

NOTICE OF POSITIVE DECLARATION AND DRAFT SCOPING COMMENT PERIOD AND SCOPING SESSION

PLEASE TAKE NOTICE that the Town Board of the Town of Ramapo, as SEQRA Lead Agency, has determined that the proposed Carlton Road Planned Unit Development 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 Planned Unit Development

SEQRA Status: Type I

Scoping: The project sponsor submitted to the Town Board a Draft Scoping Document related to the proposed establishment of the Carlton Road Planned Unit Development mixed use development project. The proposed project is described below. The Scoping Document, when finalized by the Town Board, will set forth the potential environmental impacts which will be evaluated in a draft Environmental Impact Statement (DEIS). 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 PM at the Town Hall, located at 237 Route 59, Suffern, New York 10901. Written comments may be submitted prior to the scoping session to Hannah Ross at 237 Route 59, Suffern, NY 10901 or email to rossh@ramapo.gov. All comments from involved and interested agencies must be submitted to the Town Board by July 20, 2026. The Town Board will consider comments from the public and other agencies and the Board and its consultants will review the draft Scoping Document in order to incorporate additional issues and information for inclusion in the Final Scoping Document.

The Draft Scoping Document is available for public review in the Town Clerk's office and on the Town website at ramapo.gov.

Description of Action: Pursuant to Town of Ramapo Local Law 3 of 2025, Carlton Road Owner, LLC (the "Petitioner") submitted a petition to the Town of Ramapo Town Board for planned unit development approval on property located at 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), 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 "Project"). The Petitioner applied to the Town Board to establish the CR-PUD zoning district on the Project Site, to grant preliminary planned unit development approval, and make certain amendments to the Town Comprehensive Plan.

This notice is given in relation to the implementing regulations of Article 8 (State Environmental Quality Review Act) of the State Environmental Conservation Law.

JEFFREY POSNER
TOWN CLERK