

APPENDIX B

Correspondence





STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
275 Ridge Road  
New City, N.Y. 10956  
(845)634-4661, FAX (845)634-2141

R. A. DENNISON, P.E.  
REGIONAL DIRECTOR

January 26, 2006

Atzl, Scatassa & Zigler  
234 North Main Street  
New City, N.Y. 10956

RE: Minisceongo Park, Rt. 202, Haverstraw, Ramapo

Dear Mr. Zigler:

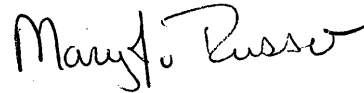
Our office has reviewed the stormwater management plans in response to your request to allow the above subject project to begin placing fill. We have the following comments:

1. Please clarify how stormwater runoff from Route 202 is addressed. From the plans submitted, it appears that roadway drainage sheet flows west of the Access road drainage system enter the proposed detention pond, but is not included in the drainage area.
2. Road A - which appears to be a curbed section - requires a drainage collection system at the entrance. Road A area is shown to be routed to Pond 1 in the developed condition drainage map, but lacks the necessary drainage system to do so.
3. Detention pond side slopes appear to be steeper than is recommended in the NYSDEC Stormwater Management Design Manual.
4. The berm proposed for Detention Pond 2 is constructed on State ROW. Please Discuss.
5. Is the existing roadside design (guide rail layout) adequate for Detention Pond 2?
6. It appears that the Grading Plans have mis-labeled Pond 3 as Pond 2 according to the drainage study. The Grading plan seems to indicate that Pond B will be constructed with a top of berm elevation of 410ft. The top width scaled at this elevation is 5 feet. This berm dimension does not seem to correlate with calculations shown for the Pond 3 outlet structure elevation supplied in the stormwater report or the subsequent Rectangular Riser Drip Inlet Design calculations submitted. The drainage outlet pipe system should be sized to accommodate expected flows from the Ponds. Several of the 18" pipes proposed

to receive flows from Pond 3 are on very flat grades. Sizes should be increased to accommodate expected flows.

Please be advised that the Stormwater Management System must be approved before the temporary access will be approved or placement of fill can begin. We will review the access design upon receipt of the traffic study and detailed plans. If you have any questions, you may reach me at 845-634-4661. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Mary Jo Russo". The signature is written in a cursive, flowing style.

Mary Jo Russo, PE  
Rockland County Permit Engineer

CC: Glen Boucher, Traffic and Safety, Reg. 8  
Town of Haverstraw Planning Board, 1 Rosman Rd, Garnerville, NY 10923  
Town of Ramapo Planning Board, 237 Rt. 59, Suffern, NY 10901  
Rockland County Department of Planning, 50 Sanatorium Rd, Pomona, NY 10970  
File



New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

November 1, 2005

Janell Herring  
Senior Planner  
Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, NY 10516

Re: **DOT/DEC**  
**Minisceongo Park Development**  
**Haverstraw/Ramapo, Rockland**  
**County**  
**05PR04244**

Dear Ms. Herring:

Thank you for continuing consultation with the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980.

Based upon our review of the most recently submitted information, it is the OPRHP's opinion that the project will have **No Adverse Impact** upon properties in or eligible for inclusion in the State and National Registers of Historic Places.

If you have any questions, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas  
Historic Sites  
Restoration Coordinator

CC; DOT Region 8  
DEC Region 3  
Jayne McLaughlin, Palisades Region





**EAST RAMAPO CENTRAL SCHOOL DISTRICT**

OFFICE OF THE SUPERINTENDENT OF SCHOOLS

105 South Madison Avenue, Spring Valley, NY 10977

Phone: (845) 577-6011

Fax: (845) 577-6168

EDUCATION  
EQUALITY  
EXCELLENCE

MR. JASON P. FRIEDMAN  
*Superintendent of Schools*

September 27, 2005

Ms. Eram Qadri  
Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, New York 10516

RE: Minisceongo Park, Towns of Haverstraw and Ramapo

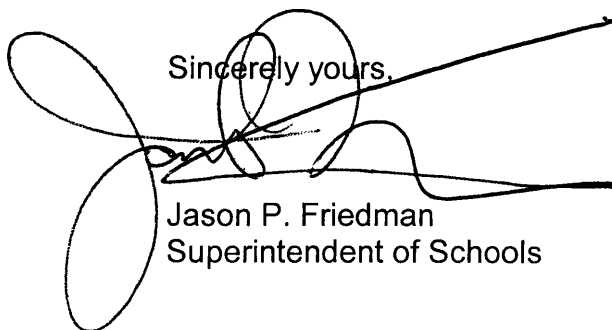
Dear Ms. Qadri:

Recently you requested information regarding the school buildings within the East Ramapo Central School District that would be affected by this proposed residential development. My office forwarded you the names of these buildings along with the enrollment and capacity information you requested, however, you indicated you need further information concerning the district's bus routes.

The impact upon transportation a development of this nature would bring is difficult to estimate. We would have to assume that at least one large bus is needed for each of the zoned public schools. Beyond that, we would also have to assume that there would be numerous private school applications from this development, as well, which may very well require as many as twenty additional buses making stops at this location. The bus stop itself would have to be a designated spot with a curb cut on Route 202 and the buses could not enter the complex because the driveway would not be a town dedicated through street. If there were a projected number of students for this complex, a better estimate of vehicle utilization could be realized.

If you require any additional information, please do not hesitate to contact my office.

Sincerely yours,



Jason P. Friedman  
Superintendent of Schools

JPF/lp



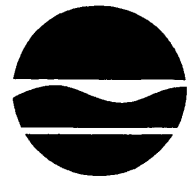
**New York State Department of Environmental Conservation  
Division of Fish, Wildlife & Marine Resources**

**New York Natural Heritage Program**

625 Broadway, 5<sup>th</sup> floor, Albany, New York 12233-4757

Phone: (518) 402-8935 • FAX: (518) 402-8925

Website: [www.dec.state.ny](http://www.dec.state.ny).



Erin M. Crotty  
Commissioner

September 9, 2005

Bruce R. Friedmann  
Tim Miller Associates, Inc  
10 North Street  
Cold Spring, NY 10516

Dear Mr. Friedmann:


In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the proposed Minisceongo Park Development - 25 acres, area as indicated on the map you provided, located in the Towns of Ramapo and Haverstraw, Rockland County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. The information contained in this report is considered sensitive and may not be released to the public without permission from the New York Natural Heritage Program.

The presence of rare species may result in this project requiring additional permits, permit conditions, or review. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environment impact assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,  
  
Charlene Houle, Information Services  
NY Natural Heritage Program

Encs.

cc: Reg. 3, Wildlife Mgr.  
Reg. 3, Fisheries Mgr.  
Peter Nye, Endangered Species Unit



NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor, Albany, NY 12233-4757  
(518) 402-8935

~This report contains **SENSITIVE** information that may not be released to the public without permission from the NY Natural Heritage Program.  
 ~Refer to the User's Guide for explanations of codes, ranks and fields.  
 ~Location maps for certain species and communities may not be provided if 1) the species is vulnerable to disturbance, 2) the location and/or extent is not precisely known, and/or 3) the location and/or extent is too large to display.

**DRAGONFLIES**

and

**DAMSELFLIES**

*Tachopteryx thoreyi*

Office Use

**Gray Petaltail**

**NY Legal Status:** Unlisted, Special Concern

**NYS Rank:** S2; Imperiled

6010

**Global Rank:** G4; Apparently secure

**Last Report:** \*\*

**EO Rank** \*\*

ESU

**County:** Rockland

**Town:** Ramapo

**Location:** Ramapo

**Directions:**

**General Quality and Habitat:** \*\*For information on the population at this location and management considerations, please contact the NYS DEC Regional Wildlife Manager or NYS DEC Endangered Species Unit at 518-402-8859.

**VASCULAR PLANTS**

*Carex willdenowii var. willdenowii*

Office Use

**Willdenow's Sedge**

**NY Legal Status:** Threatened

**NYS Rank:** S3; Vulnerable

5651

**Global Rank:** G5T5; Demonstrably secure

**Last Report:** 1875-PRE

**EO Rank** Failed to find but search more

**County:** Rockland

**Town:** Haverstraw

**Location:** Haverstraw

**Directions:**

**General Quality and Habitat:** Two sections of haverstraw were searched and much more habitat is available.

2 Records Processed



**New York State Office of Parks, Recreation and Historic Preservation**  
Historic Preservation Field Services Bureau  
Pebbles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro  
Commissioner

September 2, 2005

Janell Herring  
Senior Planner  
Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, NY 10516

Re: **DOT/DEC**  
**Minisceongo Park Development**  
**Haverstraw/Ramapo, Rockland**  
**County**  
**05PR04244**

Dear Ms. Herring:

Thank you for requesting the comment of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have initiated the review of the project in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980.

Our office has no concerns regarding archeology and the proposed work: a survey is not warranted for the project.

Enclosed, please find a Request for Additional Information that asks for photographs of potentially historic properties in the area of the proposed development. Due to the proximity of the development to the National Register of Historic Places listed Palisades Parkway, we will also need site plans showing proposed improvements including roads, building footprints, landscaping materials and topographic treatments. Building elevations will also be needed for review and, if we believe they are necessary, visual simulations may also be required.

Please forward the requested information so that we can complete our review and offer our formal opinion. If you have any questions, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas  
Historic Sites Restoration Coordinator

Attachment: Request for Additional Information

CC; DOT Region 8  
DEC Region 3  
Jayne McLaughlin, Palisades Region





# United States Department of the Interior



## FISH AND WILDLIFE SERVICE

3817 Luker Road  
Cortland, NY 13045

October 18, 2005

Ms. Janell Herring  
Senior Planner  
Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, NY 10516

Dear Ms. Herring:

This responds to your August 3, 2005, letter requesting information on the presence of endangered or threatened species within the vicinity of the proposed Minisceongo Park located north of NYS Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York.

There is potential for the Federally- and State-listed endangered Indiana bat (*Myotis sodalis*) to occur within the proposed project area, which is approximately 17 miles from known roosts and approximately 48 miles from known hibernacula in Ulster County. Please see the enclosed fact sheet on Indiana bats for further information.

In addition, there is potential for the Federally-listed threatened and State-listed endangered bog turtle (*Clemmys muhlenbergii*) to occur within the proposed project area, which is within 10 miles of known bog turtle sites. Please see the enclosed fact sheet on bog turtles for further information.

Except for the potential for Indiana bat, bog turtle, and occasional transient individuals, no other Federally-listed or proposed endangered or threatened species under our jurisdiction are known to exist in the project area. In addition, no habitat in the project area is currently designated or proposed "critical habitat" in accordance with provisions of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*). Should project plans change, or if additional information on listed or proposed species or critical habitat becomes available, this determination may be reconsidered. The most recent compilation of Federally-listed and proposed endangered and threatened species in New York\* is available for your information. If the proposed project is not completed within one year from the date of this letter, we recommend that you contact us to ensure that listed species presence/absence information for the proposed project is current.

The above comments pertaining to endangered species under our jurisdiction are provided as technical assistance pursuant to the ESA. This response does not preclude additional U.S. Fish and Wildlife Service (Service) comments under other legislation.

As stated above, the Indiana bat and bog turtle are listed as endangered by the State of New York. Additional information regarding the project should be coordinated with both this

office and with the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC contact for the Endangered Species Program is Mr. Peter Nye, Endangered Species Unit, 625 Broadway, Albany, NY 12233 (telephone: [518] 402-8859).

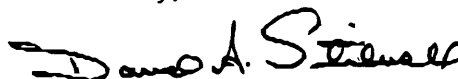
For additional information on fish and wildlife resources or State-listed species, we suggest you contact the appropriate NYSDEC regional office(s)\* and the New York Natural Heritage Program Information Services.\*

Since wetlands, ponds, and/or streams may be present, you may want to utilize the National Wetlands Inventory (NWI) maps\* as an initial screening tool. However, they may or may not be available for the project area. Please note that while the NWI maps are reasonably accurate, they should not be used in lieu of field surveys for determining the presence of wetlands or delineating wetland boundaries for Federal regulatory purposes. Online information on the NWI program and digital data can be downloaded from Wetlands Mapper, [http://wetlands.fws.gov/mapper\\_tool.htm](http://wetlands.fws.gov/mapper_tool.htm).

Work in certain waters of the United States, including wetlands and streams, may require a permit from the U.S. Army Corps of Engineers (Corps). If a permit is required, in reviewing the application pursuant to the Fish and Wildlife Coordination Act, the Service may concur, with or without recommending additional permit conditions, or recommend denial of the permit depending upon potential adverse impacts on fish and wildlife resources associated with project construction or implementation. The need for a Corps permit may be determined by contacting the appropriate Corps office(s)\*. In addition, should any part of the proposed project be authorized, funded, or carried out, in whole or in part, by a Federal agency, such as the Corps, further consultation between the Service and that Federal agency pursuant to the ESA may be necessary.

Thank you for your time. If you require additional information please contact Robyn Niver at (607) 753-9334. Future correspondence with us on this project should reference project file 52271.

Sincerely,



David A. Stilwell  
Field Supervisor

\*Additional information referred to above may be found on our website at:  
<http://nyfo.fws.gov/es/section7.htm>

Enclosures

cc: NYSDEC, New Paltz, NY (Attn: S. Joule)  
NYSDEC, Albany, NY (Endangered Species; Attn: P. Nye)  
NYSDEC, Albany, NY (Natural Heritage)  
COE, New York, NY

New York State Department of Environmental Conservation  
Division of Environmental Permits, Region 3  
21 South Putt Corners Road, New Paltz, New York 12561-1696  
Phone: (845) 256-3054 FAX: (845) 255-3042  
Website: www.dec.state.ny.us



Denise M. Sheehan  
Acting Commissioner

ATTN: Planning Board  
TOWN HALL OF HAVERSTRAW  
1 ROSMAN ROAD  
GARNERVILLE, NY 10923  
|||||

3-15-05

Re: Minisceongo Park  
Town: Haverstraw County: Rockland  
Ramapo  
DEC Project No. 3- \_\_\_\_\_

Dear Planning Board

We have reviewed the SEQR lead agency coordination request for the above referenced project which our office received on 2/23/05. We have no objection to your board/agency assuming lead agency status for this project. Please note our comments below regarding the Department's jurisdiction and resources of concern:

Department Jurisdiction

Based upon our review of the circulated documents, it appears that the project will require the Department permits that are indicated below by a checked box:

- Article 15, Protection of Waters:** For physical disturbance to the bed or banks of a protected stream, excavation or fill within a navigable waterbody, or repair/construction of a dam (see enclosed map).
- Article 24, Freshwater Wetlands:** For physical disturbance proposed within or near State-designated Freshwater Wetland TH-13, or its 100-foot adjacent area (see enclosed map). If the project sponsors have not already done so, they should contact the Department to have the wetland boundary field inspected and validated by DEC staff, as noted in the enclosed sheet entitled "Delineating and Surveying Freshwater Wetland Boundaries". The applicant will be required by DEC to demonstrate that the project meets the permit issuance standards contained in the Freshwater Wetland Permit Requirements Regulations (6 NYCRR Part 663.5; copy available upon request or on-line at "[www.dec.state.ny.us/website/regs/index.html](http://www.dec.state.ny.us/website/regs/index.html)").
- Compliance with the SPDES General Permit for Stormwater Discharges from Construction Activities:** For the proposed disturbance of over 1 acre of land. When other DEC permits are required, the sponsor must provide a copy of the required Stormwater Pollution Prevention Plan (SPPP) with their permit application for DEC review and approval. Authorization for coverage under the SPDES General Permit is not granted until approval of the SPPP and issuance of any other necessary DEC permits.
- Other:** \_\_\_\_\_
- Other:** \_\_\_\_\_



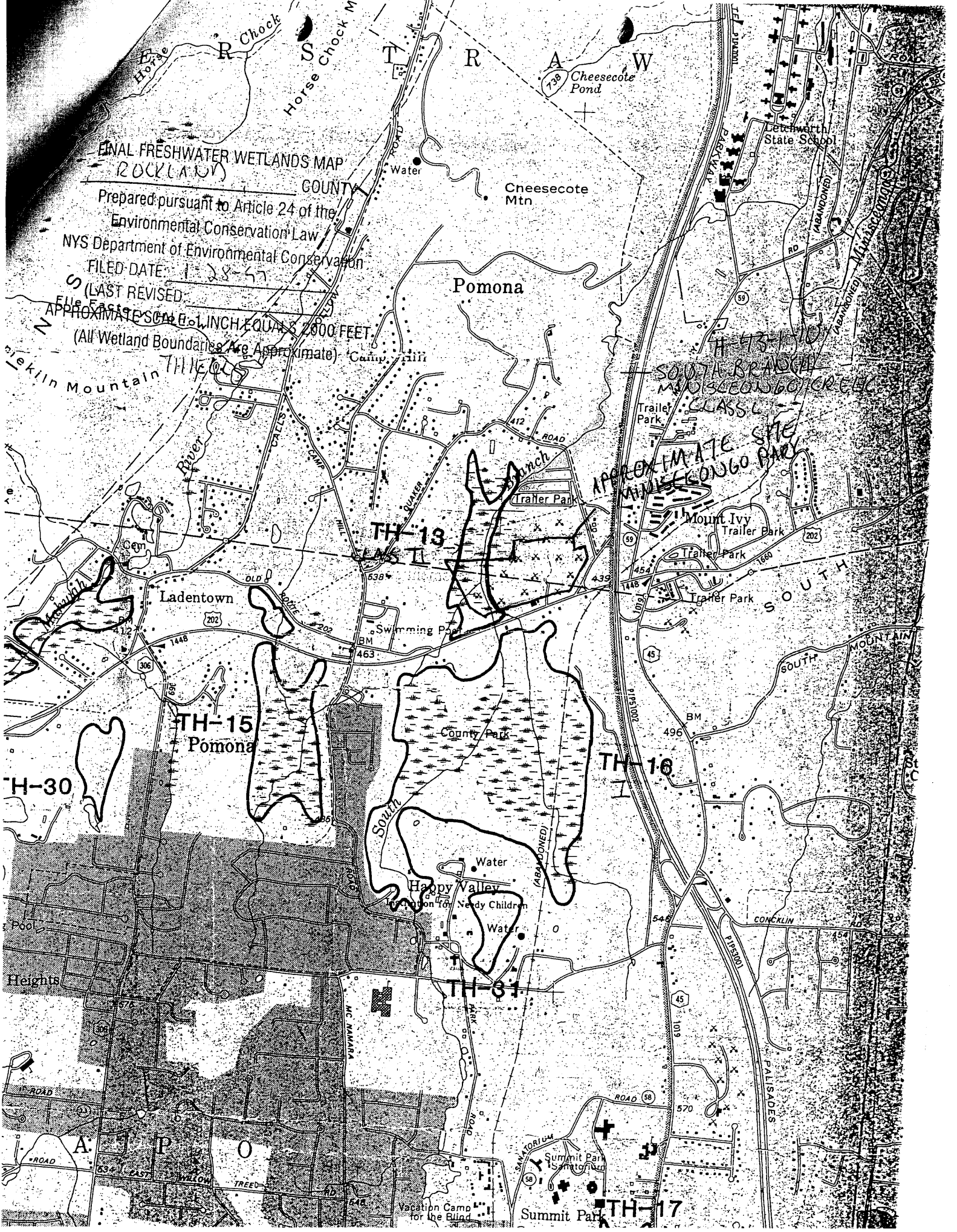
FINAL FRESHWATER WETLANDS MAP  
ROCKLAND COUNTY

Prepared pursuant to Article 24 of the  
Environmental Conservation Law  
NYS Department of Environmental Conservation

FILED DATE: 1-28-77  
(LAST REVISED: )

APPROXIMATE SCALE: 1 INCH EQUALS 2000 FEET  
(All Wetland Boundaries Are Approximate)

MEKILN MOUNTAIN TRAILS



TH-13  
SOUTH BRADOCK  
MOUNTAIN CREEK  
CLASS I

APPROXIMATE SITE  
MOUNTAIN KONGO PARK

TH-15  
Pomona

TH-16

TH-30

TH-31

TH-17



Palisades Interstate Park Commission  
Administration Building  
Bear Mountain, NY 10911-0427  
Tel: 845-786-2701  
Fax: 845-786-2776

Michael A. Tesik  
Capital Facilities Regional Manager I

FAX: 845.786.5367

received  
4/4/05



April 1, 2005

Town of Haverstraw Planning Board  
Town Hall  
One Rosman Road  
Garnerville, NY 10923

RE: Minisceongo Park- Tax ID#25.18-2-3, 25.18-2-4

The Palisades Interstate Park Commission has reviewed the above listed item and has determined that the proposal will have no foreseeable adverse impact upon nearby park resources providing the recommended 20' undisturbed buffer zone is adhered to. We would also like to point out, for purpose of clarification, that the Palisades Interstate Parkway is a nationally registered historic place; this fact seems to have been overlooked in the zone petition submitted by Tim Miller Associates, Inc.

Thank you for providing us the opportunity to comment on this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis O'Sullivan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dennis O'Sullivan  
Real Property Manager  
Palisades Interstate Park Commission



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Haverstraw Ambulance Corps, Inc.  
160 Route 9W  
Haverstraw, NY 10927

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Sir:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

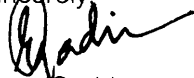
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the area's facilities, and the ability of Haverstraw Ambulance to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the nearest hospital
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eram Qadri  
Planner  
TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Mr. Ed Lockwood  
Director of Parks and Park Development  
Town of Ramapo Parks & Recreation Department  
Clark Park Center  
59 Campbell Avenue  
Suffern, NY 10901

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Mr. Lockwood:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

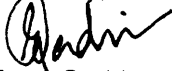
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the Parks & Recreation services provided to the residents in the Town of Ramapo and the ability of your department to provide these services to the people who will be associated with this property.

Please include any departmental publications you feel might provide useful information on the Parks & Recreation Facilities in the Town of Ramapo. A listing of the parks and programs available to residents would be most useful.

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eram Qadri  
Planner

TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Mr. Marc Sandler  
President  
Spring Hill Community Ambulance Corps, Inc.  
P.O. Box 6  
Spring Valley, NY 10977

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Mr. Sandler:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the area's facilities, and the ability of Spring Hill Community Ambulance to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- The nearest hospital
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eran Qadri  
Planner  
TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Mr. Herb Silverstein - Commissioner  
Moleston Fire District  
Hillcrest Fire Company # 1  
Thiells-Mt. Ivy Road  
Pomona, NY 10970

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Mr. Silverstein:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

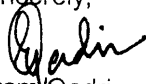
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the area's facilities, and the ability of the Hillcrest Fire Company # 1 to provide services to this property. Information which would be useful in that regard would include:

- your typical response time to a site in this location
- your current service area/population served
- the number of emergency calls per year
- service ratio (emergency personnel to population served)
- your current manpower and equipment
- any anticipated department staff or facility expansion or equipment procurement plans
- any overlap in jurisdiction, or mutual aid provided by neighboring fire departments

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eram Qadri  
Planner

TIM MILLER ASSOCIATES, INC.



04124

**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Charles Miller  
Chief of Police  
101 West Ramapo Road  
Garnerville, NY 10923

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Chief Miller:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

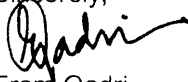
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the Town's Police Services, and the ability of the Police to provide protection services to this property. Information which would be useful would include:

- your typical response time to a site in this location
- the number of police calls per year
- service ratio (police officers to population served)
- the location of police station(s) near the site
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays. Please include any reference material you feel might provide useful information.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eram Qadri  
Planner

TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Mr. Michael Coodia - Supervisor  
Town of Haverstraw Parks & Recreation Department  
Haverstraw Town Hall  
One Rosman Road  
Garnerville, NY 10923

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Mr. Coodia:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

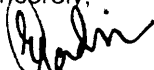
As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the Parks & Recreation services provided to the residents in the Town of Haverstraw and the ability of your department to provide these services to the people who will be associated with this property.

Please include any departmental publications you feel might provide useful information on the Parks & Recreation Facilities in the Town of Haverstraw. A listing of the parks and programs available to residents would be most useful.

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eram Qadri  
Planner

TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 05, 2005

Edward Dolan  
Chief of Police  
237 Route 59  
Suffern, NY 10901

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Chief Dolan:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33.06, Block 1 and Lots 1 and 2 in the Town of Ramapo, and in Section 25.18, Block 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the effect of the increased population on the Town's Police Services, and the ability of the Police to provide protection services to this property. Information which would be useful would include:

- your typical response time to a site in this location
- the number of police calls per year
- service ratio (police officers to population served)
- the location of police station(s) near the site
- your current manpower and equipment levels
- any anticipated department staff or facility expansion or equipment procurement plans

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during the weekdays. Please include any reference material you feel might provide useful information.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Eram Qadri  
Planner  
TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

October 25, 2005

Mr. Leonard Bernstein  
Director of Transportation,  
North Rockland Central School District,  
65 Chapel Street,  
Garnerville, NY-10923

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Mr. Bernstein:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

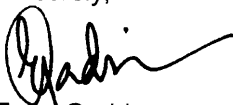
The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 183 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site.

This particular development lies in the East Ramapo Central School District. As part of the environmental review process, we wish to include the projection of total future population of school children, the effect of the increased population on the East Ramapo School District's facilities, and the ability of the School District to provide educational services to the children who will be associated with this property.

The Crystal Hill Club development located in the North Rockland School District is similar in size to the proposed development mentioned above. The existing population of school children in this development could help us make an effective projection of school children in the proposed development.

Your input is important. Thank you for your assistance in this matter.

Sincerely,



Eram Qadri  
Planner

TIM MILLER ASSOCIATES, INC.



**TIM  
MILLER  
ASSOCIATES, INC.**

*10 North Street, Cold Spring, New York 10516*

*Phone (845) 265-4400*

*Fax (845) 265-4418*

September 14, 2005

Mr. Jason Friedman  
Superintendent of Schools,  
East Ramapo School District,  
105 S. Madison Avenue,  
Spring Valley, NY-10977

**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Mr. Friedman:

Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed residential development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. I have enclosed a site map for your reference. As shown on the map, the site is located north of Route 202 and west of Palisades Interstate Parkway.

The applicant, Davies Farm, LLC, proposes a mixed use development of townhomes, multifamily dwellings and two commercial pads, located north of Route 202 in the Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site includes 184 town homes, 96 condominium units and 2 commercial pads on an approximately 53.3 acre project site. The subject property is located in Section 33, Lots 1 and 2 in the Town of Ramapo, and in Section 2, Lots 3 and 4 in the Town of Haverstraw, as shown on the Rockland county tax maps.

As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response regarding the projection of total future population of school children, the effect of the increased population on the East Ramapo School District's facilities, and the ability of the School District to provide educational services to the children who will be associated with this property.

Please include any school district publications you feel might provide useful information on the school district. I will be needing:

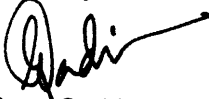
- a list of the schools in the district, including an identification of the specific schools the children from this development would attend;
- their respective 2005-2006 enrollments and the capacity of each school.
- a copy or a summary of the 2005-2006 school budget so that we may evaluate the fiscal effect of the project on the school district.

Please let me know if the school district uses a specific student multiplier to project the number of students generated by new construction of townhomes and/or condominiums. Please include any information on the routing of school buses, and the location of bus stops in this area. In the alternative, please let me know if you have statistics of student enrollment for specific townhome or condominium developments in the district. We can contact the respective Town offices to acquire information on the number of dwelling units and unit types in the developments you identify.

Your input is important. Should you not be able to provide written correspondence, I can be reached by telephone at the number shown below during weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eram Qadri', with a long horizontal flourish extending to the right.

Eram Qadri  
Planner

TIM MILLER ASSOCIATES, INC.

**TIM  
MILLER  
ASSOCIATES, INC.**

*10 North Street, Cold Spring, New York 10516*

*Phone (845) 265-4400*

*Fax (845) 265-4418*

November 03, 2005

Ms. Loretta Petrera  
Office of the Superintendent of Schools,  
105 South Madison Avenue,  
Spring Valley, NY-10977

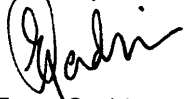
**Re: Minisceongo Park, Towns of Haverstraw and Ramapo,  
Rockland County, New York**

Dear Ms. Petrera:

As we have informed you earlier, Tim Miller Associates is preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed use development in the Towns of Haverstraw and Ramapo, known as Minisceongo Park. As part of the environmental review process we would like to know the areas served by your school district (i.e. towns, villages etc.).

Thank you for your assistance in this matter.

Sincerely,



Eram Qadri  
Planner  
TIM MILLER ASSOCIATES, INC.



Haverstraw-Stony Point Central School District

**LEONARD J. BERNSTEIN**  
**TRANSPORTATION COORDINATOR**  
16 Grant St.  
Haverstraw, New York 10927  
(845) 942-3050  
FAX (845) 942-3041

October 26, 2005

Mr. Eram Qadri  
TIM MILLER ASSOCIATES, INC.  
10 North Street  
Cold Spring, New York 10516

Re: Minisceongo Park

Dear Ms. Quadri:

This is in response to your inquiry regarding the proposed development of Minisceongo Park.

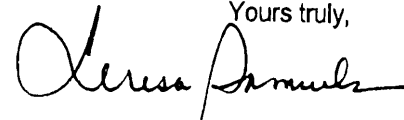
The Crystal Hill Club does lie within the Haverstraw – Stony Point CSD and there are currently fifty (50) students residing there ranging from Kindergarten through High School. These 50 students attend the various grade levels as follows:

Kindergarten –	5 students
Elementary ( Grades 1-4) -	23
Middle School (Grade 5 –7)-	14
Secondary and High School (Grades 8 –12) -	8

Unfortunately, our data systems in this office and our Central Registration Office can only provide information regarding students that are actively registered in our district. The additional information that you requested during our telephone conversation can most likely be obtained by calling the Haverstraw Town Tax Assessor. Gail Peterson can be reached in that office at (845) 429-2200.

If I can be of any further assistance, please do not hesitate to contact our office.

Yours truly,



Teresa Samuels  
Assistant Transportation Coordinator





EDUCATION  
EQUALITY  
EXCELLENCE

MR. JASON P. FRIEDMAN  
*Superintendent of Schools*

## ***EAST RAMAPO CENTRAL SCHOOL DISTRICT***

OFFICE OF THE SUPERINTENDENT OF SCHOOLS  
105 South Madison Avenue, Spring Valley, NY 10977  
Phone: (845) 577-6011  
Fax: (845) 577-6168

 COPY

### **FAX TRANSMITTAL COVER SHEET**

DATE: September 19, 2005

SENT TO: Tim Miller Associates

TO: Eram Qadri

FAX #: 845-265-4418

FROM: Loretta Petrera

*The following is the information you requested concerning our schools and I will be sending you a copy of our adopted budget under separate cover.*

*The schools who would be involved in this project are:*

*Grandview Elementary – current enrollment 433 – capacity 509  
Lime Kiln Intermediate – current enrollment 355 – capacity 479  
Pomona Middle School – current enrollment 773 – capacity 1,014  
Ramapo Freshman Center – current enrollment 500 – capacity 744  
Ramapo High School – current enrollment 1,197 – capacity 1,420*

**IF THERE ARE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE CALL  
LORETTA PETRERA AT 845-577-6012**

**NUMBER OF PAGES INCLUDING THIS COVER PAGE: 1**





**EAST RAMAPO CENTRAL SCHOOL DISTRICT**

OFFICE OF THE SUPERINTENDENT OF SCHOOLS  
105 South Madison Avenue, Spring Valley, NY 10977  
Phone: (845) 577-6011  
Fax: (845) 577-6168

EQ - file  
04124

EDUCATION  
EQUALITY  
EXCELLENCE

MR. JASON P. FRIEDMAN  
Superintendent of Schools

September 27, 2005

Ms. Eram Qadri  
Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, New York 10516

RE: Minisceongo Park, Towns of Haverstraw and Ramapo

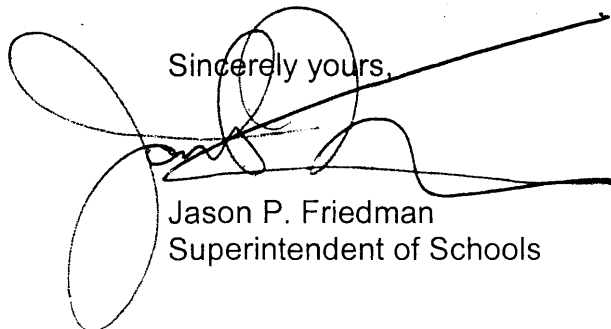
Dear Ms. Qadri:

Recently you requested information regarding the school buildings within the East Ramapo Central School District that would be affected by this proposed residential development. My office forwarded you the names of these buildings along with the enrollment and capacity information you requested, however, you indicated you need further information concerning the district's bus routes.

The impact upon transportation a development of this nature would bring is difficult to estimate. We would have to assume that at least one large bus is needed for each of the zoned public schools. Beyond that, we would also have to assume that there would be numerous private school applications from this development, as well, which may very well require as many as twenty additional buses making stops at this location. The bus stop itself would have to be a designated spot with a curb cut on Route 202 and the buses could not enter the complex because the driveway would not be a town dedicated through street. If there were a projected number of students for this complex, a better estimate of vehicle utilization could be realized.

If you require any additional information, please do not hesitate to contact my office.

Sincerely yours,



Jason P. Friedman  
Superintendent of Schools

JPF/lp



**TIM  
MILLER  
ASSOCIATES, INC.**

-----  
*10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com*

May 5, 2006

Mr. Pat Brady, Executive Director  
c/o Joint Regional Sewerage Board  
Ecology Lane  
West Haverstraw, NY 10993

RE: Phone Communication Regarding Minisceongo Park

Dear Mr. Brady:

Tim Miller Associates, Inc. (TMA) is in the process of revising a draft environmental impact statement (DEIS) for the proposed Minisceongo Park development, proposed to be located north of NYS Route 202 and west of the Palisades Interstate Parkway in the unincorporated areas of the Towns of Haverstraw and Ramapo, Rockland County, New York. The purpose of this letter is to summarize our phone discussion of May 4, 2006.

The following are the main points of discussion:

1. Wastewater from Minisceongo Park, both the Ramapo and Haverstraw portions of the site, would flow to and be treated at the Joint Regional Sewerage Board wastewater treatment facility (WWTP).
2. The WWTP has a flow capacity of 8 million gallons per day (mgd), and is using approximately 5.5-6 mgd of this capacity. The WWTP uses an aeration/activated sludge process to treat wastewater.
3. A flow capacity study was prepared and finalized in January 2005 (Stearns & Wheeler) which examines the WWTP's capabilities to handle additional flows that result from development growth within the WWTP's service area. The study includes an analysis of flows from the Harbors project, the Letchworth Village project, projects in Stony Point, as well as the Minisceongo Park project. The study concludes that there is adequate flow capacity to handle these additional flows. However, the WWTP must be improved and expanded to provide adequate treatment capacity.
4. To address the future capital improvements necessary to upgrade the WWTP, the Joint Regional Sewerage Board has implemented a \$2,500 user unit fee for new dwelling units. The funds will be placed in a reserve account which would fund the capital improvements at the WWTP. The user unit fee is an amount approved for 2006, and is subject to change.
5. Proposed improvements include but are not limited to repairs to an existing trunk line in the Village of Haverstraw, adding a 4th clarifier to the plant, adding a 3rd pump to the main pump station. The plant is nearing completion of an upgrade at this time, which involves a change from the use of surface aerators to fine bubble diffusers. Improvements are being made on a continuing basis.

6. Based on the foregoing, you anticipate that there is sufficient flow capacity to handle wastewater from the Minisceongo Park project. In addition, with the user unit charges, the Minisceongo Park project would generate user unit revenues to offset the cost of capital improvements to the WWTP and other elements of the conveyance system.
7. Your agency will conduct a review of the adequacy of the design for the Minisceongo Park conveyance system including connections to the existing system at the time the accepted DEIS and preliminary site plan are forwarded to you.

Thank you for your time in discussing this matter. If you find that this letter adequately summarizes our conversation, please sign below so that we may include this letter in the DEIS as a record of our conversation. Please call me at (845) 265-4400 should you have any questions or wish to discuss this matter further.

Sincerely yours,



Bonnie Franson, AICP, PP  
Planning Director  
TIM MILLER ASSOCIATES, INC.

\_\_\_\_\_  
Signature of Recipient

\_\_\_\_\_  
Date