

APPENDIX B
Correspondence

**TIM
MILLER
ASSOCIATES, INC.**

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

September 20, 2010

Peter K. Noonan - Chief of Police
Clarkstown Police
20 Maple Avenue
New City, New York 10956

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

To Chief Noonan:

Tim Miller Associates, Inc. (TMA) is preparing a Draft Supplemental Environmental Impact Statement (DSEIS) for a proposed Active Adult Residential project in the Town of Clarkstown, NY, known as Orchard Ridge. A site location map and proposed plan are included for your reference. As shown on the map, the site is located west along Route 303 and south of Meola Road.

The applicant for this project proposes an Active Adult Residential project called "Orchard Ridge" that would provide 320 dwellings on 29.65 acres of land west of Route 303 and south of Meola Road. The 320 homes will be available to approximately 570 senior citizens of the Town of Clarkstown and surrounding areas. Each of the eight (8) buildings is proposed to be 3 floors, housing 40 units and 25 parking garages. Each apartment is proposed to be approximately 1,100 to 1,300 square feet in size. The project also includes construction of a clubhouse and clubhouse facilities such as a swimming pool, bocci courts, a putting green, and walking trails.

As part of the environmental review we will need a profile of existing services your Department provides such that we can project an assessment of the potential impacts. To assist in this assessment, your responses to the enclosed questionnaire are important and we would like to note any concerns you may have relative to this proposed project. Should you not be able to provide written correspondence, I can be reached by telephone on weekdays. Please include any reference material you feel might provide useful information.

Thank you in advance for your assistance in this matter. Please do not hesitate to call me should you have any questions. I can be reached at 845.265.4400. I look forward to hearing from you.

Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Police Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please describe the current manpower and equipment levels of the Department.

2. What is your current service area and the population served?

3. How many calls for service does the Department receive per year?

4. Location(s) of station(s) nearest to the site.

5. Estimated response time to the site.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

8. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to police protection services.

9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities.

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerassociates.com

**TIM
MILLER
ASSOCIATES, INC.**

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

August 25, 2010

Mr. Brian Lynch
Congers-Valley Cottage Volunteer Ambulance Corps.
P.O. Box 164
Congers, New York 10920

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

Dear Captain Rusiecki,

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Sincerely,



Maureen Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Emergency Services Questionn e
Orchard Ridge Active Adult Residential

1. Please describe the current manpower and equipment levels of your Ambulance Service.

2. What is your current service area and the population served?

3. How many calls for service does Ambulance Service receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

4. Location(s) of station(s) nearest to the site.

5. Estimated response time to the site.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

7. Would the proposed development require any expansion of Ambulance Service staffing, facilities, and/or equipment?

8. Please review the enclosed conceptual site plan and comment on site access and any other aspects of the plan relevant to fire protection services.

9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
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10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
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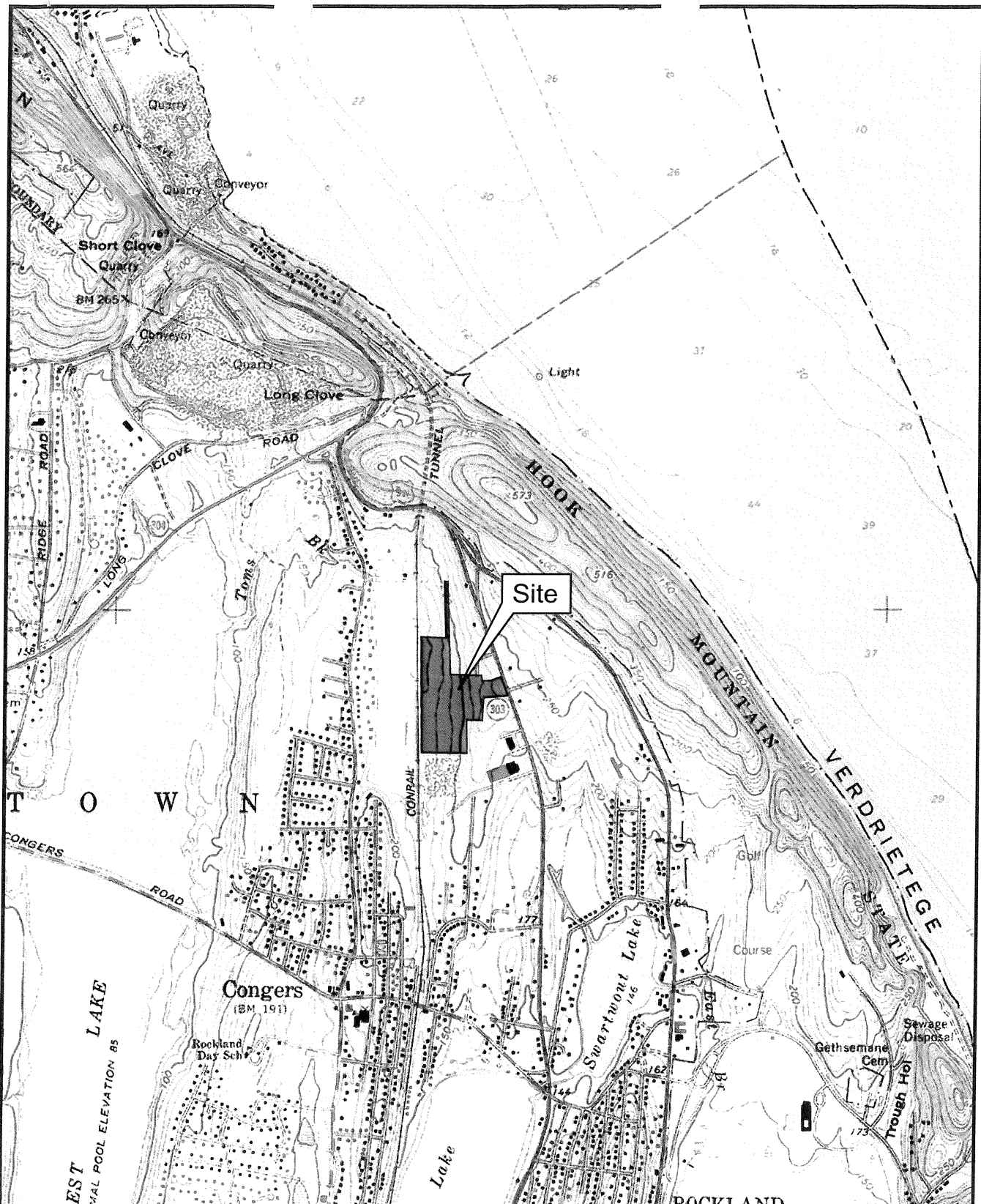


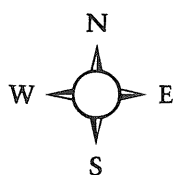
Figure 1: Project Site Location Map

Orchard Ridge

Town of Clarkstown, Rockland County, New York

Base Map: USGS 7.5-minute Topographic Map, Haverstraw Quad

Scale: 1" = 2,000'



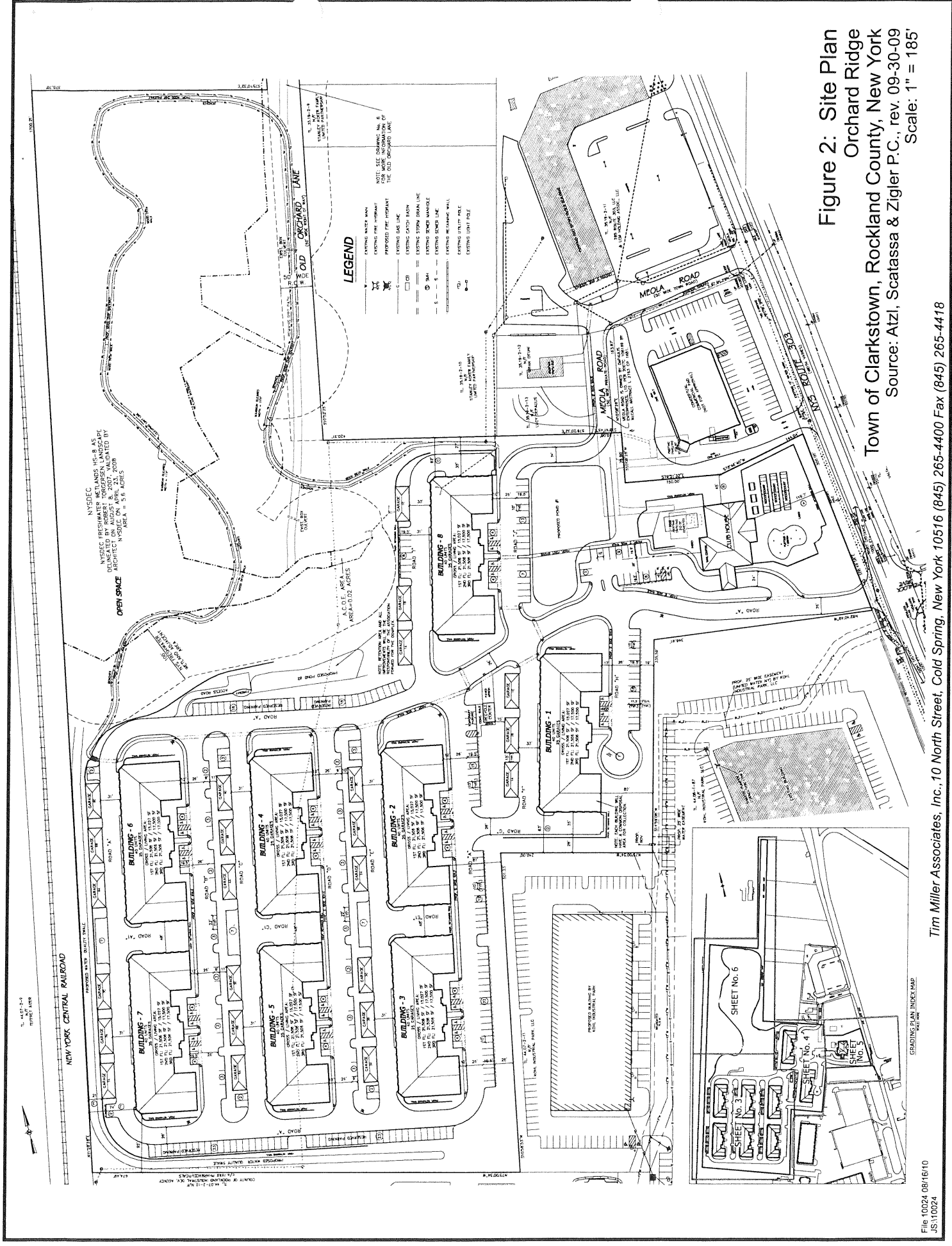


Figure 2: Site Plan
 Orchard Ridge
 Town of Clarkstown, Rockland County, New York
 Source: Atzl, Scatassa & Zigler P.C., rev. 09-30-09
 Scale: 1" = 185'

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

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ASSOCIATES, INC.**

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

August 25, 2010

Mr. Vince Narciso
Town of Clarkstown Fire Inspector
10 Maple Avenue
New City, New York 10956

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

Dear Chief Heinemann:

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Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Fire Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please describe the current manpower and equipment levels of the Department.

2. What is your current service area and the population served?

3. How many calls for service does the Department receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

4. Location(s) of station(s) nearest to the site.

5. Estimated response time to the site.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

8. Please review the enclosed conceptual site plan and comment on site access and any other aspects of the plan relevant to fire protection services.

9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities.

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Date: _____

Please return to:

Maureen S. Fisher
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10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
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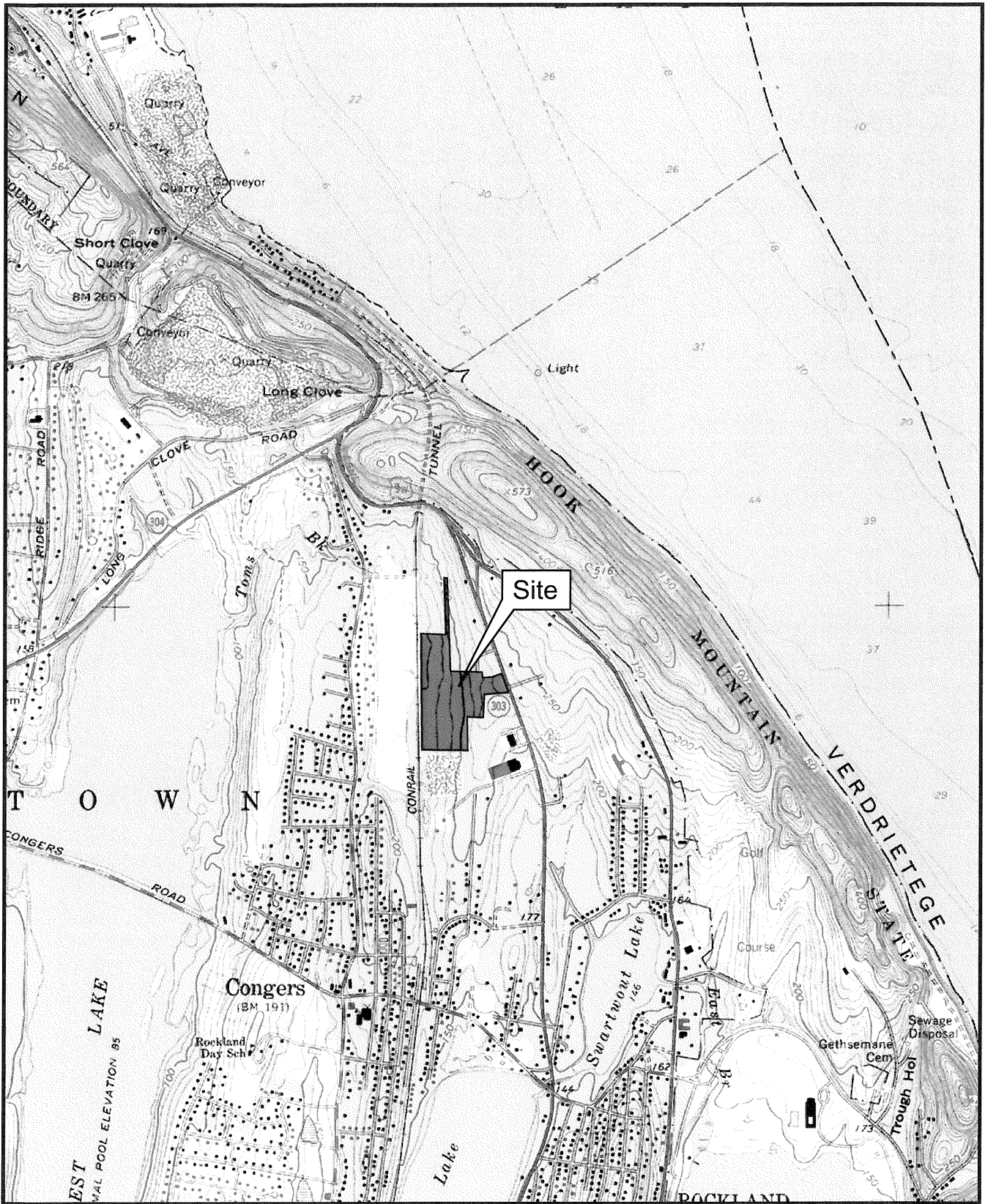


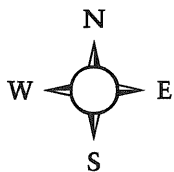
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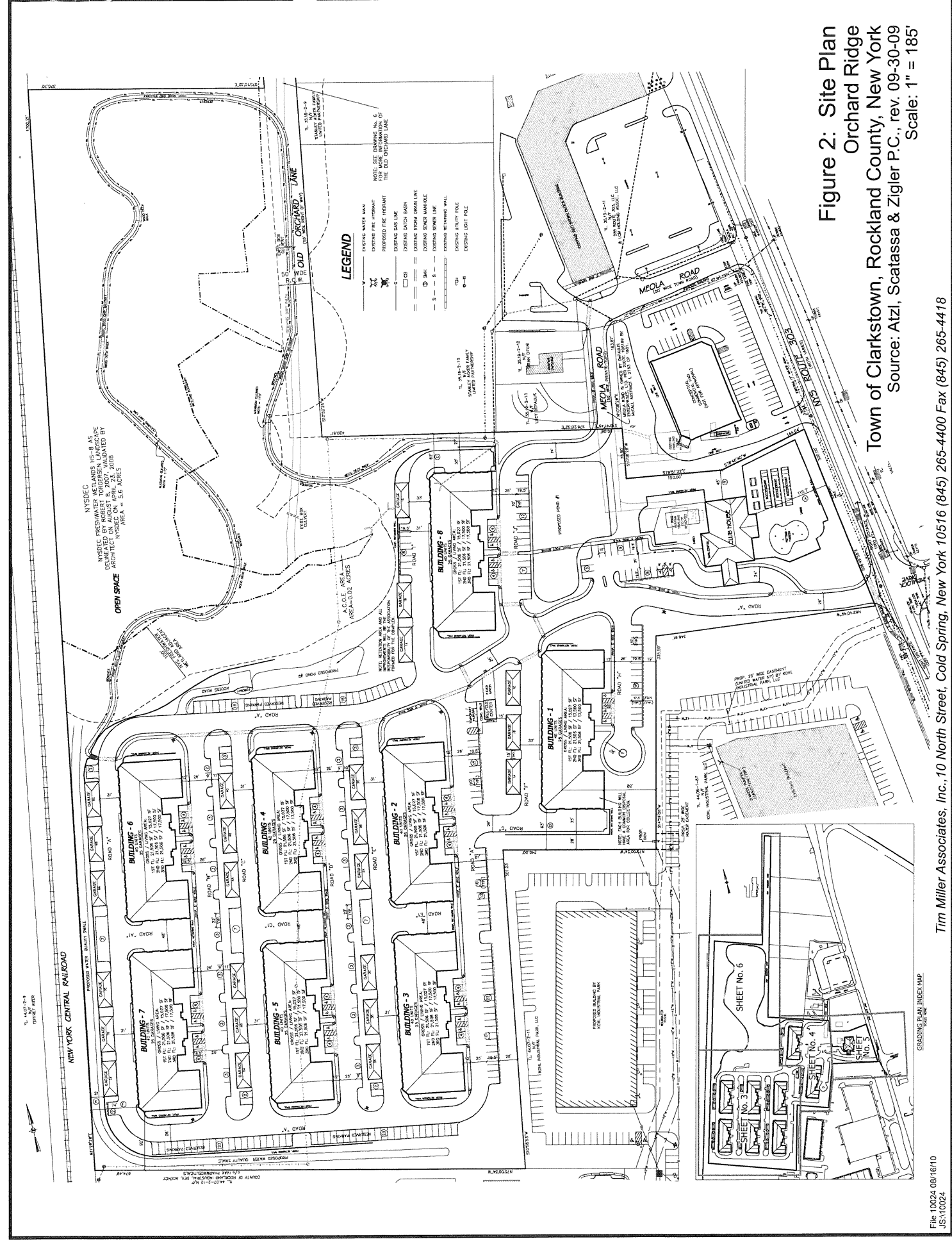
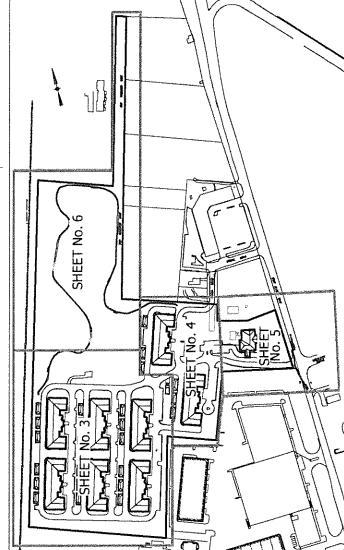


Figure 2: Site Plan
Orchard Ridge
Town of Clarkstown, Rockland County, New York
 Source: Atzl, Scatassa & Zigler P.C., rev. 09-30-09
 Scale: 1" = 185'

NYSDEC
 NYSDEC FRESHWATER PERMITS HC-8 AS
 DEMONSTRATED ON AUGUST 8, 2007. MODIFIED BY
 ARCHITECTURAL DESIGN INC. (ADSI)
 NYSDEC ON 4.5 ACRES
 AREA = 4.5 ACRES

OPEN SPACE
 A.C.O.E. AREA
 APPROX. 0.02 ACRES

LEGEND
 EXISTING WATER MAIN
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT
 EXISTING GAS LINE
 EXISTING CATCH BASIN
 EXISTING STORM SEWER LINE
 EXISTING SEWER MANHOLE
 EXISTING STORM LINE
 EXISTING RETAINING WALL
 EXISTING UTILITY POLE
 EXISTING LIGHT POLE



Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

10024

**TIM
MILLER
ASSOCIATES, INC.**

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

August 17, 2010

United Water
Customer Service Department
360 West Nyack Road
West Nyack, New York 10994

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

To whom it may concern:

Tim Miller Associates, Inc. (TMA) is preparing a Draft Supplemental Environmental Impact Statement (DSEIS) for a proposed Active Adult Residential project in the Town of Clarkstown, NY, known as Orchard Ridge. A site location map and proposed plan are included for your reference. As shown on the map, the site is located west along Route 303 and south of Meola Road.

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As part of the environmental review we will need a profile of existing services your Department provides such that we can project an assessment of the potential impacts. To assist in this assessment, your responses to the enclosed questionnaire are important and we would like to note any concerns you may have relative to this proposed project. Should you not be able to provide written correspondence, I can be reached by telephone on weekdays. Please include any reference material you feel might provide useful information.

Thank you in advance for your assistance in this matter. Please do not hesitate to call me should you have any questions. I can be reached at 845.265.4400. I look forward to hearing from you.

Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Water Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please provide the existing capacity of the water district including treatment methods and distribution systems.

2. What is your current service area and the population served?

3. Describe any existing plans, if any, for your facility to expand its staffing, facilities, equipment and/or capacity.

4. Would the proposed development require expansion of staffing, facilities, equipment, and/or capacity?

5. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to utility service.

6. Additional Comments.

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 12550
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerassociates.com

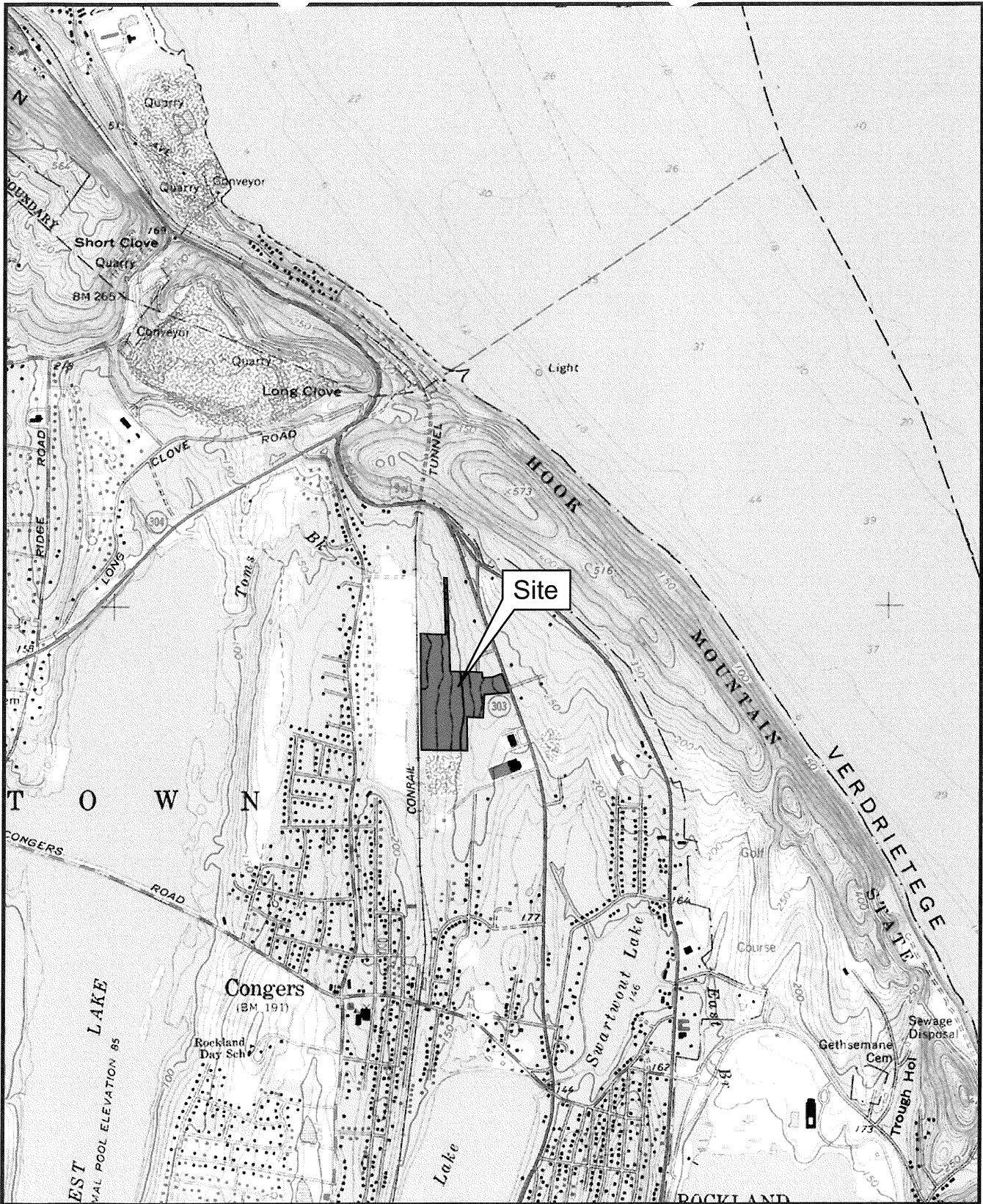


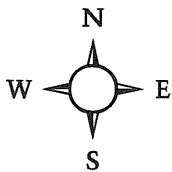
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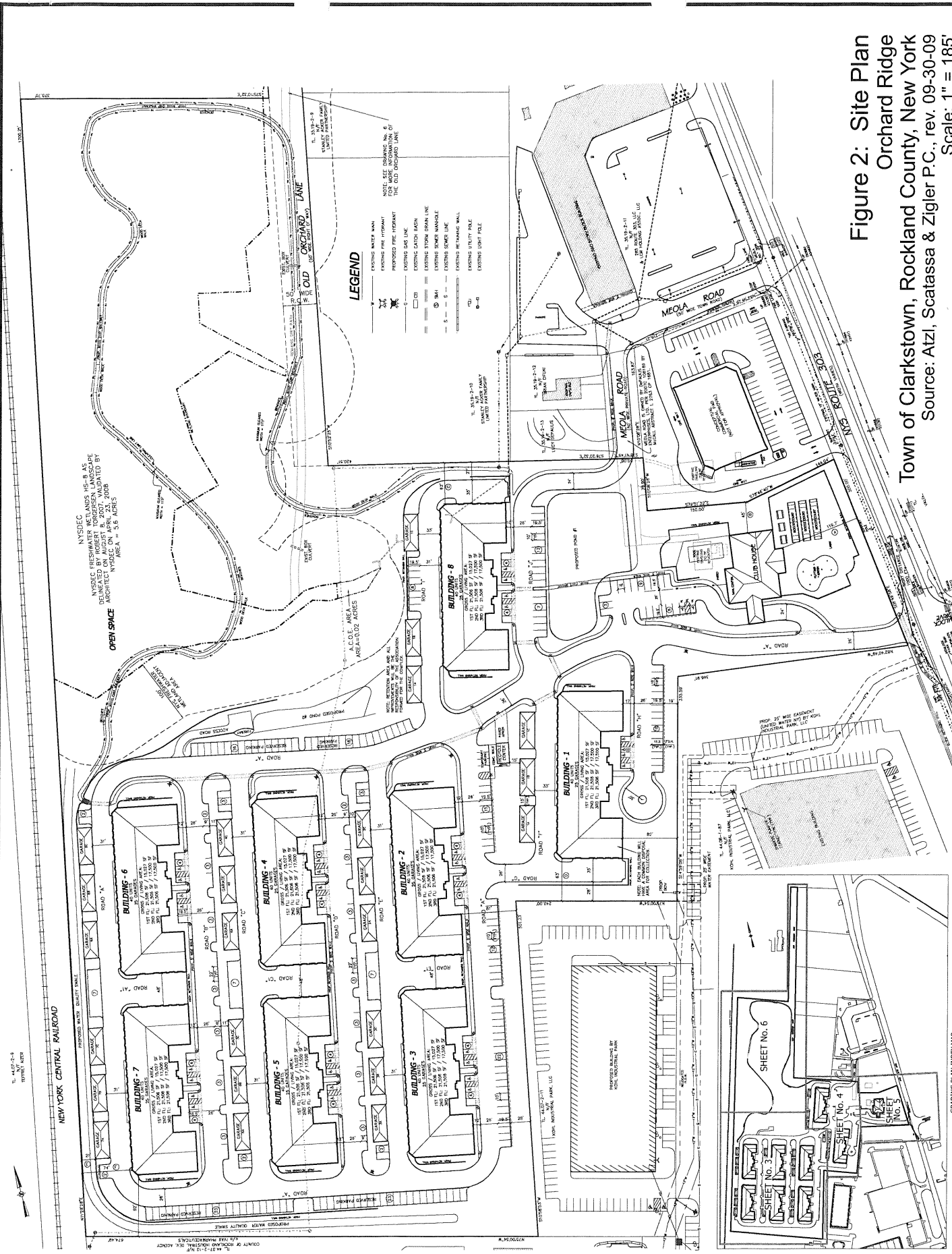


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Tirm Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

GRADING PLAN INDEX MAP

Jack Ferraro
New Business Manager

United Water New York
360 West Nyack Road
West Nyack, NY 10994
TEL 845-620-3343
FAX 845-620-3347



December 2, 2010

Edward A. Maikish, P.E.
52 Rocky Bar Road
Westtown, New York 10998

Re: Orchard Ridge Development Congers, NY

Dear Mr. Maikish:

This is to advise you that water service can currently be made available to the proposed development, located in Congers, Rockland County, New York, using a projected max day demand of 117,300 gpd, subject to the following conditions:

- 1) Prior to the installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to us, for our Engineering Department review and approval.
- 2) If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by you in accordance with the terms and conditions of this Company's standard agreements for extensions.
- 3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
- 4) Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a. Ten State Standards).

This willingness to serve letter is contingent upon United Water New York Inc. having County, State and Federal regulatory authorization to provide the requested water service and is valid for nine (9) months from the date of issuance. If the main installation/extension or service installation is not completed and approved by the Rockland County Department of Health within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

Please contact me at 845-620-3343 if you need additional information.

Very truly yours,

A handwritten signature in black ink that reads 'Jack Ferraro'.

Jack Ferraro

cc: Judith Hunderfund - Rockland County Health Department

Jack Ferraro
New Business Manager

United Water New York
360 West Nyack Road
West Nyack, NY 10994
TEL 845-620-3343
FAX 845-620-3347



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Westtown, New York 10998

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Please contact me at 845-620-3343 if you need additional information.

Very truly yours,

A handwritten signature in black ink that reads 'Jack Ferraro'.

Jack Ferraro

cc: Judith Hunderfund - Rockland County Health Department

**TIM
MILLER
ASSOCIATES, INC.**

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

August 17, 2010

Chief Frank Heinemann
Congers Fire Department
64 Lake Road
Congers, New York 10954

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

Dear Chief Heinemann:

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Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Fire Services Questionnaire
Clarchard Ridge - Active Adult Residential

1. Please describe the current manpower and equipment levels of the Department.

2. What is your current service area and the population served?

3. How many calls for service does the Department receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

4. Location(s) of station(s) nearest to the site.

5. Estimated response time to the site.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

8. Please review the enclosed conceptual site plan and comment on site access and any other aspects of the plan relevant to fire protection services.

9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities.

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
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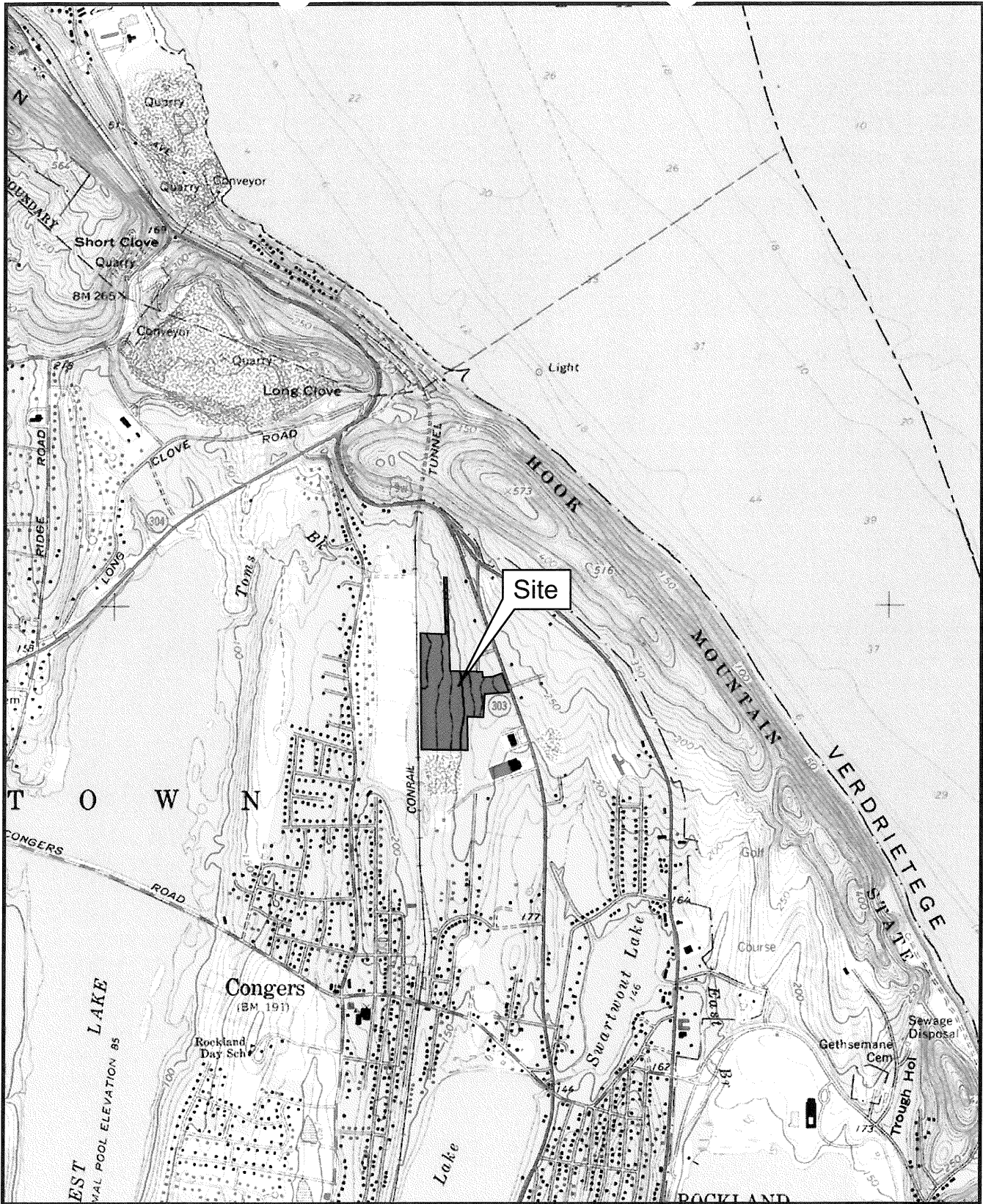


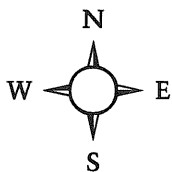
Figure 1: Project Site Location Map

Orchard Ridge

Town of Clarkstown, Rockland County, New York

Base Map: USGS 7.5-minute Topographic Map, Haverstraw Quad

Scale: 1" = 2,000'



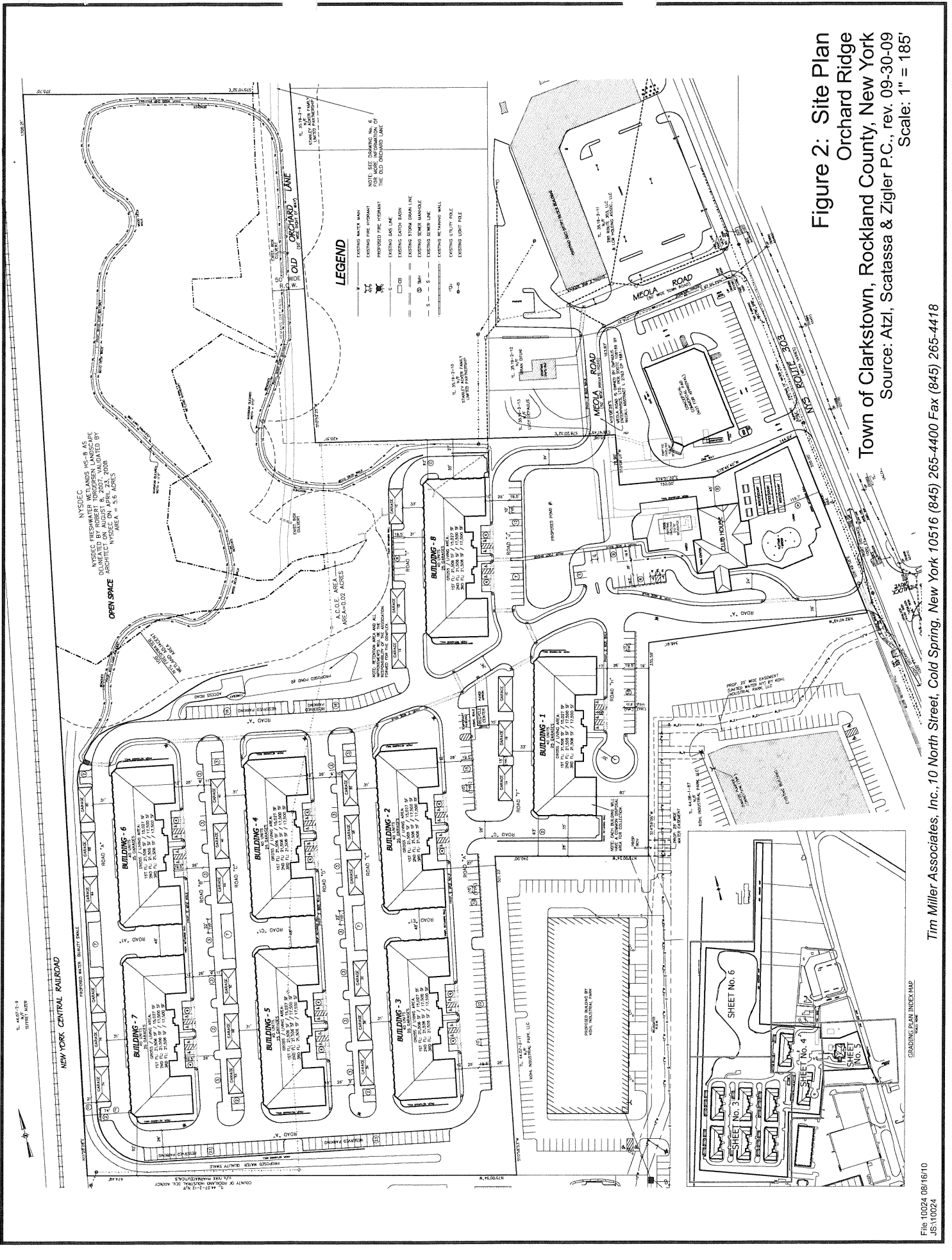


Figure 2: Site Plan
Orchard Ridge
Town of Clarkstown, Rockland County, New York
 Source: Atzl, Scatassa & Zigler P.C., rev. 09-30-09
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August 17, 2010

Captain Nick Rusiecki
Congers-Valley Cottage Volunteer Ambulance Corps.
P.O. Box 164
Congers, New York 10920

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Town of Clarkstown, Rockland County, New York**

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Sincerely,



Maureen Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Emergency Services Questionnaire
Richard Ridge Active Adult Residential

1. Please describe the current manpower and equipment levels of your Ambulance Service.

2. What is your current service area and the population served?

3. How many calls for service does Ambulance Service receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

4. Location(s) of station(s) nearest to the site.

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7. Would the proposed development require any expansion of Ambulance Service staffing, facilities, and/or equipment?

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9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
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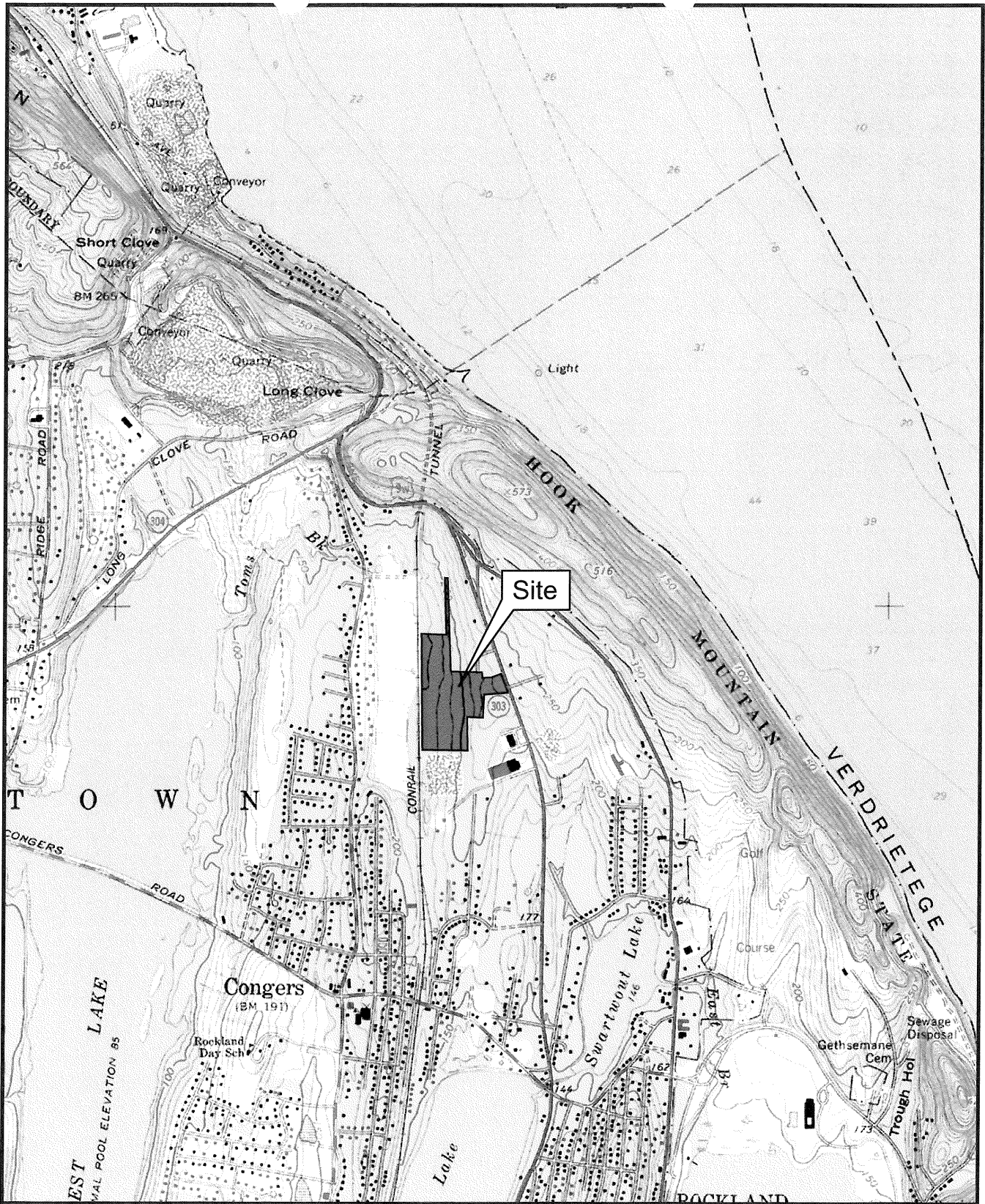


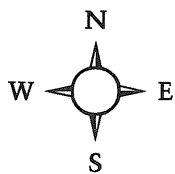
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Town of Clarkstown, Rockland County, New York

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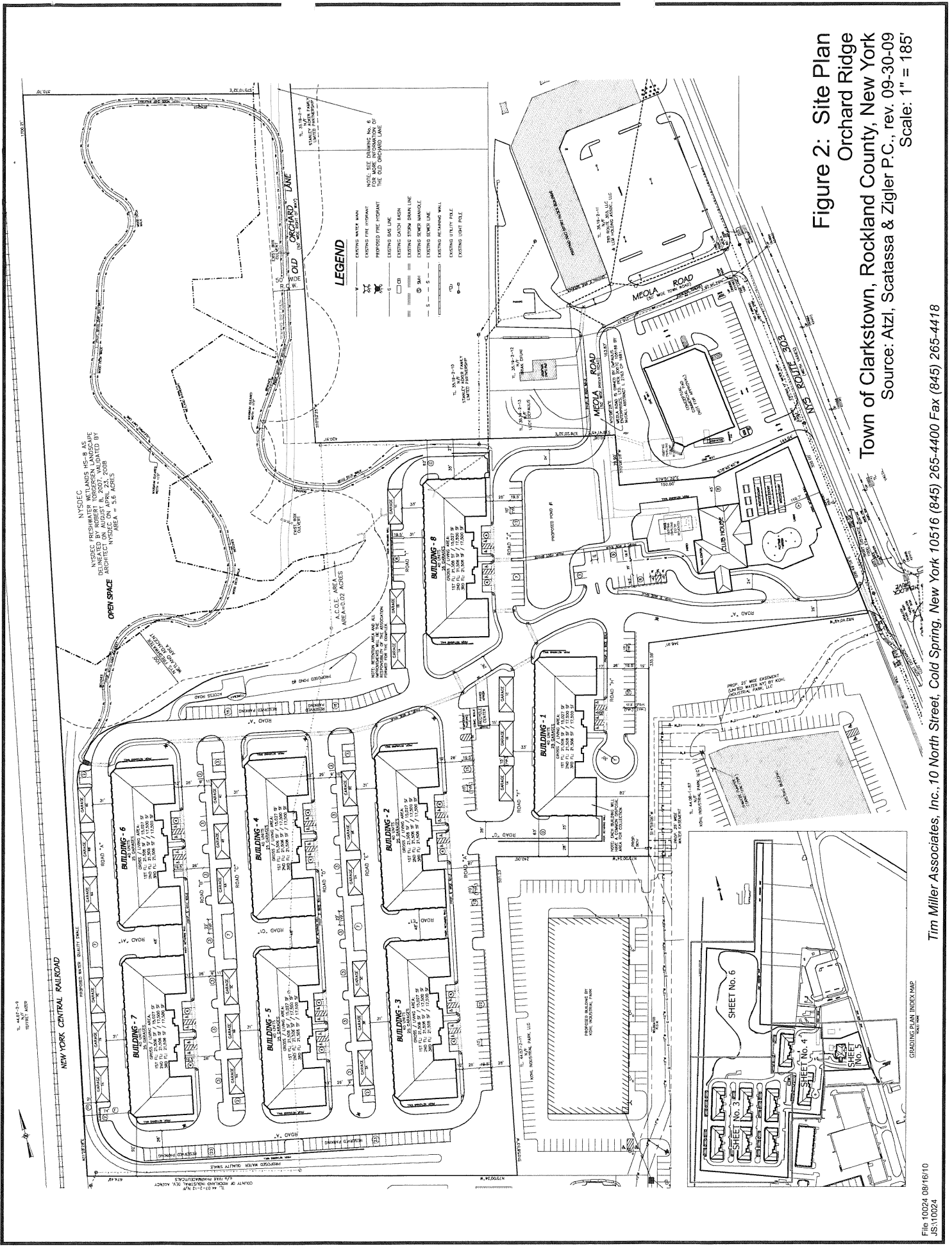


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 Source: Atzi, Scatassa & Zigler P.C., rev. 09-30-09
 Scale: 1" = 185'

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

10024

**TIM
MILLER
ASSOCIATES, INC.**

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

August 17, 2010

Rockland County Sewer District #1
4 Route 240
Orangeburg, New York 10962

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

To whom it may concern:

Tim Miller Associates, Inc. (TMA) is preparing a Draft Supplemental Environmental Impact Statement (DSEIS) for a proposed Active Adult Residential project in the Town of Clarkstown, NY, known as Orchard Ridge. A site location map and proposed plan are included for your reference. As shown on the map, the site is located west along Route 303 and south of Meola Road.

The applicant for this project proposes an Active Adult Residential project called "Orchard Ridge" that would provide 320 dwellings on 29.65 acres of land west of Route 303 and south of Meola Road. The 320 homes will be available to approximately 570 senior citizens of the Town of Clarkstown and surrounding areas. Each of the eight (8) buildings is proposed to be 3 floors, housing 40 units and 25 parking garages. Each apartment is proposed to be approximately 1,100 to 1,300 square feet in size. The project also includes construction of a clubhouse and clubhouse facilities such as a swimming pool, bocci courts, a putting green, and walking trails.

As part of the environmental review we will need a profile of existing services your Department provides such that we can project an assessment of the potential impacts. To assist in this assessment, your responses to the enclosed questionnaire are important and we would like to note any concerns you may have relative to this proposed project. Should you not be able to provide written correspondence, I can be reached by telephone on weekdays. Please include any reference material you feel might provide useful information.

Thank you in advance for your assistance in this matter. Please do not hesitate to call me should you have any questions. I can be reached at 845.265.4400. I look forward to hearing from you.

Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Sewer Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please provide the existing capacity of the sewer district including treatment methods and distribution systems.

2. What is your current service area and the population served?

3. Describe any existing plans, if any, for your facility to expand its staffing, facilities, equipment and/or capacity.

4. Would the proposed development require expansion of staffing, facilities, equipment, and/or capacity?

5. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to utility service.

6. Additional Comments.

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 12550
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerassociates.com

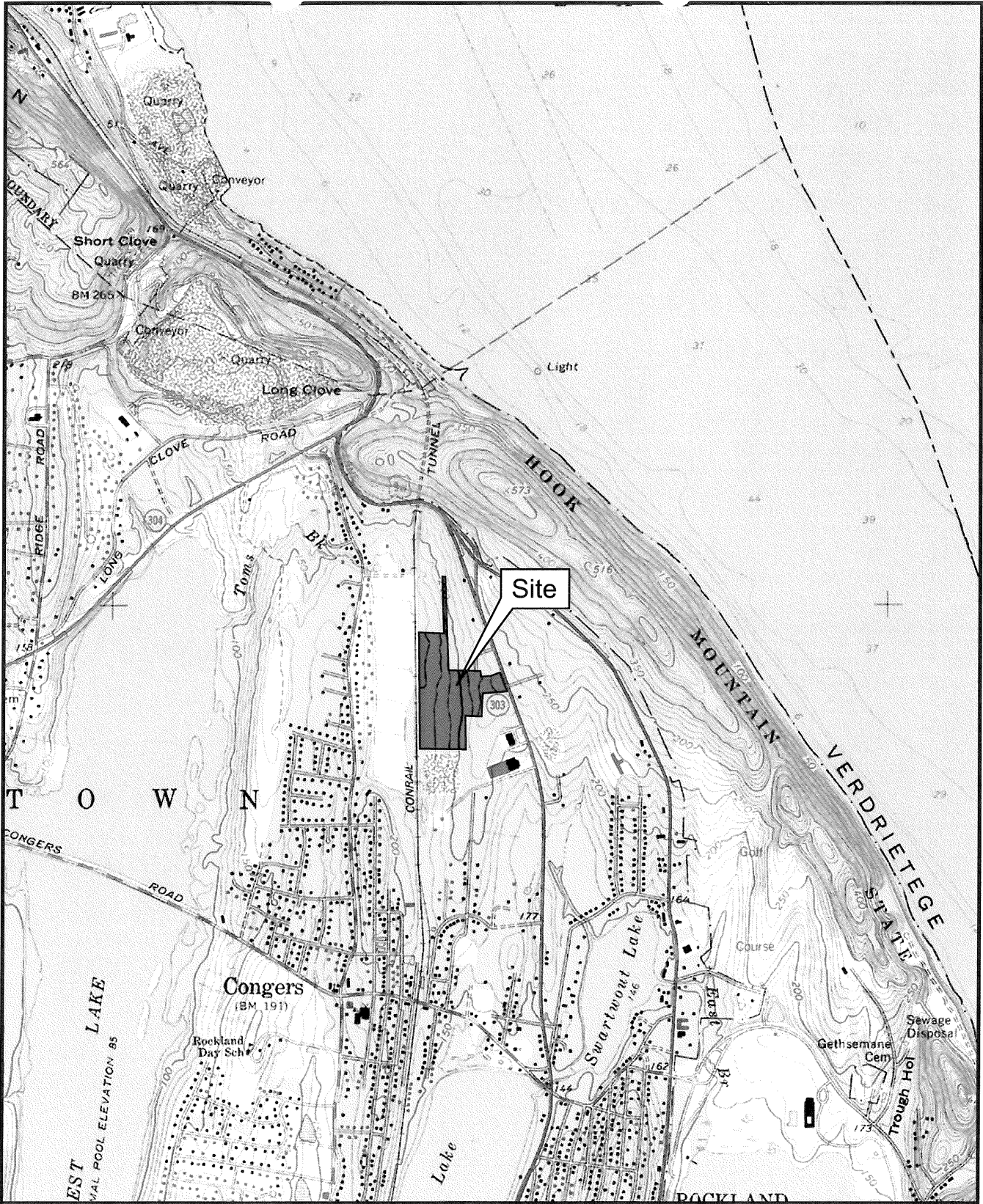


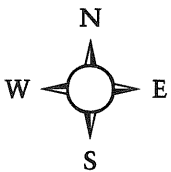
Figure 1: Project Site Location Map

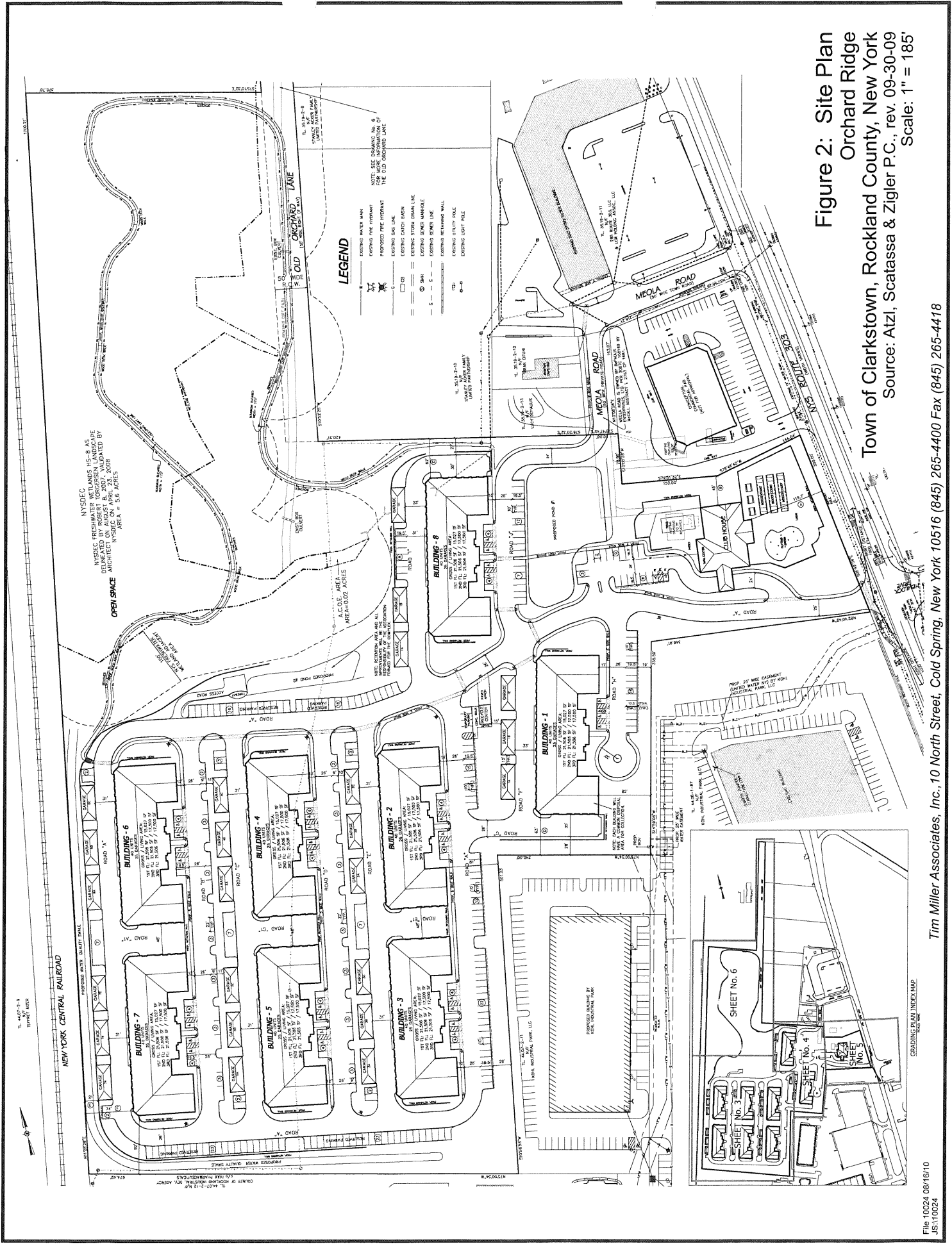
Orchard Ridge

Town of Clarkstown, Rockland County, New York

Base Map: USGS 7.5-minute Topographic Map, Haverstraw Quad

Scale: 1" = 2,000'







COUNTY OF ROCKLAND

SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
(845) 365-6111
Fax. (845) 365-6686

C. SCOTT VANDERHOEF
County Executive

JULIUS GRAIFMAN
Chairman
CHRISTOPHER P. ST. LAWRENCE
Vice-Chairman
DIANNE T. PHILIPPS, P.E.
Executive Director

June 22, 2010

VIA FACSIMILE

Ms. Shirley Thormann, Chairwoman
Town of Clarkstown Planning Board
10 Maple Avenue
New City, NY 10956

Re: Orchard Ridge
Route 303 and Meola Road
Tax Lots 89/35.19-2-15 through 20 and 89/44.07-2-10, 10.1 & 10.2

Dear Ms. Thormann:

Our office has received and reviewed a draft Scoping Document by Tim Miller Associates dated May 27, 2010 and a site plan by Atzl, Scatassa & Zigler that was last revised on July 22, 2009 for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewers from this project would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with the Rockland County Sewer Use Law as last amended in 2006. Impact fees enable the District to invest in future sanitary sewer improvement projects.
 - b. Approval of this application for three hundred twenty (320) dwelling units with a clubhouse and a pool, for which a zone change from LIO to AAR was granted, will result in two hundred thirty (230) additional sewer units. **Therefore, the applicant must submit a check in the amount of four hundred twenty-five thousand five hundred dollars (\$425,500.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of Planning Board approval.**
 - c. We request that payment of the impact fee to the District be made a condition of granting a Certificate of Occupancy.
 - d. We request that the Planning Board notify the District upon approval of the project.

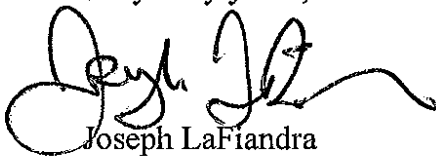
2. The District requires that the design engineer perform a flow and capacity analysis of the sewer system before the District approves the connection to the sewerage system. If the flow from this project requires improvements to the District's infrastructure, the applicant may be required to pay for an equivalent value of sewer improvements that is greater than the minimum impact fee stipulated above.
3. As the clubhouse is a non-residential building, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" must be submitted to and approved by this office *for the clubhouse* before any sewage is discharged into the District's sewerage system. **The owner or site manager must sign the wastewater questionnaire.**
4. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
 - a. Most of the manhole invert elevations on the plans and profiles conform to *Construction Standards for Rockland County Sewer District No. 1*, which specify a minimum drop of 0.1 foot between incoming and outgoing sewers. However, the incoming and outgoing invert elevations of manholes SMH 6, 7A, 11A and 12A are equal. Please have the land surveyor revise the invert elevations and their corresponding pipe slopes on the plans and profiles to conform to District standards.
 - b. Road "C" Profile on Drawing No. 16 (Preliminary Profile) indicates that the sanitary sewer pipe length from manhole SMH 12 to manhole SMH 12A is two hundred fifty feet (250'). However, based on the invert elevations and slope, the pipe length should be three hundred six feet (306'), which Drawing No. 3 [Preliminary Grading Plan (West)] correctly indicates. Please have the land surveyor revise the pipe length on the profile.
 - c. Drawing No. 18 (Preliminary Details) does not include several details that are pertinent to the proposed sanitary sewers. Attached please find the District's Manhole Frame & Cover detail, Building Connection Trench Detail, and Drop Manhole detail. Please have the land surveyor include them on the drawings.
5. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project.
6. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with *mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.*

June 22, 2010

7. We request that submission to Rockland County Sewer District No. 1 of as-built drawings of the proposed sanitary sewer extension be made a condition of granting a Certificate of Occupancy.
8. Details for the sanitary sewer connections are subject to approval by the Town of Clarkstown.
9. Any existing sewer connection proposed to be abandoned must be plugged with a permanent watertight plug or cap encased in concrete.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: D. Philipps M. Saber J. Roth M. Castro M. Gross
Scott McKane, P.E. – Rockland County Department of Health
Helen Kenny-Burrows – Rockland County Department of Planning
Dennis M. Letson, P.E. – Clarkstown Department of Environmental Control
David Zigler, P.L.S. – Atzl, Scatassa & Zigler, P.C.
Ann Cutignola – Tim Miller Associates, 10 North Street, Cold Spring, NY 10516
Eric Bergstol – Orchard Ridge LLC, c/o Empire Golf, 6 Station Road, Pomona, NY 10970

File: TOC 35.19-2-15 et al. – Orchard Ridge
Impact Fees
Reader



COUNTY OF ROCKLAND

SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

(845) 365-6111

Fax. (845) 365-6686

C. SCOTT VANDERHOEF
County Executive

JULIUS GRAIFMAN
Chairman
CHRISTOPHER P. ST. LAWRENCE
Vice-Chairman
DIANNE T. PHILIPPS, P.E.
Executive Director

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWOI) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. A plumbing layout of the proposed facility, if available.
3. Details of any existing or proposed grease traps.
4. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

JR/PB

ROCKLAND COUNTY SEWER DISTRICT NO. 1
(845) 365-6111

QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON LOCATION (CW01)

Name of Project: _____
Address of Project: _____ Tax/Lot/Block No.: _____
Applicants' Name: _____ Telephone No.: _____
Owner of Property: _____ Telephone No.: _____
Name of Engineer/Architect: _____ Telephone No.: _____

- Is this Facility: An Addition New Existing A Change of Ownership
1. Will food be prepared at this location? Yes No
 2. Food will be served at this location? Yes No On reusable plates Yes No
 3. Is this a restaurant/cafeteria? Yes No
 4. Is this a place of worship? Yes No If Yes number of families _____
 5. Does or will the facility have a fryer? Yes No
 6. Does or will the facility have a grill? Yes No
 7. Is there an existing grease trap at this location? Yes No
 8. If yes to No. 7, then give details: _____
 9. Does the facility have a 3-compartment sink? Yes No
 10. The location of the sewer this facility is or will be discharging to: _____
 11. The total seating capacity (excluding the Bar): _____ Number of employees: Part Time: _____ Full Time: _____
 12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____
 13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____
 14. Does the facility provide takeout food? Yes No If yes, % takeout: _____
 15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____
 16. Hours of Operation for the kitchen: _____
 17. For Banquet Halls, seating capacity: _____
- Remarks, if any: _____

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT:

Name: _____ Signature: _____ Date: _____
Address: _____ Tel: _____



COUNTY OF ROCKLAND

SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

(845) 365-6111

Fax. (845) 365-6686

C. SCOTT VANDERHOEF
County Executive

JULIUS GRAIFMAN
Chairman
CHRISTOPHER P. ST. LAWRENCE
Vice-Chairman
DIANNE T. PHILIPPS, P.E.
Executive Director

COMMERCIAL/NON RESIDENTIAL WASTEWATER DISCHARGE QUESTIONNAIRE

Dear Sewer System User:

Federal & State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and to ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District enforces an Industrial Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with proper operation.

The Rockland County Health Department and the town's building department planning board and environmental control department may need comments from this office prior to action by their department on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form: CWO2) and mail it back to the above address along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street including any manholes. The sewer elevations should also be clearly shown.
2. A plumbing layout of the proposed facility, if available.
3. If the project involves any food preparation or dispensing of prepared food, please use questionnaire Form CWO1 which shall be completed to determine the size of the grease trap or other pretreatment requirements.
4. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence, please refer to the Tax Map, Block and Lot number of the property and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information, please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1
(845) 365-6111

COMMERCIAL WASTEWATER DISCHARGE QUESTIONNAIRE (CW02)

[Note: Food prepares must use form CW01]

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No. : _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

1. Is this Facility: An Addition New Existing A Change of
Ownership

2. The facility will be used as? Manufacturing Retail Stores Warehouse Commercial
Office Medical/Dental Office Laboratory Food Prep. Other: _____

3. In brief, the Services, Products or Activities to be carried on at this location: _____

4. Total Area (in square feet): _____ Total Parking Spaces at this lot: _____

5. Source of the Water Supply: _____

6. Number of Tenants at this property: Current: _____ Future: _____

7. Total number of people who work or will work at this location: _____

8. Will other than Normal Domestic Wastewater be discharged?: Yes No Do Not Know

9. Estimated Water Consumption (in Gallons per Day): _____

10. Do Regulations require a Permit/Application to any Local, State or Federal Agencies for Water/Air/Solid Waste Discharge:
 Yes No If yes, which one? NYSDEC USEPA RCHD Other: _____

11. The location of the sewer this facility is or will be discharging to: _____

12. Any sewer manhole on the property? Yes No

13. Chemicals other than Janitorial/Office Supplies stored at this location? Yes No

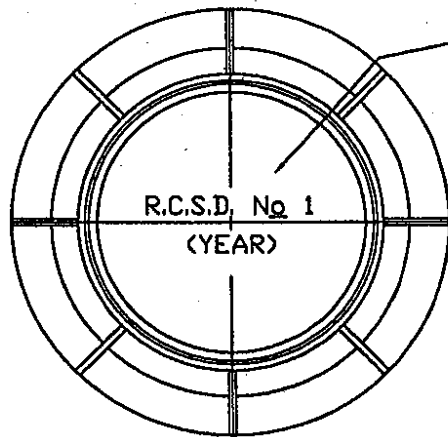
Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Sewer Use Law of 1997, as amended and that there are significant penalties for submitting false information.

Name: _____ Signature: _____

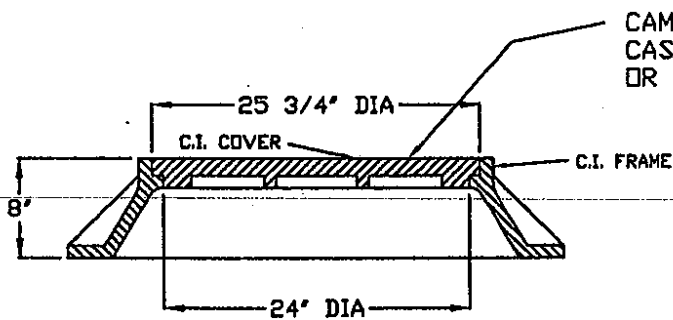
Date: _____

Title: _____ Tel: _____



FOR MUNICIPAL SEWERS, PLACE THE NAME OF THE MUNICIPALITY HERE RATHER THAN RCSD NO1

PLAN

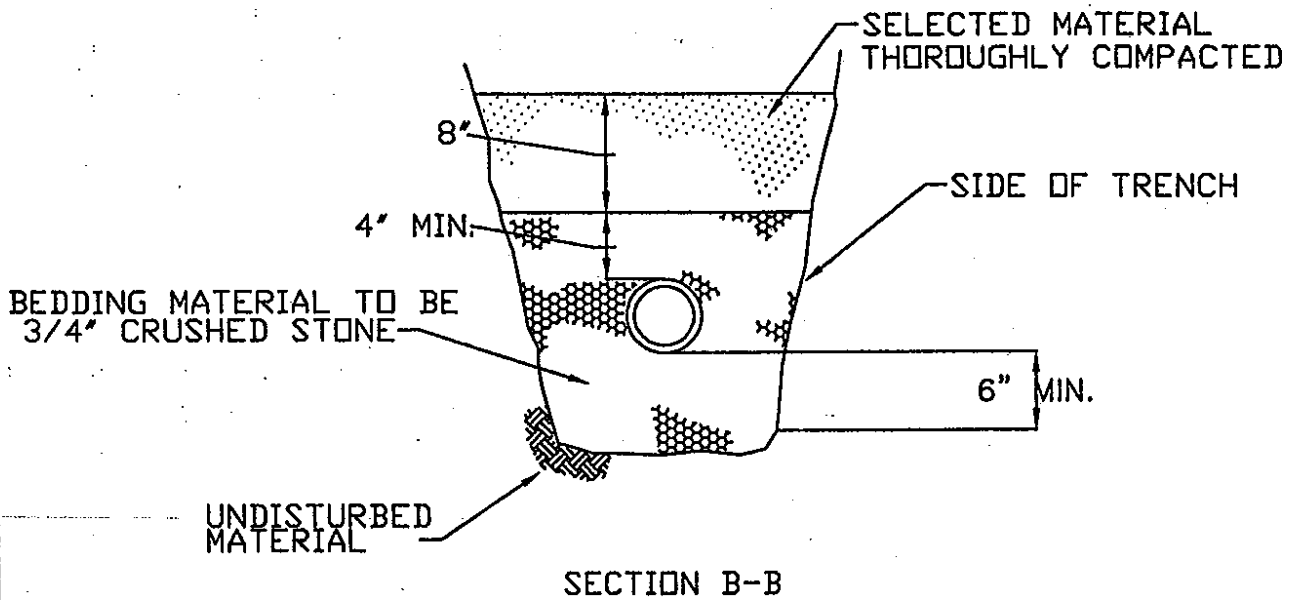


CAMPBELL FOUNDRY CO.
CASTING NO. 1203B
OR APPROVED EQUAL

SECTION

ROCKLAND COUNTY SEWER DISTRICT NO. 1
DETAIL OF STANDARD
MANHOLE FRAME & COVER

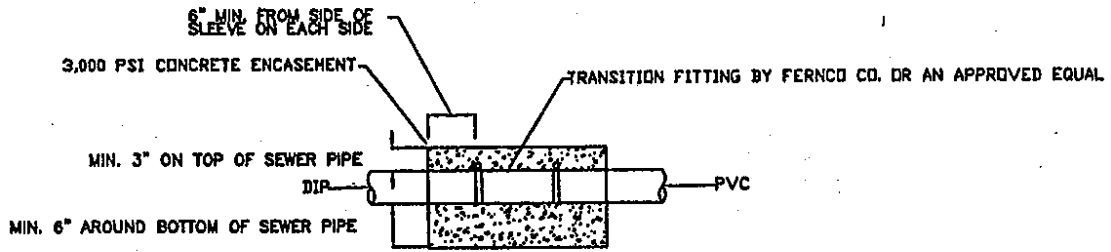
N.T.S.



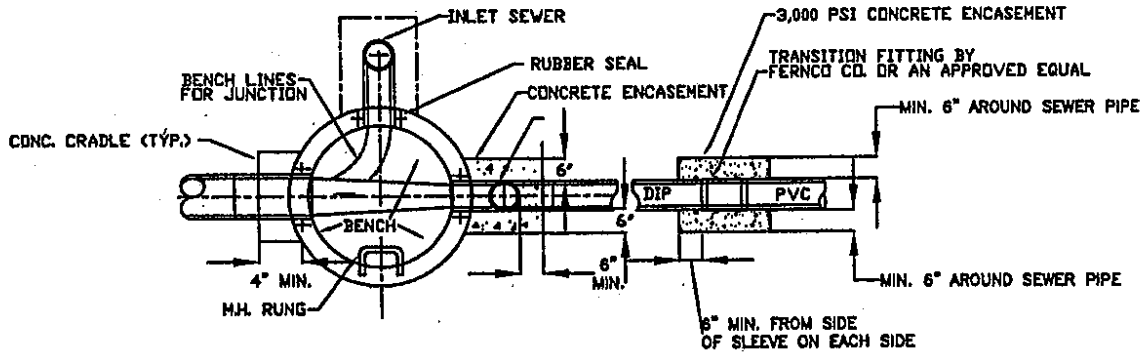
ROCKLAND COUNTY
 SEWER DISTRICT NO. 1
BUILDING CONNECTION
TRENCH DETAIL

N.T.S.

02/01/02

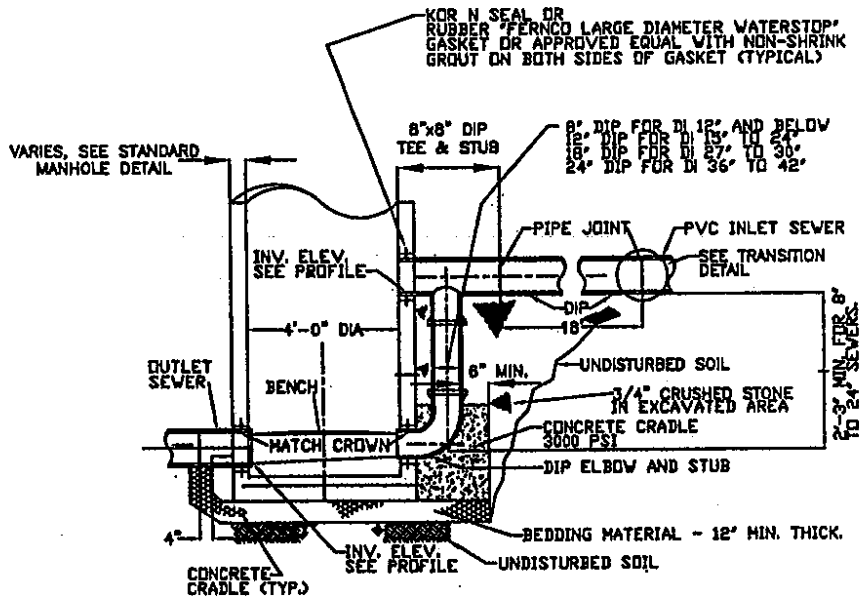


TRANSITION DETAIL



NOTE: MANHOLE CONFORMS WITH STANDARD MANHOLE EXCEPT AS OTHERWISE SHOWN.

DROP MANHOLE PLAN



ROCKLAND COUNTY SEWER DISTRICT NO. 1
DROP MANHOLE SECTION

Maureen Fisher

From: Joseph LaFiandra [LaFiandJ@co.rockland.ny.us]
Sent: Monday, September 27, 2010 4:25 PM
To: mfisher@timmillerassociates.com
Cc: Martin Dolphin; Dianne Philipps; Michael Saber
Subject: Orchard Ridge AAR DSEIS

Attachments: 35.19-2-15 -1 Orchard Ridge.pdf; 32.11-1-4 -07 Patrick Farm.pdf



35.19-2-15 -1



32.11-1-4 -07

Orchard Ridge.pdf... Patrick Farm.pdf...

Dear Maureen:

Per our telephone conversation today to answer your questions about the District for the Orchard Ridge project EIS, attached please find Acrobat files of the following for your use:

1. The District's letter to the Clarkstown Planning Board with comments on the draft scoping comment that your office prepared for the Orchard Ridge project, and
2. The District's letter to the Ramapo Town Board with comments on the DEIS that your office prepared for the Patrick Farm project.

Please reply or call me at 845-365-6056 if you have any questions or need anything else. Thank you.

Yours truly,
Joseph LaFiandra
Engineer II
Rockland County Sewer District No. 1

This email, including attachments, may include confidential and/or proprietary information. If the reader of this email is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution, or copying of this email is prohibited. If you have received this email in error, please notify the sender by replying to this message and deleting this email immediately.

10024

**TIM
MILLER
ASSOCIATES, INC.**

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

August 17, 2010

Clarkstown Police
20 Maple Avenue
New City, New York 10956

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

To whom it may concern:

Tim Miller Associates, Inc. (TMA) is preparing a Draft Supplemental Environmental Impact Statement (DSEIS) for a proposed Active Adult Residential project in the Town of Clarkstown, NY, known as Orchard Ridge. A site location map and proposed plan are included for your reference. As shown on the map, the site is located west along Route 303 and south of Meola Road.

The applicant for this project proposes an Active Adult Residential project called "Orchard Ridge" that would provide 320 dwellings on 29.65 acres of land west of Route 303 and south of Meola Road. The 320 homes will be available to approximately 570 senior citizens of the Town of Clarkstown and surrounding areas. Each of the eight (8) buildings is proposed to be 3 floors, housing 40 units and 25 parking garages. Each apartment is proposed to be approximately 1,100 to 1,300 square feet in size. The project also includes construction of a clubhouse and clubhouse facilities such as a swimming pool, bocci courts, a putting green, and walking trails.

As part of the environmental review we will need a profile of existing services your Department provides such that we can project an assessment of the potential impacts. To assist in this assessment, your responses to the enclosed questionnaire are important and we would like to note any concerns you may have relative to this proposed project. Should you not be able to provide written correspondence, I can be reached by telephone on weekdays. Please include any reference material you feel might provide useful information.

Thank you in advance for your assistance in this matter. Please do not hesitate to call me should you have any questions. I can be reached at 845.265.4400. I look forward to hearing from you.

Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

Police Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please describe the current manpower and equipment levels of the Department.

2. What is your current service area and the population served?

3. How many calls for service does the Department receive per year?

4. Location(s) of station(s) nearest to the site.

5. Estimated response time to the site.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

8. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to police protection services.

9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities.

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerassociates.com

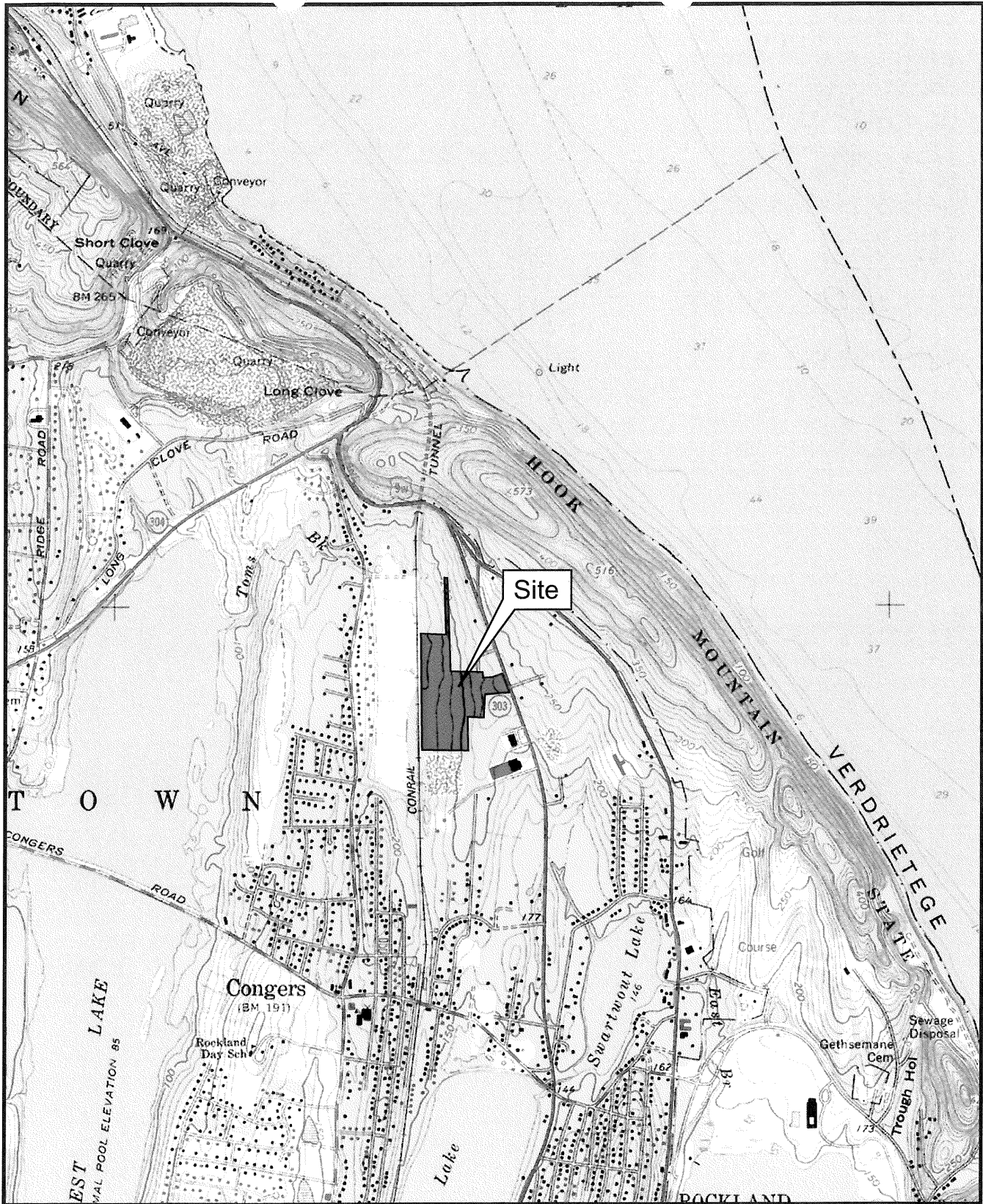


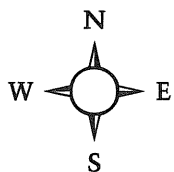
Figure 1: Project Site Location Map

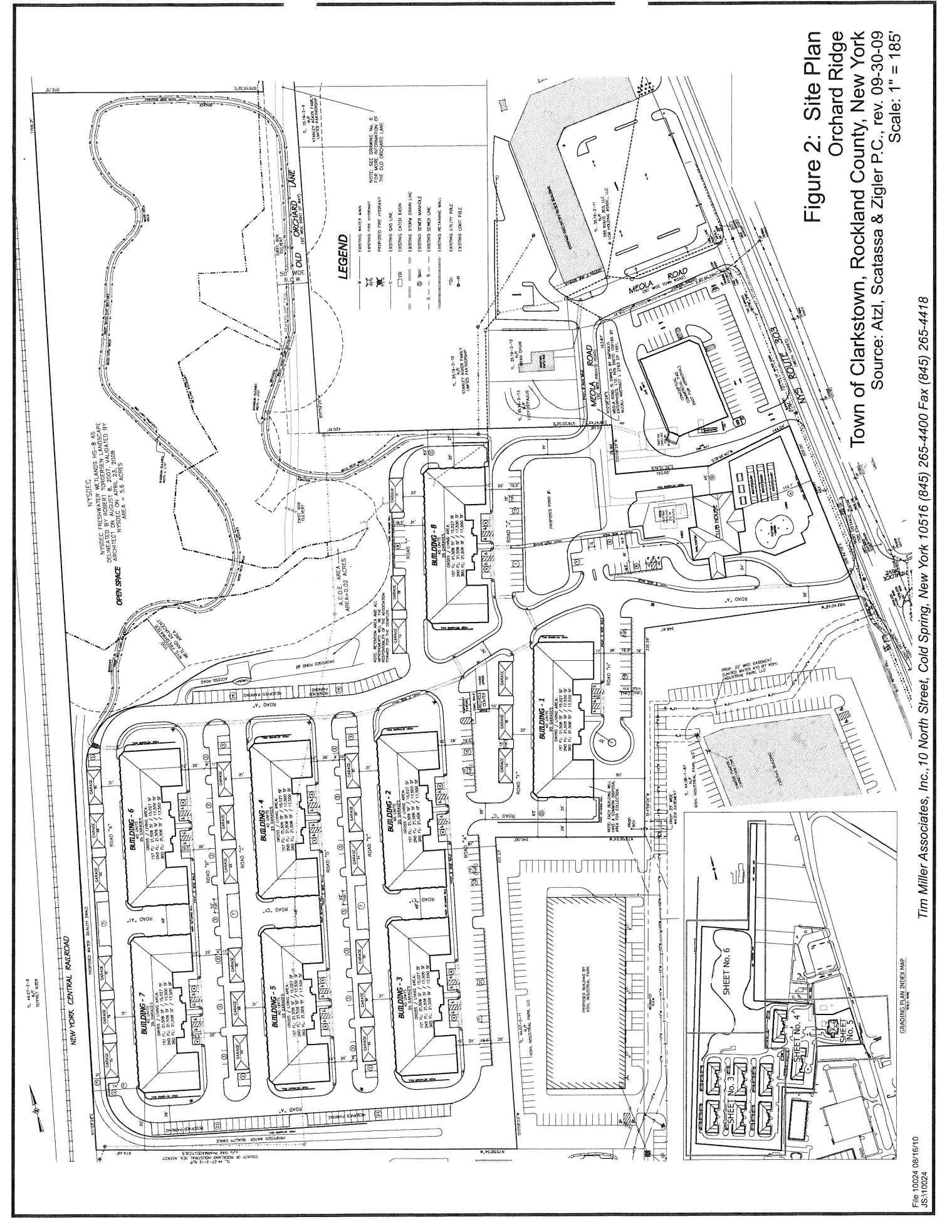
Orchard Ridge

Town of Clarkstown, Rockland County, New York

Base Map: USGS 7.5-minute Topographic Map, Haverstraw Quad

Scale: 1" = 2,000'





NYSDEC
NYSDEC FRESHWATER LANDS HC-18 AS
DELIMITED ON AUGUST 8, 2007
REVISED ON AUGUST 8, 2008
NYSDEC # 5.8 ACRES

OPEN SPACE

LEGEND

- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING SLOTTED LINE
- EXISTING RETAINING WALL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE

Figure 2: Site Plan Orchard Ridge

Town of Clarkstown, Rockland County, New York
Source: Atzi, Scatassa & Zigler P.C., rev. 09-30-09
Scale: 1" = 185'

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

GRADING PLAN INDEX MAP



TOWN OF CLARKSTOWN POLICE DEPARTMENT
20 MAPLE AVENUE, NEW CITY, NEW YORK 10956-5047

TEL (845) 639-5800

FAX (845) 639-5919

Peter T. Noonan
CHIEF OF POLICE

Robert Mahon
CAPTAIN

October 5, 2010

Michael Sullivan
CAPTAIN

Maureen S. Fischer
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516

Dear Ms. Fischer:

Regarding your request for a profile regarding existing police services at your proposed Orchard Ridge – Active Adult Residential site in Congers NY, please find the accompanying letter along with your questionnaire.

Question 1

The department currently has 163 sworn officers and 26 civilian support staff.

Question 2

The Town of Clarkstown covers about 35 square miles, 9 hamlets, and over 300 miles of road which includes a large commercial presence and 2 Malls. Current population is around 75, 000.

Question 3

The Clarkstown Police Department responds to about 60,000 calls for service annually.

Question 4

Headquarters, located at 20 Maple Avenue, New City, NY.

Question 5

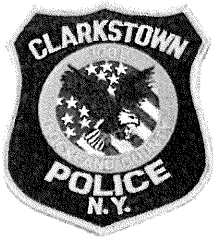
Our projected response time is 3 to 5 minutes depending on the nature of the call.

Question 6

There are no existing plans for expansion. The Department has been recently reduced by 10 officers and 2 civilians.

Serving the Hamlets of:

Bardonia • Central Nyack • Congers • Nanuet • New City • Rockland Lake • Upper Nyack • Valley Cottage • West Nyack



TOWN OF CLARKSTOWN POLICE DEPARTMENT
20 MAPLE AVENUE, NEW CITY, NEW YORK 10956-5047

TEL (845) 639-5800

FAX (845) 639-5919

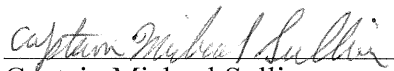
Question 7, Question 8

The two major concerns regarding this development would be in the area of traffic control and medical response services. Route 303 is a busy thoroughfare with heavy traffic conditions, particularly during rush hours. With a senior citizen population occupying the residences this could provide an area of concern for them in the area of egress. I believe that any residential facility of this size would at least require a traffic control device. The Clarkstown Police Department also provides an excellent emergency medical care program. Any increase in the senior citizen population would require additional officer response which would reduce services to other areas of the Town.

Question 9

The Town of Clarkstown Police Department is the sole provider of police services the Town of Clarkstown.

Sincerely,



Captain Michael Sullivan

Serving the Hamlets of:

Bardonia • Central Nyack • Congers • Nanuet • New City • Rockland Lake • Upper Nyack •
Valley Cottage • West Nyack

Police Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please describe the current manpower and equipment levels of the Department.

THE DEPARTMENT CURRENTLY HAS 163 SWORN OFFICERS SUPPORTED BY 27 CIVILIAN STAFF MEMBERS.

2. What is your current service area and the population served?

CLARKSTOWN COVERS ABOUT 35 SQUARE MILES WITH A POPULATION OF ABOUT 85,000. THIS INCLUDES 300 MILES OF ROADS, 9 HAMLETS, AND A LARGE COMMERCIAL BASE AND TWO MALLS.

3. How many calls for service does the Department receive per year?

USUALLY IN THE AREA OF 60,000 CALLS FOR SERVICE.

4. Location(s) of station(s) nearest to the site.

HEAD QUARTERS, 20 MAPLE AVE, NEW CITY, NY

5. Estimated response time to the site.

3-5 MINUTES DEPENDING ON THE NATURE OF THE CALL.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

NONE AT THIS TIME. WE ARE CURRENTLY REDUCED BY TEN SWORN OFFICERS.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

THE POLICE DEPARTMENT PROVIDES EXCELLENT EMERGENCY MEDICAL CARE. ANY INCREASE IN SENIOR CITIZEN POPULATION WOULD HAVE TO BE FACTORED IN ALONG WITH CURRENT REDUCTIONS.

8. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to police protection services.

IT IS HARD TO TELL FROM YOUR ENCLOSED SITE PLAN, BUT ANY DEVELOPMENT OF THIS NATURE SHOULD HAVE A SECONDARY "ENTRANCE/EXIT" FOR EMERGENCIES. ALSO, RT 203 IS A HEAVY THROUGHWAY AND TRAFFIC CONTROL WOULD BE NEEDED.

9. Describe any overlap in jurisdiction, or mutual aid provided by neighboring communities.

THE CLARKSTOWN POLICE DEPARTMENT IS THE SOLE PROVIDER OF POLICE SERVICES

Completed by:

Capt. Michael Sullivan

Date:

10/13/10

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerasociates.com

10024

**TIM
MILLER
ASSOCIATES, INC.**

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

August 17, 2010

K. Luke Kalarickal, P.E., Director
Environmental Control
Town of Clarkstown
10 Maple Avenue
New City, New York 10956

**Re: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York**

Dear Mr. Kalarickal:

Tim Miller Associates, Inc. (TMA) is preparing a Draft Supplemental Environmental Impact Statement (DSEIS) for a proposed Active Adult Residential project in the Town of Clarkstown, NY, known as Orchard Ridge. A site location map and proposed plan are included for your reference. As shown on the map, the site is located west along Route 303 and south of Meola Road.

The applicant for this project proposes an Active Adult Residential project called "Orchard Ridge" that would provide 320 dwellings on 29.65 acres of land west of Route 303 and south of Meola Road. The 320 homes will be available to approximately 570 senior citizens of the Town of Clarkstown and surrounding areas. Each of the eight (8) buildings is proposed to be 3 floors, housing 40 units and 25 parking garages. Each apartment is proposed to be approximately 1,100 to 1,300 square feet in size. The project also includes construction of a clubhouse and clubhouse facilities such as a swimming pool, bocci courts, a putting green, and walking trails.

As part of the environmental review we will need a profile of existing services your Department provides such that we can project an assessment of the potential impacts. To assist in this assessment, your responses to the enclosed questionnaire are important and we would like to note any concerns you may have relative to this proposed project. Should you not be able to provide written correspondence, I can be reached by telephone on weekdays. Please include any reference material you feel might provide useful information.

Thank you in advance for your assistance in this matter. Please do not hesitate to call me should you have any questions. I can be reached at 845.265.4400. I look forward to hearing from you.

Sincerely,



Maureen S. Fisher
Senior Environmental Scientist
TIM MILLER ASSOCIATES, INC.

**Solid Waste Services Questionn ?
Orchard Ridge - Active Adult Residential**

1. Please describe the current manpower and equipment levels of the Department.

2. What is your current service area and the population served?

3. Describe any existing plans, if any, for your department to expand its staffing, facilities, and/or equipment.

4. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

5. Please review the enclosed conceptual site plan and comment on site access and any other aspects of the plan relevant to your services.

6. Any further comments.

Completed by: _____

Date: _____

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerassociates.com

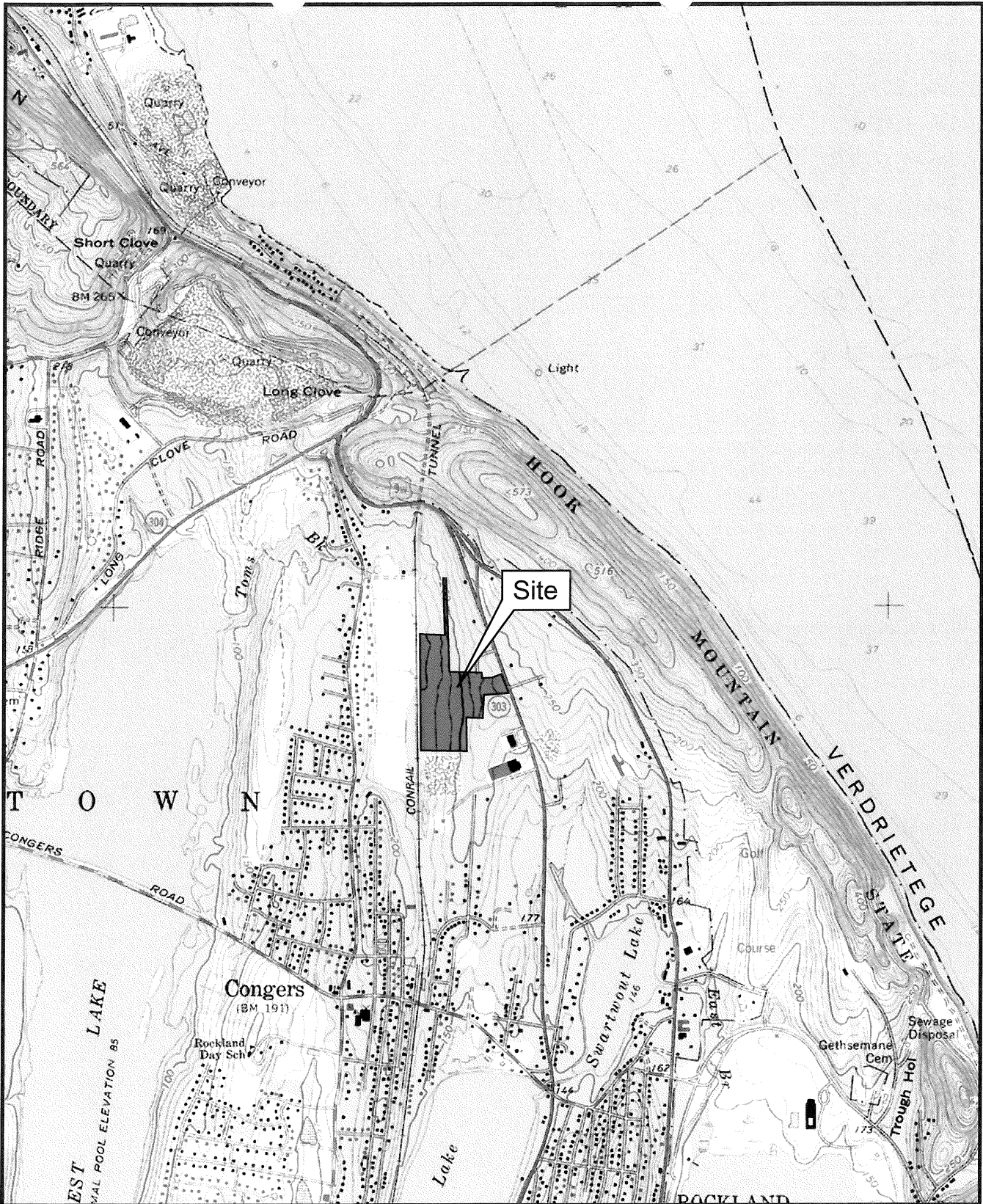


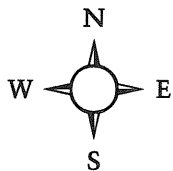
Figure 1: Project Site Location Map

Orchard Ridge

Town of Clarkstown, Rockland County, New York

Base Map: USGS 7.5-minute Topographic Map, Haverstraw Quad

Scale: 1" = 2,000'



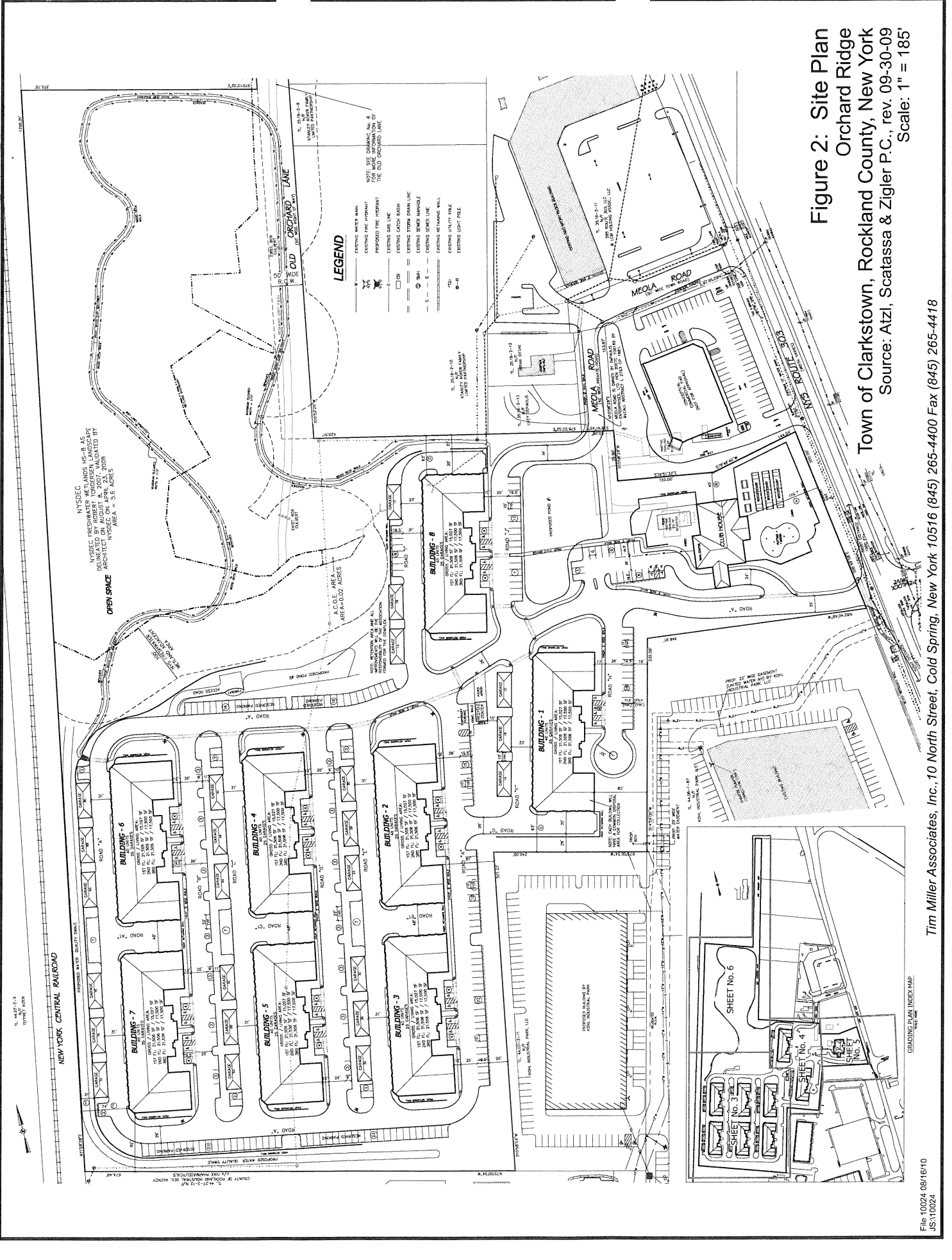


Figure 2: Site Plan
 Orchard Ridge
 Town of Clarkstown, Rockland County, New York
 Source: Atzl, Scatassa & Zigler P.C., rev. 09-30-09
 Scale: 1" = 185'

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

10024
MF

MR



DEPARTMENT OF ENVIRONMENTAL CONTROL

10 MAPLE AVENUE, NEW CITY, NEW YORK

K. LUKE KALARICKAL, P.E., L.S.
DIRECTOR

DENNIS M. LETSON, P.E.
FIRST DEPUTY DIRECTOR

RALPH A. LAURIA
DEPUTY DIRECTOR

September 10, 2010

Ms. Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516

COPY

Subject: Orchard Ridge AAR DSEIS
Town of Clarkstown, Rockland County, New York

Dear Ms. Fisher:

In accordance with your letter dated August 17, 2010, attached is a Solid Waste Services
Questionnaire completed for your use.

Very truly yours,



K. Luke Kalarickal, P.E., L.S.
Director

KLK:rm
Enclosure

Solid Waste Services Questionnaire
Orchard Ridge - Active Adult Residential

1. Please describe the current manpower and equipment levels of the Department

SOLID WASTE COLLECTION FOR THIS DEVELOPMENT WILL BE PRIVATE.
NOT MUNICIPAL

2. What is your current service area and the population served?

RESIDENTIAL REFUSE/RECYCLING COLLECTION IS TOWN WIDE
TO 26000 +/- HOMES.

3. Describe any existing plans, if any, for your department to expand its staffing, facilities, and/or equipment.

NONE

4. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

NO

5. Please review the enclosed conceptual site plan and comment on site access and any other aspects of the plan relevant to your services.

6. Any further comments.

ADDITIONAL IMPACTS TO THE TOWN OF CLARKSTOWN SANITARY
SEWER SYSTEM MUST BE EVALUATED FOR THE ADDITIONAL
FLOWS & IMPACT TO THE LAKEWOOD DR PUMP STATION.

Completed by: RALPH LAURIA - DEPUTY DIRECTOR Date: 8-31-10

Please return to:

Maureen S. Fisher
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mfisher@timmillerassociates.com

**TIM
MILLER
ASSOCIATES, INC.**

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

November 17, 2010

Ms. Ruth L. Pierpont - Director
NYS Office of Parks Recreation and Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188-0189
518-237-8643

Re: Orchard Ridge Senior Housing Project, Town of Clarkstown, Rockland County
PR # 10PR03704

Dear Ms. Pierpont:

Tim Miller Associates, Inc. (TMA) is preparing environmental documentation for a senior residential development on the above referenced 29.6 acre property located on the west side of Route 303 in the Town of Clarkstown, Rockland County. The project site location is shown on the enclosed maps for your reference.

In response to your request made to Mr. Simoes on June 23, 2010, letter attached, enclosed please find a topographic map of the region in general and a small scale map of the topography of the project site, which indicates the area of disturbance on the site.

There are no structures within or immediately adjacent to the project site which are 50 years or older.

Attached you will also find a complete description of the proposed project.

Thank you for your prompt attention. Please feel free to call us at (845) 265-4400 should you have any questions or need additional information.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

attachment

Site Location and Description

The proposed project is located on the west side of NYS Route 303, east of the railroad right-of-way, on the south end of Old Orchard Lane, in the Town of Clarkstown. The project includes a total of approximately 29.6 acres on the following parcels for the purpose of constructing a total of 320 Active Adult Residential units. Acres listed are according to the tax assessment rolls of the Town of Clarkstown:

Tax Lot ID number:

- 35.19-2-15 0.2 acres
- 35.19-2-16 0.2 acres
- 35.19-2-17 0.2 acres
- 35.19-2-18 0.2 acres
- 35.19-2-19 1.5 acres
- 35.19-2-20 6.4 acres
- 44.07-2-10 8.6 acres
- 44.07-2-10.1 3.4 acres
- 44.07-2-10.2 8.9 acres

Access to the site is available from New York State Route 303 and from Meola Road. The internal traffic pattern has been configured to allow multiple routes from within the complex to the public highway system. All internal roads shall be privately owned and maintained by a condominium or homeowner's association. As part of the project design it is anticipated that a left turn lane into the project site would be constructed at the main entrance location.

Access to the regional transportation network is via NYS Route 9W. The intersection of NYS Route 303 and NYS Route 9W is located approximately 1 mile north of the site access road. NYS Route 9W is a major north-south roadway which originates in New Jersey and travels through Rockland County and into Orange County, New York. Access to the Interstate 87/287 corridor is available from NYS Route 9W approximately 7 miles south of the site access road.

Orchard Ridge will provide 320 homes to middle class senior citizens of the Town of Clarkstown on a 29.65 acre site. The homes will be apartment-style, all on a single floor, in eight multi-family, elevator-served buildings. Both indoor and outdoor parking will be available to residents, as will separate garages. Each building will have security and pass-key access and storage space. Each apartment will have energy saving features and appliances, and independent heat and air conditioning control. All apartments will have two bedrooms and will vary in size from 1100 to 1300 square feet

The Orchard Ridge community will be able to take advantage of an on-site community clubhouse building, which will have room for gatherings and activities, community-wide security services, a swimming pool, bocce courts, and a putting green. There will also be community golf carts for internal transportation needs. Last, the residents will have access to a beautiful walking trail adjacent to the nearby wetlands which are part of the Orchard Ridge holdings.

¹The parcel is an aggregate of a number of smaller lots, all within the control of the applicant, Orchard Ridge, LLC. The total lot area is 29.6 acres (gross), or 24.8 acres after deducting for NYSDEC wetlands, wetland buffers, and the bed of Old Orchard Lane. While 322 units are permitted under the Zoning Code, the applicant is seeking approval for 320 units. 640 parking spaces are required and are provided. The proposal complies with all bulk regulations of the AAR District.¹

¹The required rear yard in the AAR district is "equal to or more than the height of the building". § 290-20.G.(2)(a)[4]. The

Each of the eight buildings will contain 40 dwelling units and 25 indoor parking spaces, as well as storage, utility and other common areas. Each building will have its own security system, restricting entry to building residents and their guests. In addition, there will be 24 separate garages with a total of 120 parking spaces (5 parking spaces per garage). The current proposal also shows 214 surface (outdoor) parking spaces, and 111 reserve spaces for a total of 645 spaces. This number could change as the Planning Board reviews the project.

The community clubhouse will be located near the Route 303 entrance to the complex. The clubhouse will have about 3,500 square feet of floor area, and will also service the outdoor bocce courts, golf putting green, and outdoor swimming pool. A separate vehicular dropoff/pickup lane is provided for the clubhouse, as is a parking lot with 20 parking spaces³.

Sidewalks are provided throughout the complex, allowing for safe pedestrian travel between buildings and to Route 303 for bus service. Golf carts will also be available for internal travel for those who do not wish to walk, or cannot do so.

The complex includes 5.6 acres of wetlands in its northern portion. A 1/2 mile long walking trail is proposed through and adjacent to the wetland area. This additional amenity will provide exercise opportunities in a tranquil, natural setting. The wetlands will be protected from development by a 100 foot deep buffer, in accordance with New York State DEC regulations.

The project site is located in an area of existing water and sewer service. Public water would be provided by United Water New York. Public sewer service would be provided by the Rockland County Sewer District #1. United Water New York has provided a letter which indicates their willingness to provide water service to the proposed project. The project site is served by Orange and Rockland Utilities which would provide electricity and natural gas to the property.

Integral to the project is a stormwater management plan which includes two stormwater basins constructed to handle the change in stormwater runoff that would result from construction of the project. The plan has been designed to minimize concentrated flows and to simulate flows found in natural hydrology. The basins would also treat runoff prior to discharging off site in order to protect the NYSDEC-regulated freshwater wetlands HS-8, located on-site. Post-development stormwater rates would meet "zero net increase in rate of runoff" standards. No disturbances are proposed to the NYSDEC wetlands or the 100-foot area surrounding the wetland, no federally-regulated wetlands would be disturbed.

Adjacent to the complex is a 1.54 acre parcel which was re-zoned to LS by the Town Board at the time the AAR District boundary for this parcel was amended. This parcel, just north of the subject site on Route 303, will house a small retail project. The details of the retail center are not yet determined. Just across Meola Road, slightly further north, is an existing shopping center with restaurants and other services. This center is an approximately 500 foot walk along Meola Road from the nearest residential building, a relatively easy walk.

nearest proposed buildings to the rear yard are the garages, which are to be approximately 12 feet high, but are 21 feet from the rear lot line. The next nearest buildings are the residences, which will be not more than 45 feet high, and are 74 feet from the rear lot line. Therefore, there is no incursion into the required rear yard. This information is not made clear in the bulk table shown on the Preliminary Subdivision Map last revised 9-30-09. It will be clarified in the next iteration.

³These 20 parking spaces are included in the 645 parking space total.



November 19, 2010

Ms. Maureen Fisher
Tim Miller Associates
10 North Street
Cold Spring, New York 10516

Dear Ms. Fisher:

You recently contacted CSX to request information concerning train schedules in Rockland County.

We hope you will understand, but because of security concerns, we cannot disclose train schedules or frequency information to the public.

We apologize for not being able to provide the information you requested, and thank you for contacting CSX.

Sincerely,

TellCSX Team

ej

Ref: 0321v7469052

Jack Ferraro
New Business Manager

United Water New York
360 West Nyack Road
West Nyack, NY 10994
TEL 845-620-3343
FAX 845-620-3347



December 2, 2010

Edward A. Maikish, P.E.
52 Rocky Bar Road
Westtown, New York 10998

Re: Orchard Ridge Development Congers, NY

Dear Mr. Maikish:

This is to advise you that water service can currently be made available to the proposed development, located in Congers, Rockland County, New York, using a projected max day demand of 117,300 gpd, subject to the following conditions:

- 1) Prior to the installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to us, for our Engineering Department review and approval.
- 2) If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by you in accordance with the terms and conditions of this Company's standard agreements for extensions.
- 3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
- 4) Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a. Ten State Standards).

This willingness to serve letter is contingent upon United Water New York Inc. having County, State and Federal regulatory authorization to provide the requested water service and is valid for nine (9) months from the date of issuance. If the main installation/extension or service installation is not completed and approved by the Rockland County Department of Health within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

Please contact me at 845-620-3343 if you need additional information.

Very truly yours,

A handwritten signature in black ink that reads 'Jack Ferraro'.

Jack Ferraro

cc: Judith Hunderfund - Rockland County Health Department

