

3.7 Community Services

3.7.1 Demography

Existing Conditions

Table 3.7-1 summarizes select U.S. Census 2000 population characteristics for the Towns of Haverstraw and Ramapo (both incorporated and unincorporated areas).

Table 3.7-1 2000 Population Statistics		
Population Characteristic	Ramapo	Haverstraw
Total Population	108,905	33,811
Total Households	31,561	11,255
Average Household Size	3.37	2.94
Average Family Size	3.82	3.43
Public School-age Children/HH	0.55	0.41
Source - US Census Bureau, 2000.		

The Town of Haverstraw had a total population of 33,811 persons in 2000, and the Town of Ramapo had a population of 108,905 persons. Based on 2000 Census estimates, the total number of school-age children (K-12) in the Town of Ramapo was 0.55 public students/household, while the Town of Haverstraw had an average of 0.41 public students/household. It is noted that this estimate is for all housing types and bedroom configurations. More specific school-age children estimates are provided by housing type and bedroom configuration below.

Potential Impacts

The Minisceongo Park development proposes construction of 219 two-bedroom multi-family residential dwellings in the Town of Ramapo. To estimate the total population and the number of school-age children of the proposed development, multipliers published in the Rutgers University, Center for Urban Policy Research Residential Multipliers (June 2006) were used.¹

A household multiplier of 1.88 was used to project a total population for the proposed development of 412 persons based on housing type, market value, and number of units. A multiplier of 0.14 for school age children, based on the same criteria, yielded a projected 58 school age children. All students attending public school would attend the East Ramapo Central School District.

The 2007 estimated population of the Town of Ramapo is 113,799 persons. The addition of 412 persons to the Town's 2007 population represents a 0.36 percent increase. The Rockland County Comprehensive Plan projects continued population growth within the County, with an additional 17 percent population increase anticipated over a 10-year period. The level of growth associated with the Minisceongo Park development is consistent with this anticipated level of

¹ Robert Burchell, Ph.D, David Listokin, Ph.D., and William Dolphin, M.A. Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy.

growth. The applicant contends that no significant population impacts are anticipated as a result of the construction of Minisceongo Park.

Mitigation Measures

As no significant impacts are anticipated, no mitigation measures are proposed.

3.7.2 Police Protection

Existing Conditions

The Town of Haverstraw and Ramapo Police Departments have a mutual aid agreement and provide police services to the site. The Town of Haverstraw Police Department is a full service department with 72 officers located on 101 West Ramapo Road/ NYS Route 202, in Haverstraw, which is approximately 2.5 miles from the project site. According to Chief Charles Miller, the estimated response time to the site is less than 5 minutes for a non emergency.² The Department handled approximately 28,000 calls for service in 2007.

The Department is responsible for policing the entire Town including the incorporated villages of Haverstraw, West Haverstraw, and Pomona (portion with the Town), with a combined population of approximately 45,000 persons. The service ratio is approximately 1 officer per 625 residents.

The Haverstraw Police Department is divided into three units: the Patrol Unit, Detective Division, and the Youth Division.³ The Patrol Division consists of two patrol lieutenants, nine patrol sergeants, and approximately twenty-five full time and up to six part time sworn police officers. The Detective Division consists of a staff of four, plus two additional patrol officers assigned to the street crimes unit. The Youth Division consists of two detectives that handle all investigations involving persons under sixteen years of age.

According to Chief Miller, while there are no plans for expansion of staffing, equipment or facilities at this time the Department's manpower is currently "at the breaking point."

The Town of Ramapo Police Department provides police protection services to approximately 95,000 residents in the Town of Ramapo and would service the Ramapo section of the proposed Minisceongo Park development. The Department consists of 120 sworn police officers and 258 civilian employees and has a service ratio of approximately 1 officer per 772 residents. Its headquarters are at 237 Route 59 (Suffern mailing address) approximately 5 miles from the project site.

According to Adm. Lt. William Gravina, estimated response time to the project site would depend on the type of call and the location of the deployable field assets at the time of the service request. However, non-emergency response time is estimated to be approximately 10 to 15 minutes, but could be as little as one minute, for an officer patrolling in the sector where the project site is located.⁴

² Chief Charles Miller, correspondence, October 7, 2008.

³ <http://www.townofhaverstraw.us/toh>

⁴ Sgt. Samarone, phone interview, January 8, 2009.

The Department consists of three divisions -- Patrol, Special Services, and Headquarters.⁵ The Patrol Division consists of four patrol squads that provide coverage to patrol sectors 24 hours a day, 7 days a week. The Special Services division consists of twenty-five police officers assigned to technical police duties. The Headquarters Division is the administrative body of the police department responsible for overall administration of the agency.

The Department responds to approximately 60,000 calls per year. The majority of the land uses within the Town are residential and call from individual residences make up more than 80 percent of all calls. There are currently no plans for increases to manpower or equipment.

Potential Impacts

Chief Miller of the Haverstraw Police Department has indicated that the proposed Minisceongo Park development would result in a need for additional manpower and equipment because they are currently operating at capacity.⁶

Based on standards contained in the Development Impact Assessment Handbook (Urban Land Institute (ULI), 1994), it is estimated that two police officers are required per 1,000 residential population. The projected 412 residents to be introduced in the Town of Ramapo would generate a need for 0.8 additional police personnel.

This multiplier incorporates an inherent, non residential employment workforce but the employees and shoppers of the commercial portion of the project would not all be represented in this calculation. The need for additional police personnel generated by the commercial portion of the development was assessed by comparison with other commercial development in the area. Given the "big box" style retail development proposed for the Town of Haverstraw, the impacts on police services of the Costco store in the Town of Clarkstown, the Lowe's in the Town of Orangetown, and the Walmart/Shoprite shopping plaza in Suffern are provided here for information and comparison.

According to Sergeant Harry Baumann, the Clarkstown Police Department receives infrequent calls for services from Costco, and these are typically related to shoplifting.⁷

In a telephone interview, Officer Barba of the Ramapo Police Records Department indicated that the shopping plaza in Suffern that includes Shoprite, Walmart and several smaller stores receives calls for a gamut of employee and general public complaints.⁸ The Department responded to 381 incidents in both 2007 and 2008. There were 43 calls for shoplifting in 2008. Other calls ranged from civil complaints, accidents or disabled vehicles in the parking lot, stolen purses, identity theft, false fire alarms, and other miscellaneous activities.

According to the Records Department of the Orangetown Police Department, during the five year period between 2003-2008, the total number of calls for the Lowe's store on Route 303 in Orangeburg was 305, or an average of 61 calls per year. The majority of these (98 during that five year time period) were burglar alarms. There were 31 fire alarms and 39 calls for medical aid, and 22 accident calls in this five year period.

⁵ <http://www.ramapo.org/townhall/departments/policedepartment>

⁶ Chief Charles Miller, correspondence, October 7, 2008.

⁷ Sgt. Harry Baumann, telephone interview, January 6, 2009

⁸ Officer Peter Barba, Telephone interview January 8, 2008.

Based on the anticipated need for 0.8 police personnel as a result of the residential portion of the project and on the analysis of the demand for police services from shoppers and employees at comparable shopping centers nearby, there is a potential need for additional police personnel as a result of the proposed Minisceongo Park as a whole.

However, the Town of Ramapo Police Department, does not expect that the proposed development would require additional staff, according to Lt. Gravina. Based on his assessment of the site plans, access appears adequate; however he notes that a security assessment can not be made from a map, considering topography, lighting, line of sight and other matters relating to crime prevention.⁹ It should be noted that detailed lighting plans would be developed during the site plan approval process and would conform to all Town standards. Traffic impacts are discussed in detail in Section 3.5 of this SEIS.

According to Sergeant Samarone of the Ramapo Police Department, the Ramapo Police would be responsible for all calls within the Town of Ramapo. While the estimated non emergency response time to the site for the Town of Ramapo police department is 10 to 15 minutes compared with 5 minutes for the Haverstraw Police. While a Haverstraw police officer may take action to intervene if necessary if they are present in the Ramapo jurisdiction, the Ramapo police would be called, and would provide the services. Calls from the Ramapo portion of the project would be directed to the Ramapo police.

Since the Ramapo Police would serve the residential portion of the project and the commercial pads in the Town of Ramapo, and Haverstraw Police would serve the two large format retail stores in the Haverstraw portion, the applicant believes that the Minisceongo Park development would generate tax revenues sufficient to offset costs resulting from the proposed development. A projected \$198,534 in taxes would accrue to the Town of Ramapo Police Department. The Town of Haverstraw Police Department would likely receive a substantial portion of the projected annual \$108,481 in tax revenues that would accrue to the Town of Haverstraw General Fund. According to Director of Finance Michael Gamboli,¹⁰ the budget for public safety represents approximately 59 percent of the total General Fund for the Town of Haverstraw, or approximately \$6,4003. Therefore, total revenues of approximately \$262,537 are projected to be generated for police services by the proposed project. (See Section 3.8 for a discussion of the fiscal effects of the development.)

Mitigation Measures

Based on the foregoing, the applicant contends that no adverse impacts are anticipated, and no mitigation measures are proposed.

3.7.3 Fire Protection

Existing Conditions

The project site is located in the Moleston Fire District, which is served by the Hillcrest Fire Company No. The company protects over 10,000 residences and businesses in an area of about 36 square miles and a population of 35,000 to 40,000. The company operates out of three stations with 16 pieces of apparatus, which includes 5 pumpers, 2 aerial ladders, 1 rescue truck, 1 rescue-pumper, 1 equipment truck, 1 brush truck, 2 patrols, 3 Chief's Trucks and 1 fire

⁹ Correspondence, October 20, 2008.

¹⁰Telephone interview October 24,2008

prevention unit. The department services up to 900 calls a year. It is an all volunteer department with over 250 members, and about 115 of those on an active list.

The response time to the project site is expected to be approximately 4-6 minutes. If mutual aid is needed, the Fire District would be assisted by fire fighters from adjoining districts, primarily the Thiells Fire Department.

Potential Impacts

The site has been designed to provide two entries from Route 202 and an emergency access on Quaker Road. Fire access is available to all sides of each commercial building. Parking and driveway aisles allow access to the residential buildings. During the site plan review stage, the plans will be transmitted to the fire district for review to ensure that adequate fire access is provided to the project site. Hydrant locations, emergency service aisles, fire suppression equipment, and other fire protection measures will be incorporated into the layout. With fire district review, the applicant believes it is anticipated that the development will not result in any significant impact to fire protection. Based on standards contained in the Development Impact Assessment Handbook (Urban Land Institute (ULI), 1994), it is estimated that 1.65 fire personnel are required per 1,000 residential population. The projected 412 residents to be introduced in the Town of Ramapo would generate a need for 0.67 additional fire personnel, and it is anticipated that the commercial portion of the development would create additional demand for personnel. Minisceongo Park would generate property tax revenues to the Moleston Fire District of approximately \$49,612 annually. This additional revenue could be used to augment the Department's capabilities as necessary.

Mitigation Measures

Based on the applicant's expectation that no significant impacts to fire services will result upon review by the fire district from the proposed project, no mitigation measures are proposed.

3.7.4 Ambulance Service and Hospital Facilities

Existing Conditions

Ambulance Services

The Haverstraw Ambulance Corps and the Spring Hill Community Ambulance Corps would serve the project site in the Towns of Haverstraw and Ramapo, respectively.

Spring Hill Community Ambulance Corps

The service area of Spring Hill Community Ambulance Corps extends from the Haverstraw line on the north, Old Nyack Turnpike on the south, Route 306 on the west and the border of the Town of Clarkstown on the east. The Corps is headquartered on Brick Church Road in Spring Valley in the Town of Ramapo. Estimated response time to the site would be five to eight minutes.

The Corps is New York State Department of Health certified and provides Basic Life Support services. Its service area includes approximately 60,000 people in the Town of Ramapo and the calls for service are dispatched to the Corps by the Ramapo Police Department

communications center. According to Captain Steve Kaye, the Corps receives approximately 5,000 calls per year.

The Corps currently has 5 ambulances, and 1 paramedic truck. The Corps works in close association with the Rockland Paramedic Services and shares offices with them. There are approximately 100 members trained as New York State emergency medical technicians (EMTs). According to Captain Kaye, the Corps has no existing plans for expansion of staffing, facilities, or services.¹¹

Haverstraw Ambulance Corps

The Haverstraw Volunteer Ambulance Corps, serves the Town of Haverstraw, responding to approximately 2,760 emergency calls annually.¹² The Corps is headquartered on Route 9W in Haverstraw. Its members are certified by the New York State Department of Health and provide Basic Life Support Services. They currently have one captain car, 4 basic life support ambulances, 30 emergency medical technicians (EMTs) and 60 drivers (including the 30 EMTs).

Hospitals

Nyack Hospital, founded in 1895, is a 375-bed community acute care medical and surgical hospital located in Nyack, NY, about 20 miles north of New York City. It offers a full array of diagnostic and treatment services, as well as several specialized programs, including: the Union State Bank Cancer Center, Breast Center at Nyack Hospital, Joint Replacement Center, Maternity Center, Pain Management Center, Recovery Center, Herbert & Edythe Kurz Pediatric Emergency Room, Level II Trauma Designation, Stroke Center Designation, Edythe Kurz Center for Sleep Medicine. A member of the New York Presbyterian Healthcare System, the Hospital is an Affiliate of Columbia University College of Physicians & Surgeons, and works with a medical staff of over 650 physicians. The Hospital has over 1400 employees, most of whom live within the Hospital's service area of Rockland County, NY.¹³

Good Samaritan Hospital in Suffern, New York, is a non-profit, 370-bed hospital providing emergency, medical, surgical, obstetrical / gynecological and acute care services to residents of Rockland and southern Orange Counties in New York; and northern Bergen County, New Jersey. The hospital also serves these communities as an Area Level II Trauma Center. Good Samaritan Hospital provides regional specialty services, including comprehensive cancer treatment services; cardiac care programs which include an active cardiac catheterization laboratory; electrophysiology studies; maternal/child services, including a high level II special care nursery and the Children's Diagnostic Center, which utilizes the services of pediatric subspecialists from Westchester County Medical Center. The hospital also provides social, psychiatric and substance abuse services for the area and kidney dialysis services through its Frank and Fannie Weiss Renal Center. Good Samaritan Hospital Certified Home Care Agency provides home health care services.¹⁴

¹¹ Correspondence with Captain Steven Kaye, September 29, 2008.

¹² Correspondence with Captain Melinda Eshbach, October 27, 2008.

¹³ Profile of Nyack Hospital provided by Amy Massimo, Director of Public Relations, Nyack Hospital. Correspondence dated October 9, 2008.

¹⁴ www.goodsamhosp.org

Potential Impacts

The standard for Emergency Medical Services, according to the ULI Handbook, is 4.1 full-time personnel and 1 vehicle per population of 30,000. The introduction of 412 residents in the Towns of Haverstraw and Ramapo would result in potential added demand for .06 health care personnel 0.013 vehicles. Additional demand would be created as a result of the commercial portion of the project, based on the analysis of data on police calls for medical services from the comparable shopping centers nearby, described above. The Town of Ramapo Police received 48 calls for emergency medical assistance from the Walmart/Shoprite shopping center in Suffern, and the Orangetown police Department received 39 aided calls (medical or injury) during the five year period 2003 through 2008 from the Lowe's in Orangeburg.. The project as a whole would be expected to generate the need for less than one additional emergency service personnel.

The Haverstraw Ambulance Corps would receive \$5,066 and the Spring Hill Community Ambulance Corps in Ramapo would receive \$17,557 annually in project-generated tax revenues.

Mitigation Measures

No adverse impacts to ambulance services or hospital facilities are anticipated as a result of the proposed Minisceongo Park development. Therefore, no mitigation measures are proposed.

3.7.5 Schools

Existing Conditions

The project site is served by the East Ramapo Central School District, which has a current enrollment of 7,966 student in grades K-12. Approximately 67 percent of students in the District attend private schools. Table 3.7-2 below shows the enrollment distribution.

Table 3.7-2 East Ramapo Central School District Enrollment (2008/ 2009 School Year)		
School	Grades Served	September 2008 Enrollment
Elementary School/Intermediate	K-6	4,175
Middle School	7-8	1,179
High School	9-12	2,612
TOTAL		7,966
Source: Office of the Superintendent of Schools, East Ramapo Central School District, 2008.		

According to Loretta Petiera of the District Superintendent's Office, the District has no plans for staff or facility expansion; they are considering closing one or two buildings. The approximate

average annual decrease in enrollment is 130 students per year over a ten year period. The District projects a decrease of approximately 700 students over the next 10 years.

The 2008-2009 school year budget for the East Ramapo Central School District is \$192,728,148. Of this \$128,401,288 was raised by the tax levy (this amount does not include library taxes.) The total student enrollment for 2008-2009 is 7,966. Therefore, the per student cost for 2008-2009 is \$16,119.

Potential Impacts

Based on the proposal for 219 two-bedroom units, a total of 58 school-age children are projected to reside within the Minisceongo Park development. Based on the per student cost of \$16,119 calculated above, the proposed residential project would be projected to generate \$934,902 in costs to the East Ramapo Central School District.

Costs to the School District as a result of the projected increase in enrollment associated with the project would be offset by projected annual school tax revenues from the proposed project of \$1,210,036 (see Tables 3.8-6 and 3.8-7 in the Fiscal Analysis section of this SEIS).

The proposed access boulevard for the residences would allow easy maneuvering for school buses. A safe and convenient ingress and egress will be provided to pick up and drop off students.

Mitigation Measures

No adverse impacts to school facilities and services are anticipated and no mitigation is proposed.

3.7.6 Recreation Facilities

Existing Conditions

The DEIS provided a detailed discussion of the Recreational Facilities in the Towns of Haverstraw and Ramapo, which is summarized here, with updated information provided by the Michele Antosca, Director of the Department of Parks and Recreation in the Town of Ramapo.

The site is located in proximity to an array of parks in the Towns of Haverstraw and Ramapo. The South Mountain Park, Gurnee Park and Amphitheater and the Samuel G. Fisher Mount Ivy Environmental Park are located south and southwest of the project site. The East Ramapo Central School District provide recreation areas, such as ball fields, tennis courts and playgrounds, which are available for use by District residents.

The Town of Ramapo Parks and Recreation Division administers a number of active and passive recreational programs open to Town residents. In addition to the Town owned parks totaling 569 acres, including 21 areas of open space, that were listed in the DEIS, three facilities have been added since then: The Ramapo Equestrian Center on Route 202 in Suffern; the Joseph T. St. Lawrence Community Center in Hillburn; and the Ramapo Senior Citizens Community Center in Suffern. The Ramapo Department of Parks and Recreation has purchased almost 1,000 acres of property in addition to these new facilities. The Town also

maintains several small, neighborhood parks, two town-wide pool facilities, the tennis and pool facilities at the Rustic Brook Tennis Club, and the Spook Rock Golf Course, a 160-acre facility.

The Town of Haverstraw's Parks and Recreation department also owns and maintains a number of active and passive recreational parks open to Town residents. The Bowline Point Park, Philip J. Rotella Public Golf Course, Cheesecote Mountain Park and Rosman Park are among the Town owned parks¹⁵.

There are 16 county-owned parks in Rockland County totaling over 2,000 acres. Most parks are limited to passive recreation, except Kennedy Dells Park in Clarkstown, which also has recreation playing fields, and Haverstraw Bay County Park, which has a playground. The South Mountain Park, Gurnee Park and Amphitheater and the Samuel G. Fisher Mount Ivy Environmental park are the nearest county parks in proximity to the project site, located on the south side of Route 202.

Potential Impacts

The project will generate approximately 412 residents, and an 8,000 square foot recreation area is proposed for the western portion of the residential development, adjacent to the wetland buffer.

Land area requirements for neighborhood recreational facilities, based on open space standards derived from the ULI Development Impact Assessment Handbook, are summarized in Table 3.7-3 along with the required amount of recreational open space needed for the proposed development based on these standards.

Table 3.7-3 Parkland Requirements		
Type of Development	Acres per 1,000 persons	Acres required for Minisceongo Park
Minipark	0.25-0.5	0.1~0.2
Neighborhood park	1-2	0.4~.8
Community Park	5-8	2.0~3.2
Aggregate Area	6.25~10.5	2.5~4.2
Source: National Park Association Standards & ULI Development Impact Assessment Handbook, page 262.		

As indicated in Table 3.7-3, the aggregate area of recreational open space needed to serve the 412 residents is estimated to be between 2.5 and 4.2 acres of land. At the time of the DEIS, a total of more than 31,863 acres of parkland was available for Rockland County residents and 561 acres in the Town of Ramapo and 751 acres in the Town of Haverstraw. The Town of Ramapo and Haverstraw populations for 2004 was estimated to be 112,547 and 34,664 persons, respectively. This averages to be 11.3 acres of local open space and recreational area per 1,000 persons. It was noted that this did not take into consideration the Rockland County parkland and the East Ramapo Central School District's recreation facilities located in the Town of Haverstraw and Ramapo, within one mile of the project. In addition, since preparation of the DEIS, the Town of Ramapo has added over 1,000 acres of parkland property to its resource base.

¹⁵Town of Haverstraw Parks and Recreation Department website, <http://www.townofhaverstraw.us/toh>

Mitigation Measures

No significant demand is anticipated to be placed on townwide recreation facilities. No further mitigation measures are proposed.

3.7.7 Electricity

Existing Conditions

Orange and Rockland provides electric services in the area of the proposed subdivision via existing power lines along Route 202.

Potential Impacts

Residential and commercial electricity and gas for the proposed Minisceongo Park would be provided by Orange and Rockland Electric from a new underground distribution system. According to Ken Sullivan, Project Manager of New Construction at Orange and Rockland, there would be facilities to serve the project, pending submittal of an application and loads.¹⁶

Mitigation Measures

There are no adverse impacts anticipated to existing electrical services as a result of the proposed Minisceongo Park development and no mitigation measures are currently proposed.

3.7.8 Solid Waste Disposal

Existing Conditions

Town of Haverstraw

The Town of Haverstraw Highway Department is responsible for pick up of grass and leaves, which are taken to the Rockland County composting facility in Clarkstown on Route 303, and for bulk pick ups, which are taken to the appropriate bulk waste facility. Hazardous waste can be dropped off at a collection center in Pomona.

Refuse and recyclable collection is bid out on a Town-wide basis to private carters. Carters bring the recyclables to the Rockland County materials recovery facility in Hillburn. Trash can be delivered to the transfer station in Hillburn or to an approved disposal facility.

Town of Ramapo

The Town of Ramapo Public Works Department currently contracts for the removal of garbage, trash, and recyclables from properties in the unincorporated portions of Town of Ramapo that are classified as one-, two-, and three- family homes; multifamily homes; and home personal offices. The commercial portion of the site would be expected to contract with private carter.

The Town of Ramapo has a closed landfill. Currently municipal solid waste generated in the Town is sent to a transfer station and then to the Ontario County landfill. The Town of Ramapo

¹⁶ Correspondence, September 19, 2008.

is permitted for up to 700 tons of solid waste per day, or approximately 2,820 tons per week. Ramapo is currently handling about 400 tons per day.¹⁷

The Rockland County Source Separation law requires residents to separate recyclables from household trash. Recyclables are picked up from residences in “co-mingled” containers and transferred by contracted haulers to the Materials Recovery Facility at Town facilities in Hillburn, NY. Contractors then separate the materials and haul to recycling centers.

Potential Impacts

Solid waste generation for the residential and commercial portions of the project were projected based on the multipliers published in the ULI Handbook. Based on the of .00175 tons per day per resident the multifamily housing a projected 412 residents would generate approximately 0.7 tons of solid waste per day, or 21 tons per month. The commercial components would be anticipated to produce solid waste at a rate of .001 tons per day per employee. With a projected 679 employees, the proposed project would be anticipated to generate approximately 0.7 tons of solid waste per day or 21 tons per month. The total projected solid waste generation for the project would be approximately 1.4 tons per day, or 42 tons per month.

The Rockland County Solid Waste Management Authority currently operates two transfer stations, one in Ramapo and one in the Town of Haverstraw. According to John Klos, Operations Manager, indicates that the current facilities have adequate capacity to handle waste generated by the proposed Minisceongo Park. The additional generation of 1.4 tons per day, resulting from the proposed development is well within the handling capacity of the existing solid waste system.

Additionally, all properties within the Town of Ramapo and Haverstraw are taxed for solid waste disposal. It is anticipated that the increase in tax revenue from the property after development would be adequate to cover costs incurred by the Towns to dispose of the waste generated.

Dumpsters and solid waste storage areas are proposed for the multifamily residential buildings and the recreational complex. The commercial spaces would also have dumpsters installed.

All refuse storage areas would be screened from view of public roads. For the multifamily dwellings, solid waste would be stored within dumpster locations stored in the vicinity of the access drives into the garage portion of each building. As the site plan is advanced, the dumpster locations will be identified, and each location will be screened by a fence and landscaping to screen views of the disposal areas from the major driveways serving the site.

Mitigation

No significant impacts to solid waste disposal services are anticipated and no mitigation measures are proposed.

¹⁷ John Klos, Solid Waste Operations Manager for Rockland County Solid Waste Management Authority, phone interview, November 10, 2005.

3.7.9 Water Supply

Existing Conditions

Water from the Valley-Fill Aquifer is the source of all of the Town of Ramapo and Haverstraw potable water via both individual and United Water New York (UWNY) wells. The Valley-Fill aquifer is part of the larger Ramapo River Basin sole source aquifer system, as designated by the Environmental Protection Agency (EPA).

Potential Impacts

The development would be served by United Water New York. Potential water usage would be similar to wastewater calculated in 3.7-4 below. According to the project engineer, United Water New York has sufficient capacity to serve the project site.

Anticipated annual taxes generated by the proposed Minisceongo Park development and payable to the town water districts would be approximately \$2,285 and \$12,187 in Haverstraw and Ramapo, respectively.

Mitigation Measures

No significant impacts to the water supply are identified for the proposed development and no mitigation measures are proposed.

3.7.10 Sewage Treatment Facilities

Existing Conditions

Wastewater generated by the Town of Haverstraw is treated by the Joint Regional Sewerage Board (JRSB). Rockland County Sewer District No.1's Mount Ivy Pump Station on Route 202 collects wastewater from a portion of the Town of Ramapo and discharges it to a JRSB sewer line on Theills-Mount Ivy Road in Haverstraw which flows to the JRSB plant.

According to Joseph LaFiandra, Engineer II of Rockland County Sewer District No. 1,¹⁸ the District owns and maintains the entire infrastructure in the Town of Ramapo that would serve the project. This includes a sewer extension that crosses Route 202 from the Ramapo portion of the project site; the sewer main on Route 202 (Mount Ivy Interceptor sewer) to which the existing sewer extension from the project site connects; the pump station on Route 202 (Mount Ivy Pump Station) into which the sewer main flows, and the force main to the pump station. District records indicate that the Mount Ivy Pump Station has a capacity of approximately 1.58 millions gallons per day. The pump station has a flow meter. The District requires a flow and capacity analysis of the impact of Minisceongo Park on the District's interceptor, pump station, and force main.

According to Executive Director Pat Brady, the JRSB would treat wastewater from the Ramapo portion of the project site according to a written agreement with the Rockland County Sewer District.¹⁹

¹⁸ Correspondence, October 22, 2008.

¹⁹ Interview , October 17, 2008.

Proposed improvements to the plant, which would be funded by user unit fees to the JRSB, include, but are not limited to, repairs to an existing trunk line in the Village of Haverstraw, adding a fourth clarifier to the plant, and adding a third 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.

Potential Impacts

The proposed project would connect to an 8-inch sewer main located in the right of way of Route 202. The connection would be at the main access point. Sewer lines would be owned and maintained by the Rockland County Sewer District. The Rockland County Health Department, JSRB, and Rockland County Sewer District, in addition to Town agencies, would review the accepted SEIS and Site Plan for all wastewater utilities and comment on the adequacy of the system, including whether upgrades would be necessary. Easements for access to these utilities will be established by the reviewing agencies.

The anticipated wastewater and water usage is 113,550 gallons per person per day, according to the project engineer, based on the following calculations:

Table 3.7-4 Minisceongo Park Projected Water Use			
Type of Facility	Units	(gal./day) per unit	Total Use
2 bedroom residence	219	300	65,700
Shopping Centers	Sq. Ft.	(gal./day) per sq. ft.	
Buildings A& B	254,000	0.1	25,400
Office Buildings			
Building D Bank pad	4,000	0.1	400
Food Service	Seats	(gal./day) per unit	
Buildings C, F, & E	315	70	22,050
		TOTAL	113,550 gal./day
Source: Atzl, Scatazza & Zigler, P.C. Calculations based on New York State Department of Environmental Conservation "Design Standards for Wastewater Treatment Works 1988" (1980, rev. 1988).			

Each of the proposed 219 multifamily units would be expected to use approximately 300 gallons of water per day, or a total of 65,700 gallons per day (gpd) for all of the Minisceongo residences. The commercial uses would generate approximately 47,850 gallons per day combined based on the multiplier of 0.1 gpd per square foot for the shopping centers and office (bank) and the multiplier of 70 gpd for food services establishments. According to Mr. Brady, it is anticipated that there is sufficient flow capacity to handle the wastewater from the Minisceongo Park project.

The Wastewater Treatment Plant (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. A flow capacity study was prepared and

finalized in January 2005 (Stearns and Wheeler) which examines the WWTPs capabilities to handle additional flow that results from development growth within the WWTP's service area. The study includes an analysis of flows from the Harbors and Letchworth Village 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.

To address the future capital improvements necessary to upgrade the WWTP, the JRSB has implemented a \$3,000 user unit fee (approved for 2008 and subject to change). The funds will be placed in a reserve account to be used capital improvements at the WWTP.

Mitigation Measures

Since there is adequate capacity in the existing sewer treatment system for the effluent from the proposed development, no significant impacts to sewage disposal have been identified, and no mitigation measures are proposed. Projected annual taxes generated to the sewer district serving the project are \$20,066 for the Town of Haverstraw. The sewer district tax revenues for the Town of Ramapo based on assessed value have been projected to be \$46,565; the additional tax revenues based on per unit costs have not been calculated, since the per unit cost and unit calculation were not available from the Town.