast Corridor. Pursuant to the PUD Local Law, Carlton Road Owner, LLC (the “Petitioner”) submitted a petition to the Town Board for planned unit development approval on property located at the northwest corner of West Carlton Road and College Road (Tax Lots 49.13-2-9.2 and 49.14-1-75), with frontage on both roads, totaling approximately 43.65 acres (the “Project Site”).

The proposed Carlton Road Planned Unit Development (“CR-PUD”) proposes a mixed-use development consisting of approximately 562 residential units including 110 one-bedroom, 266 two-bedroom, 106 three-bedroom, and 80 four-bedroom units in 19 residential buildings,

as well as 105,600 square feet of commercial, retail or office space within two commercial buildings, and 1,550 parking spaces (the “Proposed Project” or “Project”). Communal spaces would include two clubhouses and a community center for residents, as well as approximately 14.04 acres of open space, including three parks with amenities for active and passive recreation. The proposed Project includes stormwater management facilities which shall comply with all local and New York State Department of Environmental Conservation (“NYSDEC”) regulations.

The Project Site would be merged into one tax lot for the proposed Project. The Petitioners seek the following approvals from the Town Board:

- 1) Preliminary approval of the Carlton Road Planned Unit Development per the PUD Local Law;
- 2) Adoption of text and map amendments to the Town Zoning Code which would establish the Carlton Road Planned Unit Development (CR-PUD) and amend the Town of Ramapo Zoning Map (the “CR-PUD Local Law”). The proposed CR-PUD Local Law sets forth the proposed standards for development within the proposed CR-PUD on the Project Site, and would rezone the Project Site to the proposed CR-PUD district; and
- 3) Adoption of an amendment to the Town’s Comprehensive Plan, which would revise three chapters—Future Land Use, Housing, and Natural Resources and Open Space—which would update the description of the Project Site and would recognize its suitability for mixed-use, high-density residential development.

Reasons Supporting this Determination:

After considering the Petition, the Proposed Project and all related actions under SEQRA, as noted above, (the “Proposed Action”), and reviewing Part 1 of the Full Environmental Assessment Form (FEAF) prepared by the Applicant, as well as Part 2 of the FEAF, and the criteria for determining significance in the SEQRA regulations (6 NYCRR §617.7(c)), the Town Board of the Town of Ramapo finds that the Proposed Action may have a significant impact on the environment based on the following findings:

LAND USE, ZONING, AND PUBLIC POLICY

1. The Proposed Action will result in excavation and other disturbance on several acres of currently undeveloped land.
2. The Proposed Action is inconsistent with local land use plans.

GEOLOGY, SOILS, AND TOPOGRAPHY

3. The Proposed Action may involve construction on slopes of 15% or greater.
4. The Proposed Action may involve the excavation and removal of more than 1,000 tons of natural material.
5. The Proposed Action may result in increased erosion, whether by physical disturbance or vegetation removal.

6. The Project Site is located over, or immediately adjoining, a primary, principal or sole source aquifer.

VEGETATION AND WILDLIFE

7. The Proposed Action requires the conversion of more than 10 acres of forest.

VISUAL AND COMMUNITY CHARACTER

8. The Proposed Action may result in lighting creating sky-glow brighter than existing area conditions.
9. The project may reduce natural sound and/or light barriers by removing multiple acres of forested area.
10. The Proposed Action may be inconsistent with the predominant architectural scale and character.
11. The Proposed Action may be inconsistent with the character of the existing natural landscape.

COMMUNITY FACILITIES

12. The Proposed Action may result in an increase in the rate of disposal, or processing, of solid waste.
13. The Proposed Action may create a demand for additional community services (e.g., schools, police, and fire).

INFRASTRUCTURE AND UTILITIES

14. The Proposed Action will result in an increased demand on water delivery and sewage disposal systems.

ENERGY USE

15. The Proposed Action will result in an increased demand for energy.
16. The Proposed Action may utilize more than 2,500 MW hrs per year of electricity.
17. The Proposed Action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

STORMWATER MANAGEMENT

18. The Proposed Action may result in increased stormwater runoff and erosion resulting from site disturbance and construction of new impervious surfaces in the form of residential and commercial structures, new roads, and parking.
19. The Proposed Action may result in the impoundment of water, creating a stormwater pond, for purposes of stormwater management.

TRAFFIC AND TRANSPORTATION

- 20. The Proposed Action may result in the construction of paved parking area for 500 or more vehicles.

CONSTRUCTION

- 21. The Proposed Action may involve construction that continues for more than one year or in multiple phases.

For Further Information

Contact Person: **Ms. Hannah Ross, Planning Secretary**
 Ramapo Planning Department

Address: **237 Route 59, Suffern NY 10901**

Telephone Number: **(845) 357-5100 ext. 216**

Email: rossh@ramapo.gov

Copy of this Notice must be sent to:

- The Department of Environmental Conservation (including Environmental Notice Bulletin), 625 Broadway, Albany, NY 12233-1750
- All Involved and Interested Agencies:
 - Town of Ramapo Town Board
 - Town of Ramapo Planning Board
 - Town of Ramapo Building, Planning, & Zoning Department
 - Town of Ramapo Department of Public Works
 - Town of Ramapo Highway Department
 - Town of Ramapo Town Clerk
 - Town of Ramapo Architectural Review Board
 - Rockland County Highway Dept.
 - Rockland County Sewer District
 - Rockland County Department of Health
 - Rockland County Drainage Agency
 - Rockland County Planning Department
 - New York State Department of Environmental Conservation
 - New York State Department of Transportation
 - New York State Office of Parks, Recreation and Historic Preservation
- Any person requesting copy
- Applicant

Carlton Road Planned Unit Development (PUD)
Town of Ramapo
Rockland County, New York
DRAFT Environmental Impact Statement Scoping Outline

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Carlton Road Planned Unit Development (PUD) in the Town of Ramapo, New York. This Scoping Document contains the items described in paragraphs (e)(1) through (7) of Section 617.8 and paragraphs (b)(1) through (7) of Section 617.9 of the State Environmental Quality Review Act (SEQRA) regulations.

Lead Agency: Town of Ramapo Town Board

Project Name: Carlton Road Planned Unit Development (PUD)

Site Location: 103 College Road (70 West Carlton Road) (Tax Lot 49.13-2-9.2) and 109-111 College Road (Rockland County Route 81) (Tax Lot 49.14-1-75)

Project Sponsor: Carlton Road Owner LLC

A. INTRODUCTION

On May 28, 2025, the Town Board of the Town of Ramapo (“Town Board”) adopted Local Law 3 of 2025, titled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town” (the “PUD Local Law”). The PUD Local Law allows for property owners outside of the Town’s identified Northeast Corridor to petition the Town Board for placement of a site-specific planned unit development plan and accompanying local law that would guide and permit development on a specific property outside of the Northeast Corridor. The intent of the PUD Local Law is to allow flexibility in planning and designing land development proposals that would best serve the Town and the specific property to be developed.

Pursuant to the PUD Local Law, Carlton Road Owner LLC (the “Applicant” or “Petitioner”) has petitioned the Town Board for preliminary planned unit development approval of the Carlton Road Planned Unit Development (“CR-PUD”) per the PUD Local Law. The CR-PUD development is proposed to consist of the construction of a new mixed-use community on approximately 43.63 acres located at the northwest corner of the intersection of West Carlton Road and College Road (Tax Lots 49.13-2-9.2 and 49.14-1-75) within the Town (the “Project Site”). The CR-PUD consists of two commercial/retail buildings along College Road, nineteen multifamily residential

Carlton Road PUD

buildings, two clubhouses, a community center, outdoor parks and recreation, and associated parking and infrastructure (the “Proposed Project”).

To facilitate the Proposed Project, the Petitioners seek the adoption of corresponding amendments to the Town of Ramapo Zoning Code and Zoning Map placing the CR-PUD district over the Project Site and setting forth the development standards for the CR-PUD zoning district (the “Proposed Zoning”), and an amendment to the Town of Ramapo Comprehensive Plan (the “Proposed Amendment”). The Proposed Project, together with the Proposed Zoning and Proposed Amendment are collectively referred to as the “Proposed Action.”

Pursuant to the rules and regulations of the New York State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law and its implementing regulations at 6 NYCRR 617), the Town Board, acting as Lead Agency, determined by resolution on June 10, 2026, that the Proposed Project has the potential to result in one or more significant adverse environmental impacts and that an Environmental Impact Statement (“EIS”) shall be prepared. This DRAFT Scoping Document was prepared as an initial step in the environmental review process to guide the preparation of the Draft EIS (“DEIS”). As set forth in the SEQRA regulations, the primary goals of the scoping process are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are not significant or that are irrelevant.

SCOPING

Pursuant to Part 617.8, the Lead Agency is conducting scoping, the primary goals of which are to focus the EIS on potentially significant adverse impacts, and to eliminate consideration of those impacts that are not significant or irrelevant. This Scope has been prepared in accordance with Part 617.8(e) and sets forth the following:

- A. Brief description of the Proposed Action;
- B. Potentially significant adverse impacts;
- C. Extent and quality of information needed to adequately address potentially significant adverse impacts as well as the methodologies required for obtaining this information;
- D. Initial identification of mitigation measures;
- E. Reasonable alternatives to be considered;
- F. Information that should be included in an appendix rather than the body of the DEIS; and
- G. Issues raised during scoping and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review.

B. PROJECT DESCRIPTION

PROJECT LOCATION

The Project Site consists of two parcels totaling 43.65 acres, located at the northwest corner of West Carlton Road and College Road, with frontage on both roads (see **Figure 1 Project Location**). The Project Site is located outside the Northeast Corridor and is currently zoned R-50

Residential District (50,000 square feet per lot) under the Town's Zoning Code. The site is vacant and substantially undeveloped, with the exception of three former single-family residences located on the eastern portion of the site along College Road. Surrounding land uses are predominantly single-family residences and institutional uses, including Rockland Community College and several yeshivot, which together form an established node of local activity within the vicinity of the Project Site (see **Figure 2 Project Vicinity**). The west adjacent parcel, which is currently undeveloped, has been approved for development as a private religious school by an unrelated party. The Project Site is served by public utilities in College Road and West Carlton Road. There are no onsite wetlands or watercourses.

PROJECT OVERVIEW

PLANNED UNIT DEVELOPMENT AND ZONING CODE AMENDMENTS

The Proposed Project would construct nineteen three- and four-story multifamily residential buildings containing a total of approximately 562 units, including 110 (20%) one-bedroom, 266 (47%) two-bedroom, 106 (19%) three-bedroom, and 80 (14%) four-bedroom residences. Communal spaces would include two clubhouses and a community center for residents, as well as approximately 611,617 square feet (32.3%) of open space, including three parks with amenities for active and passive recreation. The Project proposes two 2-story commercial buildings totaling 105,600 square feet, anticipated to be equally divided between retail and office space. Approximately 1,550 parking spaces are proposed for the Project within surface lots throughout the Site (see **Figure 3 Overall Site Plan**). The Project includes stormwater management facilities in compliance with all local and state regulations.

Access to the Project Site would be provided through four access points – two on West Carlton Road and two on College Road – connecting to four main interior roads, two east-west and two north-south. These four main roads are proposed to remain private, but may be dedicated to the Town, along with the parks, at the Town's request. Driveways off the four main roads would provide access to the commercial buildings and residences.

In furtherance of the proposed development, and as required by the PUD Local Law, the Applicant proposes text and map amendments to the Town Zoning Code, titled "Local Law Amending Chapter 376 of the Town of Ramapo Town Code to Create the Carlton Road Planned Unit Development (CR-PUD) and Amend the Town of Ramapo Zoning Map to Locate the CR-PUD" (the "CR-PUD Local Law"). The proposed CR-PUD Local Law sets forth the standards for development within the proposed CR-PUD on the Project Site; and on the Zoning Map, it rezones the Project Site within the proposed CR-PUD zoning district.

COMPREHENSIVE PLAN AMENDMENT

The Proposed Project requires an amendment to the Town's Comprehensive Plan (2004), subject to public review, comment, and approval by the Town Board (the "Proposed Amendment"). The Proposed Amendment is consistent with and advances the goals and objectives of the adopted 2004 Comprehensive Plan, as amended, by combating urban sprawl and promoting the use of Planned Unit Development (PUD) zoning. The Plan recognizes PUD zoning as a flexible tool that can support integrated development patterns that make more efficient use of land, avoid environmental constraints, and allow for the provision of infrastructure in a coordinated and efficient manner.

The Proposed Amendment identifies the 43.65-acre Project Site as suitable for PUD zoning and higher-density, mixed-use development, as it is substantially undeveloped and functionally vacant, free of mapped environmental constraints, and surrounded by complementary residential and institutional uses, including Rockland Community College and several yeshivot, and with dual frontage on West Carlton and College Roads, providing access to transportation, transit, and utility service. This locational context supports the Town’s policy objective of directing growth toward existing activity centers to promote efficient development and reduced vehicle dependency.

The Proposed Amendment updates three chapters – Future Land Use, Housing, and Natural Resources and Open Space. First, the updates remove the recommendation that the Project Site should be designated for “low density residential” and “conservation development,” recognizing that, based on updated parcel boundaries, the Project Site does not contain wetlands or other mapped environmentally sensitive resources. Second, the updates add the Project Site to the list of properties suitable for high-density, mixed-use development, which may be facilitated through PUD zoning— based on the Project Site’s physical characteristics and locational advantages. Third, clarifying language is added to support the use of flexible zoning tools, such as PUD, on sites identified for multifamily housing.

PURPOSE AND NEED

As the nation’s housing deficit approaches 4 million homes, addressing the housing crisis has become the nation’s top planning priority.¹ In Rockland County, nearly 60 percent of the housing stock comprises single-family detached houses; this lack of alternatives with lower price points has contributed to the County’s deficit of approximately 4,200 homes for residents making under \$60,000 annually.² Notably, the average annual wage of a renter in Rockland County is \$32,177.³ Urban sprawl and the housing deficit, both identified as critical issues in the Town’s Comprehensive Plan, are closely linked to the shortage of housing stock and the limited diversity in housing types. The patterns associated with urban sprawl, including low-density, single-family development, and rigid zoning that separates residents from their commercial destinations, result in development that burdens infrastructure, increases traffic, and fails to meet community housing needs.

The conditions of urban sprawl and lack of housing options are typified in the Project Site’s surrounding area, which consists predominantly of single-family detached homes, separated from commercial uses and lacking options to meet residents’ diverse housing needs. The Project Site’s characteristics—including its size, access to existing utilities, proximity to transportation and transit infrastructure, and lack of environmental constraints— make the Site well positioned to address the area’s needs through higher-density multifamily, mixed-use development.

PUDs are recognized as a flexible zoning tool that can address critical planning and development issues through context-specific development that supports efficient use of land and infrastructure while expanding housing choices. For the Proposed Project, the PUD process would ensure that the development aligns with the Town objectives in the Comprehensive Plan while meeting the Applicant’s purpose and need.

¹ “2025 Policy Priority,” American Planning Association. 2025. <https://www.planning.org/policy/priorities>.

² Hudson Valley Pattern for Progress. (2024). “Rockland County Housing Needs Assessment,” p.21.

³ Hudson Valley Pattern for Progress. (2024). “Out of Reach 2024.” <https://www.pattern-for-progress.org/wp-content/uploads/2024/07/2024-Out-of-Reach-2.pdf>

REQUIRED APPROVALS

Table 1 identifies the Involved and Interested Agencies and the approvals/reviews required for the Proposed Project.

Table 1
Involved and Interested Agencies

Agency	Approval/Review
<i>Involved Agencies</i>	
Town of Ramapo Town Board	Zoning Text and Map Amendment and PUD Plan Approval; Comprehensive Plan Amendment;
Town of Ramapo Planning Board	Final PUD Plan/Site Development Plan approval, Subdivision (lot merger), separate tree cutting approval (as needed)
Town of Ramapo Building, Planning, & Zoning Dept.	Building Permit
Town of Ramapo DPW	Sanitary Sewer Connection
Town of Ramapo Highway Dept.	Road Opening, Driveway Permit
Town of Ramapo Town Clerk	Sewer License, Sewer Permit
Town of Ramapo Architectural Review Board	Architectural Review
Rockland County Highway Dept.	Road Opening, Driveway Permit
Rockland County Sewer District	Sewer Connection Permit
Rockland County Department of Health	Water Main Extension Permit, Public Pool Permit, well decommissioning, Multiple dwelling rental certificate
Rockland County Drainage Agency	Drainage Permit
New York State Department of Environmental Conservation	Stormwater, Sewer Extension
<i>Interested Agencies</i>	
Rockland County Planning Department	General Municipal Law § 239-m and -n Referral
New York State Office of Parks, Recreation and Historic Preservation	Consultation
New York State Department of Transportation	Highway impacts review (no approval authority)

C. POTENTIAL ENVIRONMENTAL IMPACTS

The SEQRA Determination of Significance adopted by the Town of Ramapo Town Board identified potential significant adverse environmental impacts in the following areas based on the Full EAF (“FEAF”) prepared for the Proposed Project.

LAND USE, ZONING, AND PUBLIC POLICY

Land Use: Potential changes in the use, or intensity of use, or land and other natural resources, capacity of the Project Site to support such change(s) in use, and potential impacts to the character of the surrounding and adjacent neighborhoods from changes in land use.

Zoning: Proposed modifications to the Town of Ramapo Zoning Code and Zoning Map to allow development of the Proposed Project. The proposed CR-PUD includes site-specific use, bulk, and dimensional standards, as well as parking standards.

Public Policy: Proposed amendments to the Town's 2004 Comprehensive Plan; consistency with Rockland County Tomorrow: Rockland County Comprehensive Plan (2011).

GEOLOGY, SOILS, AND TOPOGRAPHY

The Proposed Project would require excavation and regrading of soils within the Project Site for the new buildings and associated foundations and utility infrastructure, including excavation and removal of more than 1,000 tons of natural material. The Proposed Project may involve construction on slopes greater than 15 percent located on a portion of the Project Site. The Project Site is located over a sole source aquifer (Ramapo River Basin Aquifer, ID# SSA25).

VEGETATION AND WILDLIFE

The Project Site is generally undeveloped. Construction would require clearing of approximately 45 acres of forested and vegetated land. In addition, surface water and groundwater may be impacted by the introduction of fertilizers and pesticides associated with on-site landscaping. No essential habitats for federally or state designated threatened or endangered species were identified on the Project Site. The Project Site contains compatible habitat for one New York State "species of special concern," the box turtle.

VISUAL AND COMMUNITY CHARACTER

By removing multiple acres of forested land, the Project may reduce natural sound and/or light barriers; and the new development would include site lighting, creating sky-glow brighter than existing area conditions. The Project would change the views of the natural site and result height, bulk, and density above what is currently permitted and existing in the surrounding area.

SOCIOECONOMIC AND FISCAL IMPACTS

The Proposed Project would increase the residential population of Ramapo, creating a new demand for local goods and services, and it would add over 100,000 square feet of office/retail space where none currently exist. Construction and operation of the Proposed Project would generate jobs and contribute to local commerce.

COMMUNITY FACILITIES

The Proposed Project would create an additional demand for community services, including police, fire, and emergency medical services, as well as increase the number of school-age children. New residents and commercial uses would increase demand for solid waste and recycling services. The Project would provide approximately 600,000 square feet of open space ($\pm 32\%$ of the Project Site), including three parks to serve the new residents and which may be dedicated to the Town for public use, at the Town's request.

INFRASTRUCTURE AND UTILITIES

The Proposed Project would result in increased demand on water supply and delivery and sewage disposal systems.

ENERGY USE

The Proposed Project would result in an increased demand for energy, utilizing more than 2,500 MW hrs per year of electricity, and would involve heating and/or cooling of more than 100,000

square feet of commercial building area and approximately 562 residential units (across 19 buildings), when completed.

STORMWATER MANAGEMENT

The Proposed Project may result in increased stormwater runoff and erosion due to site disturbance of a generally undeveloped site and the construction of new impervious surfaces, including new structures, roads, and parking areas.

TRAFFIC

The Proposed Project would result in an increase in vehicle trips, including from residential and commercial uses to and from the currently vacant property, which may impact the surrounding roadway network.

CONSTRUCTION

Construction of the Proposed Project, which would occur in two phases lasting longer than one year, may have temporary impacts on neighboring properties related to noise, air quality, and erosion and sedimentation. Construction may also temporarily alter existing traffic patterns.

D. REQUIRED ELEMENTS OF THE DEIS

GENERAL GUIDANCE

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Ramapo Town Board (as Lead Agency) as well as other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, figures and renderings whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. Plans and maps showing the Project Site and Proposed Project should include adjacent properties (if appropriate), neighboring uses and structures, and roads.

REQUIRED ELEMENTS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and shall identify significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the Proposed Project (the “No Build” condition), potential impacts of the Proposed Project, and mitigation measures for significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. The current conditions on the Project Site shall be considered the existing conditions throughout the technical analyses. The analysis of the future without the

Proposed Project should be based upon conditions projected in the “Build Year” (i.e., 2028) for the Proposed Project.

An Executive Summary describing the Proposed Project, significant adverse impacts, and mitigation measures identified, shall also be included.

E. ORGANIZATION AND EXPECTED CONTENT OF THE DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name and address of the Preparer of the DEIS; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list the name(s) and address(es) of all consultants involved in the preparation of the DEIS and their respective roles.

The DEIS shall include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables, List of Figures, and List of Appendices shall be provided.

EXECUTIVE SUMMARY

- Introduction
- Description of Proposed Action
- List of Approvals Required
- List of Interested and Involved Agencies
- Statement of Proposed Project Purpose and Need
- Summary of potential significant adverse environmental impacts identified in each subject area
- Summary of mitigation measures proposed for potential significant adverse environmental impacts
- Description of Alternatives Analyzed

CHAPTER 1: PROJECT DESCRIPTION

A. Introduction

1. The introduction should identify the document as the Draft Environmental Impact Statement for the Proposed Action and should describe the location and main programmatic elements of the Proposed Project.

B. Project Description

1. Location and Site Definition – Include local and regional geographic descriptors, tax map designation, size of parcel affected by Proposed Project, existing zoning designation, adjoining streets, and land uses on-Site and proximate to the Project Site. The project description will identify and describe the Project Site in text and graphics. Describe the Applicant's ownership status with respect to the Project Site. Describe the recent subdivision of the property containing the Project Site, including the presence or absence of natural resources on the newly created parcels.
2. Project Description – Include information necessary to describe the Proposed Project and its component parts. The text will include a description of the proposed development plan, including a description of the residential unit mix and type, as well as proposed commercial spaces. Information should be provided regarding vehicular and pedestrian circulation, as well as open space and recreational amenities, and community spaces. A description of parking facilities should be included.
3. Building Design – The chapter will include graphic depictions of the Proposed Project, including conceptual site plans, grading plans, landscaping plans, building sections, and renderings to supplement the narrative descriptions provided.
4. Description of the proposed amendments to the Zoning Code and Zoning Map and why such amendments are necessary to achieve the objectives of the Proposed Project.
5. Description of proposed amendments to the Town's 2004 Comprehensive Plan and explanation of the necessity and benefits of the proposed amendments.

C. Project Purpose and Need

1. Description of the Applicant's purpose and need for the Proposed Project. The Applicant intends to create a higher-density, mixed-use residential community designed to address the region's growing housing demand, introduce new commercial spaces in an under-served area, and provide open space for recreation as well as community gathering spaces.

D. Summary of Approvals Required

1. A list of all approvals required by Federal, State, County, and Town agencies, and identification of all Involved and Interested Agencies that will receive the DEIS.

CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY

- A. Introduction and Summary of Findings – Summarize the key findings of the consistency of the Proposed Project with existing proximate land uses and applicable public policies, and measures proposed to mitigate impacts from the Proposed Project.

B. Land Use

1. Existing Conditions – Describe the existing conditions on the Project Site and in the vicinity of the Proposed Project, using text, photographs, and maps. The study area for the land use survey shall include all land uses within 1/4-mile of the Project Site boundaries (the "Land Use Study Area").
2. Future without the Proposed Project – Describe known changes in land uses that are expected to occur within the Land Use Study Area in the future without the Proposed Project.

3. Future with the Proposed Project (the “Build Condition”) – Describe the relationship of the Proposed Project to adjoining land uses anticipated in the Build Year and discuss the effects of the proposed use on the general land use pattern within the Land Use Study Area, and more generally, in the Town.
4. Mitigation – Describe mitigation measures proposed, if required.

C. Zoning

1. Existing Conditions – Describe the existing zoning for the Project Site and the Land Use Study Area. Include information on current allowed uses, density, and dimensional requirements (e.g., height and setbacks).
2. Future without the Proposed Project – Describe known changes in zoning proximate to the Project Site that are expected to occur in the future without the Proposed Project.
3. Future with the Proposed Project – Describe the proposed amendments to the Zoning Code and the Zoning Map. Describe the Proposed Project’s conformance with other applicable zoning provisions.
 - i. Proposed Use, Bulk, and Dimensional Standards – Describe the land use, bulk controls, and dimensional standards proposed as part of the Proposed Project. Compare the proposed standards to the generally applicable Town Code requirements.
 - ii. Proposed Parking Standards – Describe the parking standards proposed as part of the Proposed Project, including the total spaces and allocation by use. Compare the proposed parking standards to the generally applicable Town Code parking requirements. The proposed parking framework, including ratios and management provisions, will be documented as part of the proposed PUD zoning standards, including compliance with applicable requirements under the federal Americans with Disabilities Act (ADA).
4. Mitigation – Describe mitigation measures proposed, if required.

D. Public Policy

1. Existing Conditions – Outline relevant policies contained in the following plans with respect to the Project Site and the Proposed Project in general.
 - i. Town of Ramapo Comprehensive Plan (2004)
 - ii. Rockland County Tomorrow: Rockland County Comprehensive Plan (2011)
2. Future without the Proposed Project – Describe known public policy initiatives expected to be implemented in the future without the Proposed Project and assess the compatibility of the Proposed Project with those potential policies.
3. Future with the Proposed Project – Describe the consistency of the Proposed Project with the applicable portions of the policy documents and policies listed above. To the extent an inconsistency is identified, the DEIS will explain the nature of the inconsistency and the basis on which the Proposed Action is nevertheless being advanced. While the Proposed Project is consistent with the objectives of the Comprehensive Plan, amendments are proposed to update the Plan to reflect current conditions on the Project Site.

4. Mitigation – Describe mitigation measures proposed, if required.

CHAPTER 3: VISUAL AND COMMUNITY CHARACTER

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- B. Existing Conditions – Describe the visual character of the Project Site within the context of its surrounding area. The description should include text and graphics (including photos) describing on- and off-Site structures, landforms, topography, vegetative/tree cover, and illumination patterns.

Identify, illustrate, and describe prominent views into the Project Site from the following representative and publicly accessible vantage points:

- West Carlton Road (eastbound)
 - West Carlton Road (westbound)
 - College Road (northbound)
 - College Road (southbound)
- C. Future without the Proposed Project – Describe potential changes to the Land Use Study Area that would be expected to change the visual and community character of the Project Site or alter the views of and into the Project Site from the vantage points listed above in the future without the Proposed Project.
- D. Future with the Proposed Project – Analyze the impacts to the existing visual and community character described above as a result of the Proposed Project. Specifically, analyze the changes to community character as a result of the proposed building, lighting, and landscaping program on the Project Site.

Describe and visually demonstrate the changes to the views into the Project Site from the publicly accessible vantage points identified above using a combination of photographs depicting the existing conditions, simulations depicting the proposed future conditions, and line-of-sight sectional diagrams. Discuss the visual and architectural character of the building and landscaping program proposed. Assessment of impacts shall be based on the NYSDEC Program Policy Document “Assessing and Mitigating Visual and Aesthetic Impacts,” dated December 13, 2019.⁴

Describe and illustrate the proposed conceptual site lighting program. Analyze the potential for off-site impacts from the proposed site lighting, including those impacts related to light spillage and glare.

- E. Mitigation – Describe mitigation measures proposed, if required.

⁴ <https://www.dec.ny.gov/permits/115147.html>

CHAPTER 4: CULTURAL RESOURCES

Because the Proposed Project will require a Stormwater Pollution Prevention Plan (SWPPP), consultation with the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) is required under Section 14.09 of the NYS Historic Preservation Act if there is potential for impacts to historic resources. Therefore, the cultural resources analysis will be prepared in conformance with SEQRA and Section 14.09. A submission to the OPRHP Cultural Resource Information System (CRIS) will be prepared to document existing built resources on-site and to identify known historic resources in the surrounding area.

- A. Introduction and Summary of Findings – Summarize the conclusions of the cultural resources analysis and consultation with OPRHP. Describe measures proposed to mitigate anticipated adverse impacts to cultural resources that could result from the Proposed Project.
- B. Existing Conditions – No historic resources have been identified on or adjacent to the Project Site, and the Site is not included in the OPRHP database of areas potentially sensitive for archaeological resources. The Project Site contains vacant residential structures constructed during the early- to mid-20th century that have been inventoried as part of the CRIS submission. Within the Cultural Resources Study Area, provide a map and description of resources eligible for the State & National Registers of Historic Places (S/NR).
- C. Future without the Proposed Project – Describe likely or known changes to cultural resources in the study area that are expected to occur in the future without the Proposed Project.
- D. Future with the Proposed Project – Describe the potential impacts of the Proposed Project on known and/or potential historic or archeological resources within the study area, including potential direct (physical) and indirect (contextual and visual) impacts. This analysis will be based on consultation with OPRHP.
- E. Mitigation – Describe mitigation measures proposed, if required, based on consultation with OPRHP.

CHAPTER 5: GEOLOGY, SOILS AND TOPOGRAPHY

- F. Introduction and Summary of Findings – Summarize the key findings of the existing Project Site conditions, the analysis of potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- G. Existing Conditions – Identify the major geologic, soil, and topographical conditions on the Project Site, focusing on the suitability of the Project Site for development using published data (i.e., NRCS Soils Survey, NYS surficial geology) and Site-specific information that has been obtained by the Applicant, if available.
- H. Future with the Proposed Project – Describe potential impacts to bedrock and soil conditions as a result of the Proposed Project. Impacts of grading and excavation should be quantified (i.e., cut and fill) and discussed. Potential impacts with regard to soil erosion should be discussed. Describe potential impacts to steep slopes (15% and greater) on the Project Site. Impacts of each phase, and in total, should be provided. Discuss long-term post-development impacts due to changes in surface coverage and topography. If required, rock removal will be quantified and methods of removal will be discussed.

- I. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts resulting from construction of the Proposed Project, including proposed sediment and erosion control measures.

CHAPTER 6: ECOLOGICAL RESOURCES

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions – Identify the specific vegetative communities and habitat types located on and immediately adjacent to the Project Site and map the general location of those communities. Summarize the results of vegetation and wildlife reports. No essential habitats for federally or state designated threatened or endangered species were identified on the Project Site. The Project Site contains compatible habitat for one New York State “species of special concern,” the box turtle.

The Project Site does not contain waters or wetlands. Identify the wetlands, surface waters, and/or water bodies adjacent to the Project Site, and map the location of those resources, if any. Identify the presence of any aquifer(s) in the area of the Project Site.

- C. Future without the Proposed Project – Identify changes to vegetative communities or wildlife habitat and changes to the aquifer that have the potential to occur in the future without the Proposed Project.
- D. Future with the Proposed Project – Identify and assess the potential impacts to existing vegetative communities and wildlife habitat as a result of the Proposed Project. Identify and assess the potential impacts to wildlife presently occurring, or expected to occur, on the Project Site as a result of the proposed tree clearing or operational landscaping practices (i.e., use of pesticides). Quantify acreage of the Project’s required tree removal. Impacts of each phase (including construction phases and the project operational phase), and in total, should be provided.

Surface water and groundwater resources, including the underlying aquifer, may be affected by the use of fertilizers and pesticides associated with on-site landscaping and long-term site maintenance. Analyze the Proposed Project’s impacts on the aquifer on or adjacent to the Project Site.

Describe the proposed landscaping plan, programmatic elements, and outdoor recreation areas.

- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project. Measures may include landscaping, tree replacement, and recreational elements.

CHAPTER 7: SOCIOECONOMIC AND FISCAL IMPACTS

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- B. Existing Conditions – Describe the current economic, demographic, housing, and fiscal characteristics of the Town of Ramapo in general, and the area surrounding the Project Site in

particular. Describe the property tax revenues and fees to all taxing jurisdictions attributable to the Project Site. Discuss and describe the existing housing stock in the Town (e.g., household type, household size, housing tenure, housing values) and any discernible housing trends. Discuss the Town's and Rockland County's affordable housing goals and policies.

- C. Future without the Proposed Project – Estimate the increase in the Town's population, and other relevant demographic changes, expected to occur in the future without the Proposed Project.
- D. Future with the Proposed Project – Estimate the changes in the Town's population and other demographic characteristics that are expected to occur as a result of the Proposed Project. Based on the assessed values of the Project Site parcels, provide an analysis of anticipated property tax revenue generated by the Proposed Project. Describe the economic benefits associated with construction of the Proposed Project, including construction employment and expenditures for labor, materials, equipment, and services over the duration of the construction period. In addition, evaluate the fiscal impacts of the Proposed Project's operation, including demands on municipal services such as fire protection, police services, emergency medical services, schools, and transportation services, and assess the extent to which such costs may be offset by State and local tax revenues attributable to the Project.
- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project.

CHAPTER 8: COMMUNITY FACILITIES

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Police – Describe existing police protection to the Project Site and the surrounding area, including the staff size and organization of the Police Department and the number and types of calls for service received per year. Describe changes to service levels anticipated in the future without the Proposed Project. Assess potential impacts of the Proposed Project on police protection and necessary mitigation measures based on correspondence with the Police Department and standard industry multipliers. Compare the increase in property tax revenue to the potential increase in demand for police services.
- C. Fire – Describe existing fire protection in the area, including the staff size and organization of the Fire Department(s) that serve the Project Site, the number and types of calls for service received per year, and the apparatus and equipment used by the Fire Department, based on information provided by the Fire Department. Describe changes to service levels anticipated in the future without the Proposed Project. Assess potential impacts of the Proposed Project on fire protection and necessary mitigation measures, based on correspondence with the Fire Department and other applicable information. Compare the increase in property tax revenue to the potential increase in demand for fire services.
- D. Emergency Medical Services – Identify the staff size and organization of the EMS service provider that serves the Project Site, the EMS apparatus and equipment, and the number and nature of calls for service per year. Describe anticipated changes to service levels in the future without the Proposed Project. Assess potential impacts of the Proposed Project on the provision of emergency medical services based on correspondence with the EMS service and

other applicable information. Impact assessment and potential mitigation measures will be determined in coordination with the EMS provider.

E. Parks, Recreation and Open Space

1. Existing Conditions – Using text and graphics, identify and describe the parks, recreation, and open spaces and trails proximate to the Project Site.
2. Future without the Proposed Project – Using publicly available information and information provided by the Town (and County/State as appropriate), describe changes to parks and recreation facilities expected to occur in the future without the Proposed Project.
3. Future with the Proposed Project – Identify the potential increase in demand for parks and recreation space as a result of the expected increase in population attributable to the Proposed Project. Describe on-Site open space, recreational, and community resources and amenities included as part of the Proposed Project.
4. Mitigation Measures – Describe measures that will be implemented, if necessary, to mitigate potentially adverse impacts to parks and recreational spaces resulting from the Proposed Project.

F. Solid Waste and Recycling

1. Existing Conditions – Describe the solid waste and recycling services currently provided to the Project Site.
2. Future without the Proposed Project – Describe known planned changes to the solid waste and recycling handling and disposal services provided to the Project Site in the future without the Proposed Project.
3. Future with the Proposed Project – Estimate the amount of solid waste and recycling that would be generated from the Proposed Project using industry standard multipliers. Describe how solid waste and recycling would be stored and collected at the Project Site. Describe how solid waste and recycling vehicles would access and maneuver the Project Site. Include an assessment referencing the Rockland County recycling regulations and the Town of Ramapo solid waste and recycling management practices. Describe potential impacts to the Town of Ramapo or Rockland County solid waste services from the Proposed Project.
4. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts on solid waste services resulting from the Proposed Project.

G. Public School Analysis – Estimate the number of school-age children that would be expected to enroll in public school as a result of the Proposed Project. Using these estimates, analyze the ability of the Ramapo Central and East Ramapo School Districts to accommodate the school-age children living within the Proposed Project that would be expected to attend public school. Analyze the potential marginal cost of the school-age children expected to enroll in public school as a result of the Proposed Project and compare this cost to the property tax estimated to be generated for the Ramapo Central and East Ramapo School Districts. Analyze the potential impacts to school facility capacity as a result of the Proposed Project.

CHAPTER 9: WATER AND WASTEWATER

This Chapter will analyze the impacts of the Proposed Project on water supply and sanitary wastewater.

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions – Using information obtained from the Town of Ramapo Department of Public Works, Rockland County Sewer District 1, Veolia, and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the municipal water and sanitary sewer infrastructure serving the Project Site to the extent practical.

Identify the wastewater treatment plant that receives the sanitary wastewater flow from the Project Site and the capacity and current flow conditions at the plant. Capacity of the conveyance system shall be identified.

Identify the source of potable water for the Project Site and the capacity of, and current demand on, that source.

- C. Future without the Proposed Project – Using information from the Town of Ramapo Department of Public Works, Rockland County Sewer District 1, Veolia, and other available sources, identify planned improvements to the water or sanitary sewer conveyance systems and new water and wastewater demands planned or expected to be undertaken in the future without the Proposed Project.
- D. Future with the Proposed Project – Quantify the anticipated water demand (domestic and fire) and sanitary sewer flow generated by the Proposed Project.

Based on information obtained from the County, Veolia, and Rockland County Sewer District 1, together with appropriate Project-specific engineering analyses, including hydrant flow tests and the sewer capacity analysis at the proposed connection locations determine the adequacy of existing water and sanitary wastewater conveyance systems to serve the Proposed Project. Identify on- and off-Site improvements that would be required to adequately supply water to, and remove wastewater from, the Project Site. Connection location(s) to the municipal system will be identified.

Determine the capacity of the water supply and sewage treatment plant and conveyance system to serve the anticipated demands of the Proposed Project.

Describe how the Proposed Project would comply with the mosquito control measures under Article XIX of the Rockland County Sanitary Code.

- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to the water or wastewater conveyance systems. Identify and discuss mitigation measures for the potential increase in sewer flows to County operated wastewater facilities, including methods to reduce infiltration into the conveyance systems. Describe proposed system modifications such as lift stations or booster pumps, required to supply the Project.

CHAPTER 10: STORMWATER MANAGEMENT

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions - Identify and describe existing drainage patterns on the site and within surrounding off-site areas located within the same drainage basin(s). Calculate and describe the pre-development land uses, travel times, and peak runoff rates for each design storm event.
- C. Future without the Proposed Project – Identify changes to the drainage patterns, systems, and rates anticipated in the future without the Proposed Project.
- D. Future with the Proposed Project - Describe and show in tables and graphics the proposed post-construction stormwater management system, including changes to existing drainage patterns. Calculate and describe post-development runoff rates and volumes for each required design storm event. Provide calculations demonstrating the required and provided water quality volumes and runoff reduction volumes. Demonstrate compliance with Town and State stormwater regulations, including those with respect to stormwater quality, quantity, and green infrastructure. Include as an Appendix to the DEIS a preliminary Stormwater Pollution Prevention Plan (SWPPP) that complies with the latest NYSDEC General Permit for construction activities (GP-0-25-001) and Stormwater Design Manual. Demonstrate compliance with mitigation measures required by the local MS4.
- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to drainage systems. These measures will include erosion and sediment controls during construction, post construction standard mitigation practices, and a long-term operation and maintenance plan.

Demonstrate how the proposed stormwater mitigation measures would address the requirements applicable to the Sole Source Aquifer (Ramapo River Basin System SSA (ID#SSA25)).

CHAPTER 11: USE AND CONSERVATION OF ENERGY

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions – Describe the existing energy usage, electricity and gas service and infrastructure, including location, conditions, and capacity, serving the Project Site.
- C. Future without the Proposed project – Using information provided by the utility provider, if any, identify improvements to the electric or gas systems serving the Project Site that are planned or expected to be undertaken in the future without the Proposed Project.
- D. Future with the Proposed Project – Quantify the anticipated electric and gas demand from the Proposed Project. Determine if the capacity of the existing electric and gas systems to the Project Site are adequate to meet the projected demand of the Proposed Project. Identify if the Proposed Project will include renewable energy infrastructure or energy conservation techniques (e.g., solar power, geothermal heating, etc.), or other green building practices that may reduce the Project’s impacts on climate change.

- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to energy supply systems.

CHAPTER 12: TRAFFIC

- A. Introduction and Summary of Findings – This Chapter should summarize the key findings of the Traffic Impact Study (TIS), which will be included as an appendix to the DEIS. The summary will include the existing conditions survey, the analysis of potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project on the traffic and transportation systems.
- B. Existing Conditions – Describe the roadway characteristics in the area surrounding the Project Site. Determine the existing conditions traffic volume within the Traffic Study Area during the weekday AM and PM peak hours. The Traffic Study Area shall include the below intersections (see **Figure 4 Traffic Study Area**). The existing conditions shall be based on recent traffic counts (e.g., within the past five years) and traffic volume data available from the New York State Department of Transportation (NYSDOT) for the area corridors.
1. Viola Road (CR 74) and College Road/Forshay Road (CR 81)
 2. College Road (CR 81) and Smolley Drive/Briarwood Lane
 3. College Road (CR 81) and Carlton Road
 4. Highview Road (CR 64) and College Road (CR 81)
 5. N. Airmont Road/Highview Road (CR 64) and Spook Rock Road (CR 85)
 6. W. Carlton Road and Spook Rock Road (CR 85)

Conduct a capacity analysis (Level of Service, or “LOS”) for each of the above intersections using the Synchro 12 software for the study peak hours. Summarize the existing LOS in tabular format.

- C. Future without the Proposed Project – Estimate traffic volumes in the Traffic Study Area in the future without the Proposed Project based on a Design Year of 2028, utilizing a conservative total background growth factor of 8% to account for normal background and other potential developments in the area. In addition, traffic from other specific approved/proposed developments in the area will be included as part of the background traffic volumes. The resulting Year 2028 No-Build Traffic Volumes will be provided for weekday peak AM and PM hours.

Conduct a capacity analysis for each of the above intersections, utilizing the Synchro software for the study peak hours. Summarize the No Action LOS in tabular format.

- D. Future with the Proposed Project – Estimates of the amount of traffic to be generated by the Proposed Project during the analyzed peak hours will be provided based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled “Trip Generation”, 11th Edition, 2021, based on ITE Land Use Categories: 220 – Multi-Family Housing, 821 – Shopping Plaza, and 710 – Office. Consistent with NYSDOT guidelines, a 25% pass-by/diverted link trip credit will be applied to the retail portion of the development.

Combine the Project-generated traffic volumes with the No-Build volumes to obtain the With Action traffic volumes.

Provide a capacity analysis for each of the above intersections using the Synchro software for the study peak hours. Summarize the With Action LOS in tabular format.

- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially significant adverse impacts from the Proposed Project during each phase of construction, including necessary improvements to the local transportation network.

Any unmitigated traffic impacts will be described.

CHAPTER 13: AIR QUALITY

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- B. Existing Conditions - Describe existing ambient air quality using information from NYSDEC's Ambient Air Quality Monitoring Network.
- C. Future without the Proposed Project – Describe the potential cumulative impacts to air quality in the future without the Proposed Project.
- D. Future with the Proposed Project –
1. Stationary Source Analysis – Provide a qualitative analysis of potential air quality impacts from on-site combustion of fossil fuels.
 2. Mobile Source Analysis – Provide a screening level analysis of potential air quality impacts to Carbon Monoxide and Particulate Matter as a result of increased traffic based on NYSDOT and USEPA guidance.
- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, as identified in the analysis above.

CHAPTER 14: NOISE

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions analysis, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project. Describe the fundamental effects and characteristics of noise as they relate to the noise analysis.
- B. Existing Conditions - Determine existing noise levels and noise characteristics within the Noise Study Area. The Noise Study Area will include areas of noise-sensitive land use (e.g., residences, schools, hospitals, open space, etc.) adjacent to the Project Site or along routes used by vehicular traffic traveling to and from the Project Site. Conduct field measurements of existing noise levels (one-hour equivalent noise level, $L_{eq(1)}$) at the following two (2) locations: College Road between Carlton Road and Briarwood Lane (at the Project Site eastern boundary); and West Carlton Road between Clay Court and Whisper Lane (at the Project Site southern boundary). Measurements will be made during two time periods: the AM peak period (8:30a.m.- 9:30a.m. weekdays) and the PM peak period (3:30 p.m. – 4:30 p.m. weekdays) (see **Figure 5 Noise Measurement Locations**). Measurements will be made using a Type I noise analyzer and would include measurements of L_{eq} , L_1 , L_{10} , L_{50} , and L_{90} noise levels. A

continuous 12-hour noise level measurement may be conducted in lieu of spot measurements at one location. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.

Describe the regulations relating to noise in Chapter 188, Noise, of the Town Code.

- C. Future without the Proposed Project – At the receptor locations described above, determine the noise levels without the Proposed Project using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for increases in traffic volumes. Compare existing noise levels and future noise levels without the Proposed Project with various noise standards, guidelines, and other noise criteria.
- D. Future with the Proposed Project - Using data provided in the Traffic Impact Analysis, analyze potential noise impacts from Project-generated traffic (mobile sources). At the receptor location described above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project.

Qualitatively describe potential increases in noise levels due to operation of proposed amenity features and on-site mechanical equipment (i.e. HVAC equipment) (stationary sources).

Compare noise levels with standards, guidelines, and other criteria, and impact evaluation. Existing noise levels and future noise levels with and without the Proposed Project will be compared with various noise standards, guidelines, and other noise impact criteria.

- E. Mitigation Measures - Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

CHAPTER 15: HAZARDOUS MATERIALS

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate hazardous materials impacts from the Proposed Project.
- B. Existing Conditions – Using data compiled from one or more Phase I Environmental Site Assessments (ESA), identify potential or known locations of subsurface contamination.
- C. Future without the Proposed Project – Describe potential changes to subsurface environmental conditions at the Project Site in the future without the Proposed Project.
- D. Future with the Proposed Project – Describe the potential for impacts with respect to hazardous materials as a result of the Proposed Project, both during the Proposed Project's construction and operation. Describe the measures anticipated to be taken during construction and operation of the Proposed Project to avoid, minimize, and mitigate potential adverse impacts from subsurface environmental conditions.
- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts from hazardous materials that may result from construction or operation of the Proposed Project.

CHAPTER 16: CONSTRUCTION

- A. Introduction and Summary of Findings – Summarize the major phases of construction, potential significant adverse impacts expected to result from construction, and measures proposed to mitigate those significant adverse impacts.
- B. Construction Phasing and Staging – Generally describe the construction schedule and timeline by phase of construction. Describe the main construction elements included in each phase, with attention to those elements with the potential to adversely impact neighboring properties (e.g., pile driving, chipping and blasting, excavation). Identify preliminary construction staging areas and areas for construction worker parking.
- C. Construction Period Impacts and Mitigation –
 - 1. Air Quality - Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles, as well as fugitive dust emissions. Identify measures to mitigate potential adverse impacts.
 - 2. Noise - Qualitatively discuss potential noise impacts from construction of the Proposed Project. Describe the Town’s requirements and limitations on hours of construction work. Identify measures to mitigate potential adverse impacts.
 - 3. Erosion and Sediment Control – Summarize the Erosion and Sediment Control Plan that is proposed, in compliance with State and Town regulations. This will also be included in the Stormwater Management Chapter.
 - 4. Traffic and Transportation – Identify potential temporary impacts to the traffic network resulting from construction activity. This assessment will consider increased vehicle trips from construction workers and equipment and potential impacts from truck traffic. Identify mitigation measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Proposed Project’s construction.
 - 5. Blasting and Subsurface Investigations – Identify whether blasting is anticipated during the Proposed Project’s construction. If blasting is anticipated, discuss the blasting protocol that would be followed to minimize or mitigate significant adverse impacts from blasting activities.

CHAPTER 17: ALTERNATIVES

As outlined in Section 617.9(b)(5)(v) of SEQRA regulations, the DEIS shall provide a narrative description of each impact issue and evaluation for each alternative identified below. The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed and should focus on those environmental impacts that are likely to differ from the Proposed Project. The range of alternatives must include the No Action Alternative.

- A. No Action: No Development: This alternative analyzes the potential environmental impacts of not approving the Proposed Project and not developing the Project Site.
- B. No Action: Existing Zoning Development – Residential: This alternative analyzes the potential environmental impacts associated with an “as-of-right” residential development that is in material conformance with the Site’s existing zoning. Provide a conceptual plan illustrating potential development of the Project Site under the Site’s current zoning.

- C. No Action: Existing Zoning Development – Educational: This alternative analyzes the potential environmental impacts associated with an “as-of-right” development of an educational institution that is in material conformance with the Site’s existing zoning.
- D. Alternative Layout: This alternative analyzes the potential for reduced environmental impacts from changes in the Project’s layout and/or building and site design, while maintaining a materially similar building program. Specifically, the Town has identified potential visual and community character impacts related to the design of certain residential buildings along the perimeter of the Site on Carlton Road. This alternative will examine a layout that reduces the height of those residential buildings fronting Carlton Road. To maintain project programming (e.g., total dwelling units and overall residential floor area) consistent with the Proposed Action, this alternative would redistribute the residential yield within the site, such as by expanding the footprints of the Carlton Road residential buildings and/or increasing the height of certain other residential buildings.
- E. Alternative Parking: This alternative analyzes the potential impacts of changes in the amount of required parking provided on the Project Site. Environmental impacts (e.g., site coverage and disturbance, open/recreation space, etc.) will be considered of increasing and decreasing parking on-Site. Parking rates will be compared to zoning requirements, ITE standards, and the experience of other similarly situated Projects.

CHAPTER 18: SEQRA-REQUIRED ANALYSES

SEQRA requires certain analyses, which are often placed at the end of a DEIS, that summarize previous analyses through a specific analytical lens.

- A. Cumulative Impacts – Provide an assessment of the cumulative impacts from that Proposed Project that may cause or increase a disproportionate burden on a disadvantaged community (DAC). Based on the New York State Department of Environmental Conservation’s DAC screening tool, Disadvantaged Community Assessment Tool (DACAT), the Project Site is not in or proximate to a DAC.
- B. Growth-Inducing Impacts – Identify potential growth-inducing aspects related to the Proposed Project.
- C. Irreversible and Irretrievable Commitment of Resources – Identify any irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Project should it be implemented.
- D. Unavoidable Adverse Impacts – Identify those significant adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Project is implemented.

APPENDICES

Certain procedural documentation, as well as technical studies summarized or referenced in the DEIS, should be provided in full in an appendix to the DEIS:

- SEQRA Documentation: FEOF, Positive Declaration, Final Scoping Document
- Official Correspondence related to DEIS
- Proposed Zoning Text & Map Amendments
- Proposed Comprehensive Plan Amendments

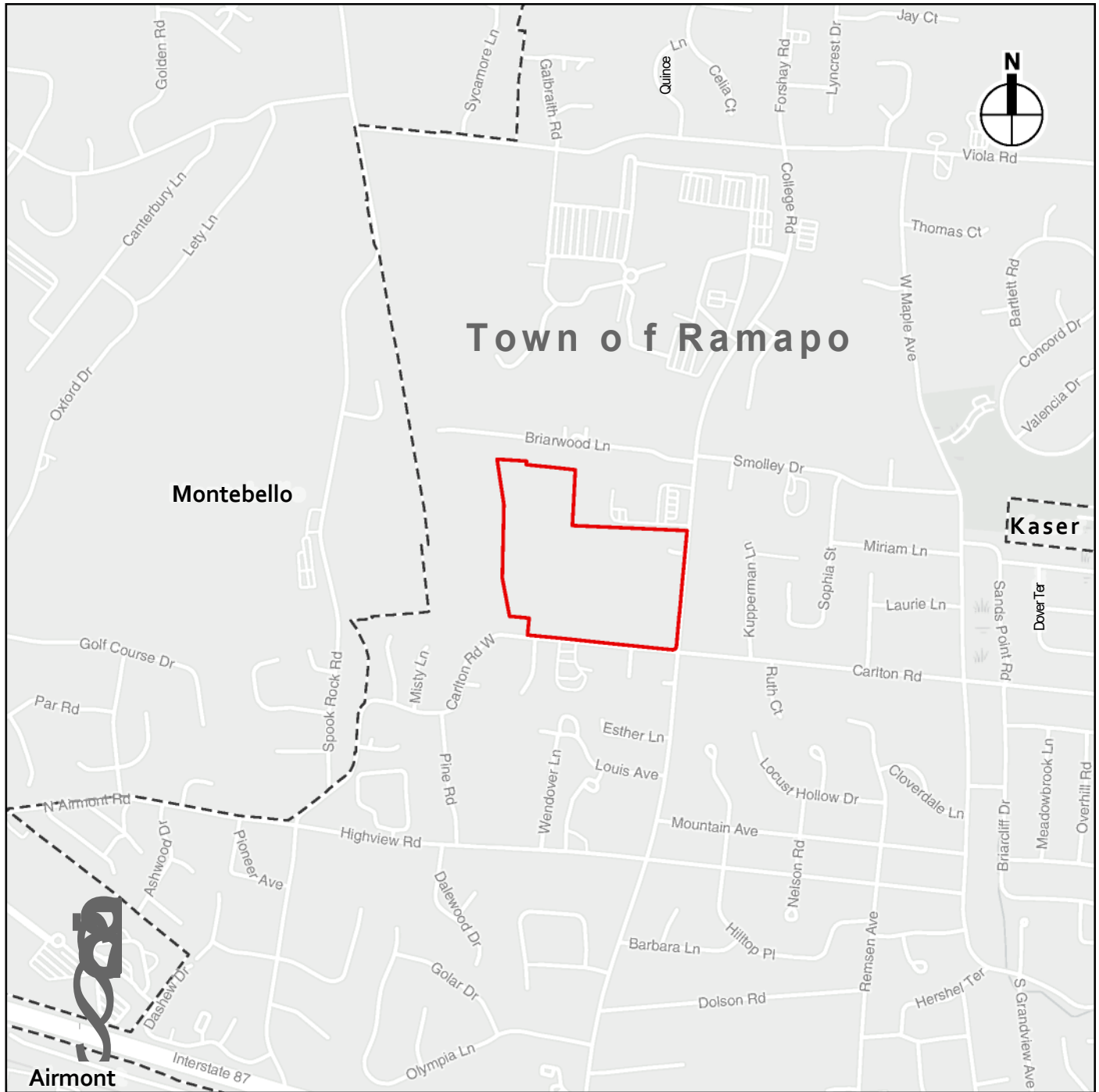
- Preliminary SWPPP
- Traffic Impact Study
- Phase I ESA
- Full Size Site Plan Drawings
- Wetland Assessment
- Wildlife Habitat Assessment

F. ISSUES NOT INCORPORATED INTO THE SCOPE

Pursuant to §617.8(e)(7), the DEIS scoping document shall include a brief description of the prominent issues that were considered in the review of the environmental assessment from or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

For the reasons set forth below, the following environmental categories do not require further analysis in the DEIS:

- A. Adverse Impacts to Wetlands: No wetlands were identified on or within 500 feet to the Project Site.



0 2,000 FEET

- Project Site
- Village Boundary



Project Location

Figure 1

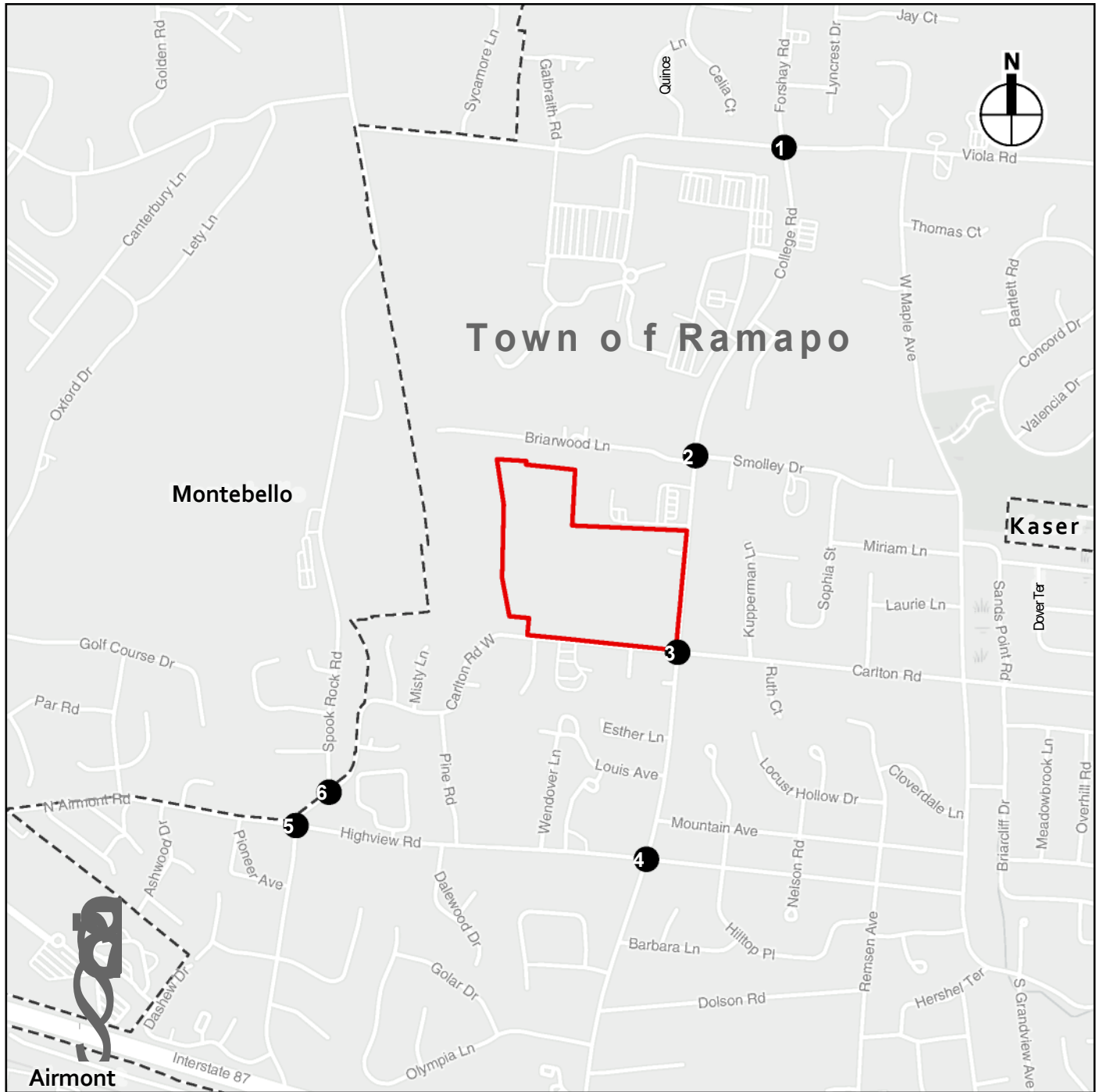


— Project Site
--- Village Boundary

Project Vicinity



Overall Site Plan
Figure 3



Traffic Study Area

Figure 4

