

1.0 EXECUTIVE SUMMARY

1.1 SEQRA Overview

The following narrative provides an overview of the SEQRA process associated with the review of the proposed Minisceongo Park development. The Applicant, Davies Farm, LLC, proposes the development of a mixed-use residential and commercial project on a 53.3 acre project site located north of NYS Route 202 and west of the Palisades Interstate Parkway in the unincorporated Towns of Haverstraw and Ramapo, Rockland County, New York.

A DEIS for the development of this land was prepared by the Applicant, and accepted as complete on November 8, 2006. The 2006 DEIS analyzed the impacts associated with a development consisting of 279 multifamily and one-family attached (i.e., townhome) dwellings and two commercial buildings. Of the total dwelling units, 115 dwellings were to be located in Ramapo and 164 units were to be located in Haverstraw. The Applicant proposed to construct townhomes only in Haverstraw. In Ramapo, a mix of 96-multifamily dwellings and 19 townhome dwellings were proposed. Two commercial building sites with frontage on Route 202 in the Town of Ramapo were proposed, with access from an internal boulevard. The easterly building totaled 7,000 square feet with ancillary parking. The westerly building totaled 4,200 square feet with ancillary parking.

The DEIS was reviewed by representatives of the Towns of Ramapo and Haverstraw, its consultants, the general public, and various local, county, state and regional agencies. Based on the comments received, the Applicant prepared and submitted a draft Final Environmental Impact Statement to the Lead Agency on December 14, 2007.

In order to implement the proposed project within the Town of Haverstraw, a zone petition was submitted to rezone the site from the "C" to the "RG" zoning district. In addition to a zone map change, the petition also proposed text amendment changes to allow the townhome development within Haverstraw's RG district. As a result of the Town of Haverstraw's concerns with regard to the zone change, the Applicant, in consultation with the Town of Ramapo and Haverstraw, abandoned the requested zone amendment. The Applicant revised the development proposal to construct a project with principal uses that are allowed in the applicable zoning districts.

Based on the proposed changes to the site layout, the Town of Haverstraw Planning Board, as lead agency, determined that a Supplemental Environmental Impact Statement (SEIS) must be prepared. The Applicant prepared a Supplemental Environmental Impact Statement (SEIS) addressing the items described in an approved Scoping Document for the SEIS dated July 16, 2008. The SEQRA regulations require that a SEIS address specific significant adverse environmental impacts not addressed or inadequately addressed in the EIS, including those that arise from "changes proposed for the project". Much of the existing conditions data provided in the DEIS were repeated in the SEIS. The SEIS incorporated the accepted Minisceongo Park DEIS by reference. The SEIS was approved by the Town of Haverstraw Planning Board, as lead agency, on February 11, 2009. A public hearing on the SEIS was held on March 4, 2009. Comments on the SEIS were received until March 16, 2009.

This Final Supplemental Environmental Impact Statement (FSEIS) has been prepared in accordance with Section 8-0101, et. seq. of the Environmental Conservation Law, and the regulations contained in 6NYCRR, Part 617, implementing same. The FSEIS provides responses to substantive agency and public comments received by the lead agency on the

FSEIS. The lead agency for this action pursuant to SEQRA is the Town of Haverstraw Planning Board, to which the application described below has been made. SEQRA prescribes that the lead agency is responsible for the adequacy and accuracy of this FSEIS.

The FSEIS consists of the main text which includes responses to substantive comments received on the SEIS, appendices, accompanying maps, and referenced technical data -- and the SEIS, which is incorporated by reference.

1.2 Site Location and Description

Davies Farm, LLC ("Applicant"), proposes to develop a mixed use residential and commercial development on approximately 53 acres that straddle the Town of Haverstraw and Town of Ramapo boundary. The site is located north of Route 202 and west of the Palisades Interstate Parkway in Rockland County, New York (see Figure 1-1). The project site adjoins the south branch of Minisceongo Creek to the west, Barr Laboratories to the north, Quaker Road and a southbound access ramp to the Palisades Interstate Parkway to the east, and U.S. Route 202 to the south. The project site is located in the unincorporated area of the towns of Haverstraw and Ramapo, Rockland County, New York. The project site is identified on the Town of Haverstraw and Town of Ramapo tax maps as follows:

- Town of Haverstraw: Section 25.18, Block 2, Lots 3 and 4
- Town of Ramapo: Section 33.06, Block 1, Lots 1 and 2

As described in previous SEQRA documents, the project site is mostly vacant, except for an automotive repair station that is situated on an approximately one acre parcel that fronts on U.S. Route 202 in Ramapo. Minisceongo Creek and a NYSDEC-regulated wetland complex associated with the creek are located within the westerly portion of the property. The portion of the project site outside the wetland complex was mined for sand and gravel.

According to the Applicant, there are no legal devices, easements, or restrictions that would affect development of the property.

1.3 Summary of Proposed Action

The SEIS examined a concept plan that proposed up to 254,000 square feet of commercial space within the Town of Haverstraw. In the Town of Ramapo, up to 219 multifamily dwelling units and four (4) commercial pads totaling approximately 16,850 square feet of commercial space were proposed. Among other permits and approvals, the commercial development in the Town of Haverstraw would require site plan approval issued by the Haverstraw Planning Board. The development located in the Town of Ramapo is zoned Mixed Use (MU-2) and the proposed uses require special use permit and site plan approval issued by the Ramapo Planning Board.

The concept plan analyzed in the SEIS has been modified to respond to various substantive comments raised by members of the Ramapo and Haverstraw planning boards, their advisors, involved agencies and the public during SEQRA review. The revisions mitigate impacts by reducing the proposed residential density and reconfiguring the site layout to address public and agency comment. The concept plan presented in this FSEIS represents a "worst-case" scenario as it illustrates the maximum amount of development that could be constructed on the developable (i.e., non-constrained) portion of the project site.

Town of Ramapo

In the Town of Ramapo, the project site is zoned MU-2. Consistent with uses permitted in the MU-2 zone, Minisceongo Park proposes a mix of residential and commercial uses. The project proposes 200 multifamily dwelling units in five (5) buildings (see Figure 1-2). The total number of dwellings has been reduced by 19 units since issuance of the SEIS. The proposed multifamily buildings would be no higher than four (4) stories. Three (3) buildings would consist of 48 multifamily dwellings and two (2) buildings would consist of 28 multifamily dwellings.

A proposed 9,000 on-site recreational area will be constructed and will straddle the Town of Ramapo/Haverstraw Town boundary. A recycling center, mail center, and 52 parking spaces associated with the residential complex would also be located in Haverstraw. A total of 425 parking spaces would be dedicated to use by the multifamily complex residents and their visitors. Parking is provided in a combination of garages, driveways and surface parking areas.

Four commercial building pads are also proposed in the Town of Ramapo totaling a maximum of 16,850 square feet of gross floor area. Two restaurants, a deli/coffee shop, and a bank with drive through are proposed. Requisite parking regulations in the Town of Ramapo require that 116 parking spaces be provided for the commercial space.

Town of Haverstraw

Consistent with uses permitted in the “C” zoning district, Minisceongo Park proposes the construction of retail space totaling up to 254,000 square feet of gross floor area. The commercial space would be served by 1,026 parking spaces. The concept plan illustrates a building footprint that would accommodate two commercial tenants. Building A would total up to 30,000 square feet and Building B would total up to 224,000 square feet. The concept plan would be refined and revised, and a site plan formally submitted to the Town of Haverstraw at the time specific tenants propose to occupy the site. Table 1-1 summarizes the proposed development program for Minisceongo Park.

Table 1-1 Minisceongo Park Development Program		
Project Component	Town of Ramapo	Town of Haverstraw
Acres	27.0	26.3
Multifamily Dwellings	200	0
Commercial Pad A (sf) - Retail	n/a	30,000
Commercial Pad B (sf) - Retail	n/a	224,000
Commercial Pad C (sf) - Deli/Coffee Shop	1,500	n/a
Commercial Pad D (sf) - Bank w/Drive Through	4,000	n/a
Commercial Pad E (sf) - Restaurant	3,350	n/a
Commercial Pad F (sf) - Restaurant	8,000	n/a
Source: Davies Farm, LLC, 2009.		

Stormwater Management

Stormwater management facilities have been designed to accommodate stormwater flows from the entire project site and would be located entirely within the Town of Haverstraw. The facilities would be constructed to handle the increase in the amount of stormwater runoff that may result

from the project during and after construction. The stormwater management infrastructure will treat runoff prior to its discharge into Minisceongo Creek to protect the water quality of the adjoining NYSDEC-regulated freshwater wetlands associated with the creek. Post-development stormwater rates would meet "zero net increase in rate of runoff" standards. In total, 0.03 acres of the NYSDEC- and ACOE-regulated wetland and 0.41 acres of the 100-foot wetland regulated area would be disturbed in order to install a stormwater discharge pipe that would connect to the northerly portion of the stormwater basin to the creek.

Utilities

Orange and Rockland Utilities will provide electricity and gas to the property. Public water will be provided by United Water New York. Public sewer service will be provided via two entities. In Ramapo, the site would be served by the Rockland County Sewer District 1. The Haverstraw portion of the site would be served by the Haverstraw Joint Regional Sewer Board wastewater treatment plant.

Transportation

The project site fronts to U.S. Route 202. U.S. Route 202 is a major east/west arterial which traverses Rockland County through the Town of Ramapo (and its various incorporated villages), the Town of Haverstraw and east into the Village of Haverstraw. Minisceongo Park would have direct access to U.S. Route 202 via a proposed main entry boulevard designed with a landscaped median. A secondary access driveway restricted to right-turn in and right-turn out movements from the site will also access U.S. Route 202. A proposed emergency access road would connect to Quaker Road. Figure 1-2 illustrates the proposed access locations. The site is being designed to allow public transit buses to access the interior of the shopping center site. Bus stop locations are shown on the concept plan.

1.4 SEIS Public Comments

Public comments were received at the SEIS public hearing and in correspondence received during the SEIS review period.

Responses to these comments are included in this FSEIS. The FSEIS is arranged in sections, with comment summaries and responses arranged by subject area similar to the SEIS. A comment summary, in some cases, may incorporate more than one individual comment on the same subject, followed by a response to that comment. Written comments were received from commentators listed in Table 1-2. The public hearing transcript is included as Appendix A and comment letters are included as Appendix B.

Table 1-2		
Comment Letter, Author and Date		
Letter #	Author	Date
1	Ralph Peragine, P.E/, Stephan A. Maffia, P.E., Jay Snyder, and Anthony Agresti, TRC Engineers, Inc.	March 4, 2009
2	Kauker & Kauker, LLC - Planning Consultants	March 4, 2009
3	Joseph LaFiandra, Engineer II, County of Rockland Sewer District No. 1	March 9, 2009
4	John Lange, Senior Associate/Planning, Frederick P. Clark Associates, Inc.	March 13, 2009
5	Paul Gdanski, Town of Ramapo Department of Public Works	March 2, 2009
6	John Lange, Senior Associate/Planning, Frederick P. Clark Associates, Inc.	March 17, 2009
Public Hearing	Mr. Peragine, TRC Engineers	March 4, 2009
Public Hearing	Mr. Bud, Kauker & Kauker, Inc.	March 4, 2009
Public Hearing	Mr. Creplis, 1581 Route 202, Pomona, NY, Resident	March 4, 2009
Public Hearing	Mr. Hevner, 287 Quaker Road, Resident	March 4, 2009

1.5 Permits and Approvals

1.5.1 Permits and Approvals

As the Lead Agency, the Town of Haverstraw Planning Board is responsible for overseeing the SEQRA review process. The proposed action would require the following permits and approvals:

New York State

New York State Department of Environmental Conservation

- SPDES General Permit for Stormwater Discharges from Construction Activities
- Water Quality Certification
- Permit to Disturb Wetland and 100-foot Wetland Buffer (discharge point for stormwater basin)

New York State Department of Transportation

- Highway Work Permit

New York State Department of Health

- Extension of Public Sewer and Water Service

Rockland County

Rockland County Health Department

- Extension of Public Sewer and Public Water Service

Rockland County Sewer District 1

- Extension of Sewer Service (Haverstraw portion)

Rockland County Drainage Agency

- Permit to Discharge to County-regulated stream

Rockland County Planning Department

- 239 GML Review

Municipal

Town of Haverstraw Planning Board

- Site Plan Approval

Town of Haverstraw Architectural Review Board

- Architectural Approval of Building Elevations

Town of Haverstraw Zoning Board of Appeals

- Variance for Parking Space Dimensions, Number of Parking Spaces, Distance of Emergency Access Road to Lot Line

Town of Haverstraw Shade Tree Commission

- Approval of new tree plantings

Town of Haverstraw Joint Regional Sewerage Board

- Sewer improvements

Town of Ramapo Planning Board

- Site Plan Review and Approval

Town of Ramapo Zoning Board of Appeals

- Area Variance for Minimum Front Yard, Minimum Front Setback
- Area Variance from MU-2 provisions for Parking Proximate to Building
- Interpretation/Variance for MU-2 Residential Density

Town of Ramapo Department of Public Works

- Sewer lines

1.5.2 Involved and Interested Agencies

The following involved and interested agencies are involved in the SEQRA review of the proposed project:

Involved Agencies

New York State

New York State Department of Environmental Conservation
New York State Department of Transportation
New York State Department of Health

Rockland County

Rockland County Sewer District #1
Rockland County Health Department
Rockland County Drainage Agency
Rockland County Department of Highways

Rockland County Planning Department

Town of Haverstraw

Town of Haverstraw Planning Board
Town of Haverstraw Town Board
Town of Haverstraw Joint Regional Sewerage Board
Town of Haverstraw Zoning Board of Appeals

Town of Ramapo

Town of Ramapo Planning Board
Town of Ramapo Zoning Board of Appeals
Town of Ramapo Department of Public Works

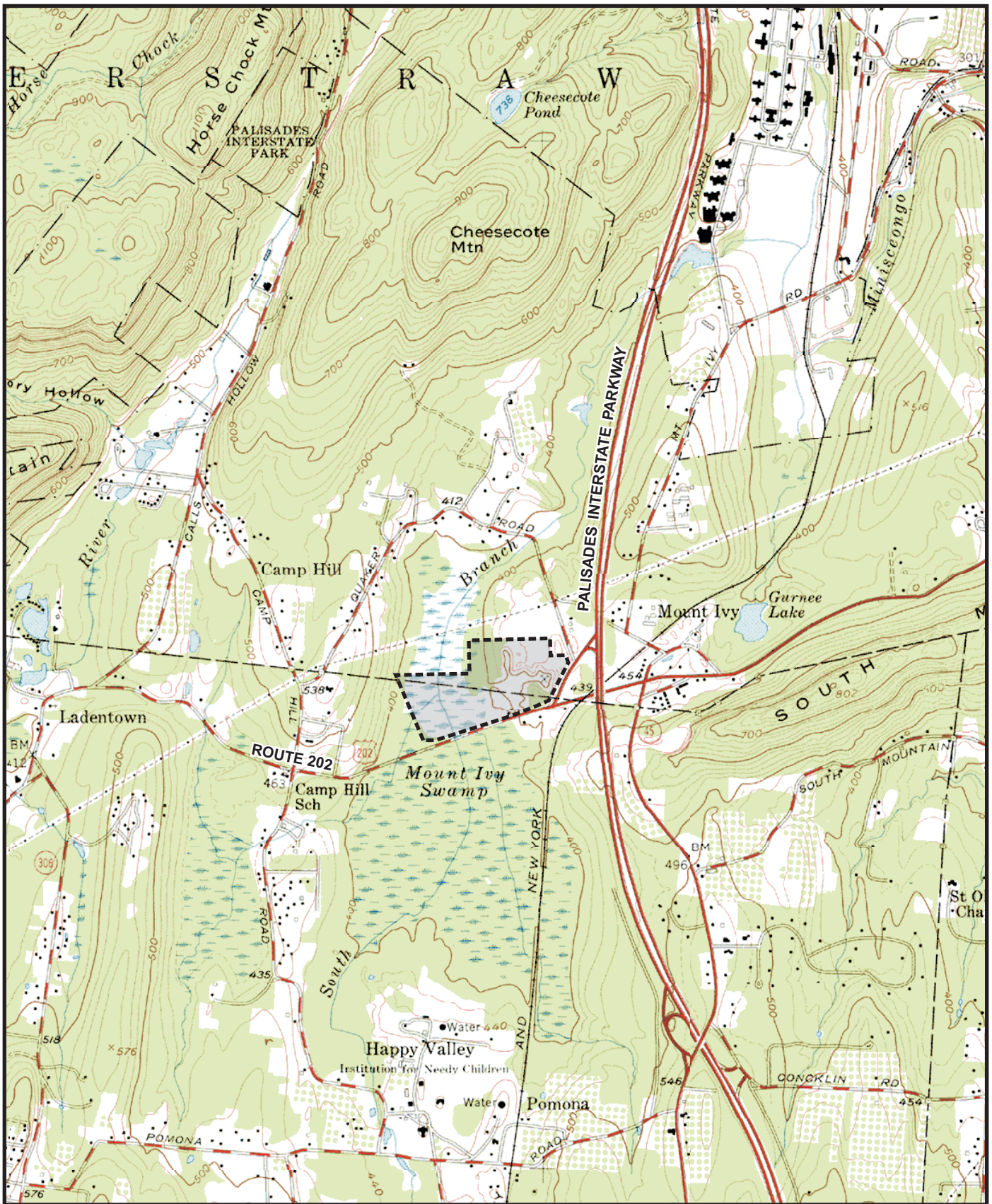
Interested Agencies

New York State

NYS Office of Parks, Recreation and Historic Preservation

Other

Palisades Interstate Park Commission
East Ramapo Central School District
United Water of New York
Moleston Fire District
Village of Pomona Board of Trustees



KEY

 Site Boundary

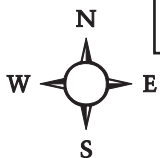


Figure 1-1: Location Map
Minisceongo Park

Towns of Haverstraw & Ramapo, Rockland County, New York

Source: USGS 7.5-minute Topographic, Thiells Quad

Scale: 1 inch = 2,000 feet

RESIDENTIAL DEVELOPMENT 200 UNITS

IN-BUILDING GARAGES	67 PARKING SPACES
DEDICATED DRIVEWAY PARKING	67 PARKING SPACES
SURFACE PARKING	291 PARKING SPACES
TOTAL AVAILABLE	425 PARKING SPACES OR 2.13 PER UNIT

LEGEND

---362---	EXISTING 2' CONTOUR	---362---	PROPOSED 2' CONTOUR
---360---	EXISTING 10' CONTOUR	---360---	PROPOSED 10' CONTOUR
W	EXISTING WATERLINE	WS	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
G	EXISTING GAS LINE	GS	PROPOSED GAS SERVICE
CB	EXISTING CATCH BASIN	CB	PROPOSED CATCH BASIN
====	EXISTING STORM DRAIN LINE	====	PROPOSED STORM DRAIN LINE
⊙ SMH	EXISTING SEWER MANHOLE	○ CO	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	+360.0	PROPOSED SPOT ELEVATION
+360.0	EXISTING SPOT ELEVATION	SF	PROPOSED SILT FENCE
---	EXISTING STONEWALL	FM	PROPOSED FORCE MAIN
		○ SMH	PROPOSED SEWER MANHOLE
		---	PROPOSED SEWER LINE
			PROPOSED LIGHT POLE

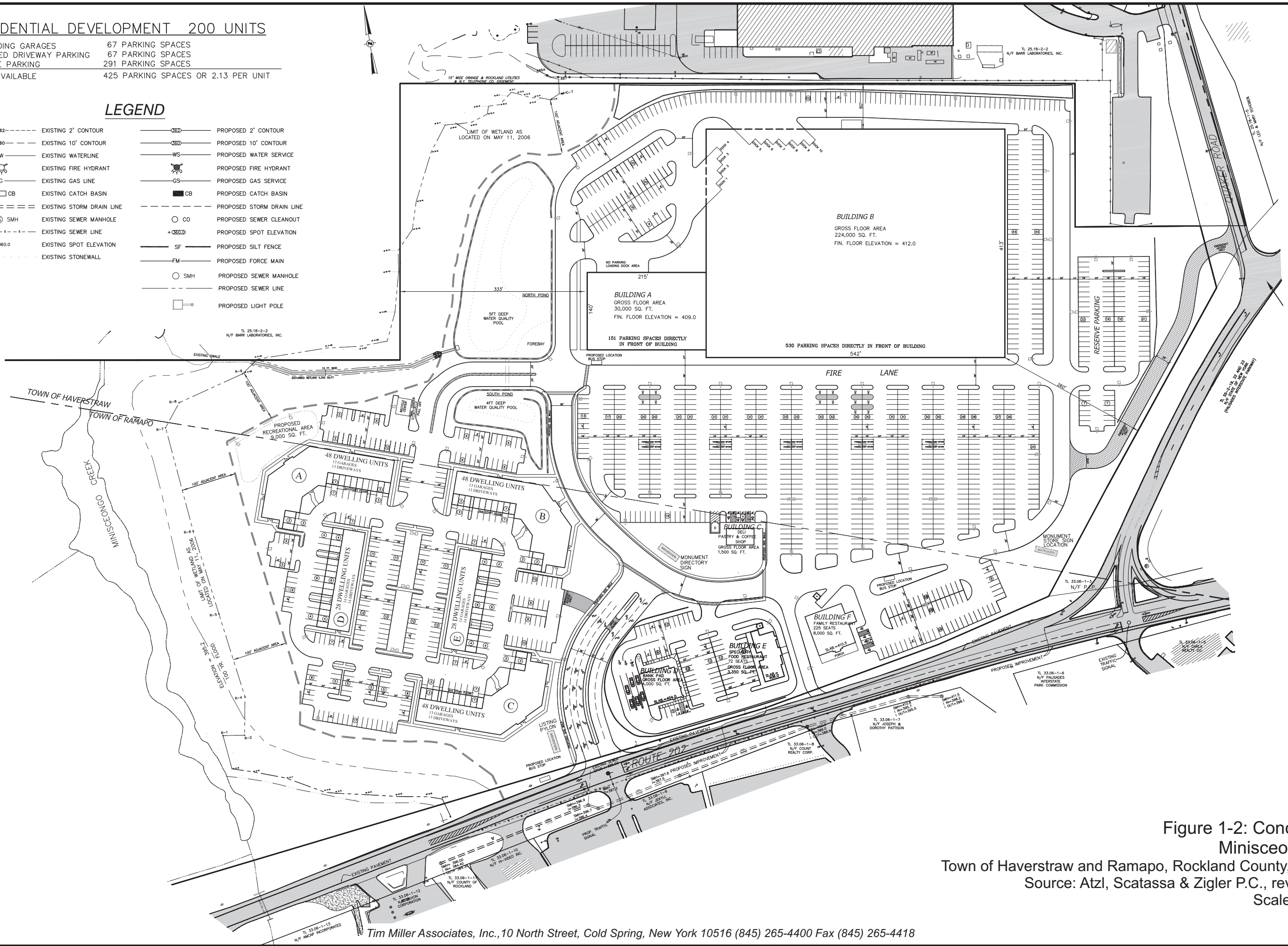


Figure 1-2: Concept Plan
 Minisceongo Park
 Town of Haverstraw and Ramapo, Rockland County, New York
 Source: Atzl, Scatassa & Zigler P.C., rev. 08/18/09
 Scale: 1" = 170'