

**TOWN OF RAMAPO TOWN BOARD
RESOLUTION OF SEQR POSITIVE DECLARATION, APPROVAL OF DRAFT
SCOPING OUTLINE, AND SCHEDULING PUBLIC SCOPING SESSION
CONCERNING COMPREHENSIVE PLAN AMENDMENTS
AND TOWN CODE AMENDMENTS**

WHEREAS: The Town Board of the Town of Ramapo intends to consider adoption of a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo (the “Action”). The Town Board had previously determined, by resolution dated February 27, 2019, that the Town Board is the sole SEQR involved agency and, although the Town Board is the sole involved agency, also determined to coordinate SEQR environmental review with all identified interested agencies and other entities in order to seek input from all such agencies and entities. On or about February 28, 2019, the Town Board circulated its notice of intent to be lead agency to all identified interested agencies and other entities, along with Part 1 of the Full Environmental Assessment Form (EAF). No objections to the Town Board acting as sole SEQR involved agency or as SEQR lead agency have been received. The Town Board then caused the preparation of Parts 2 and 3 of the Full EAF, which identified potential adverse environmental impacts of the Action, and caused the preparation of a Draft Scoping Outline.

NOW, THEREFORE, IT IS RESOLVED as follows:

1. The Town Board confirms that the proposed Action is a Type 1 SEQR action and confirms that the Town Board is the sole involved SEQR agency.
2. The Town Board approves the EAF Part 2 and EAF Part 3.
3. The Town Board determines that the proposed Action may have potential significant adverse environmental impacts and, therefore, issues a SEQR Positive Declaration pursuant to the SEQR Regulations, and determines that a Draft Generic Environmental Impact Statement (DGEIS) shall be prepared.

Name of Action: Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo

Location: Town of Ramapo, Rockland County, New York,
with focus on Northeast Ramapo

**Project Sponsor
and Lead Agency:** Town of Ramapo Town Board
Town Hall
237 State Route 59
Suffern, New York 10901

Contact: Michael Klatsky, Director of Planning & Zoning
Town Hall
237 State Route 59
Suffern, New York 10901
Phone: 845-376-2640
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SEQR Status: Type 1

Project Description: See attached Draft Scoping Outline

Reasons Supporting Determination of Significance: See attached EAF Part 3, including Narrative

4. **Scoping:** The Town Board approves the draft Scoping Outline, dated July 11, 2019, attached to this resolution.

5. The Town Board schedules a public scoping session for the purpose of hearing and considering public comment on the draft Scoping Outline in order to prepare a final Scoping Outline. The public scoping session shall be held on August 19, 2019, at 7:00 PM at the Town Hall, 237 State Route 59, Suffern, New York.

6. Written comments on the draft Scoping Outline may be submitted to or mailed to the Town of Ramapo Town Clerk, at the Town Hall, 237 State Route 59, Suffern, New York 10901 Attention: DGEIS Draft Scoping Outline, or may be submitted by email to planning@ramapo-ny.gov. Subject: DGEIS Draft Scoping Outline, on or before August 19, 2019.

7. The Town Board directs that a notice of this resolution shall be circulated to all identified interested agencies and other entities, shall be filed in accordance with the SEQR Regulations, and shall be posted on the Town's website at the Envision Ramapo link on the front page of the Town's website <http://www.Ramapo.org>, and directs that a notice of the scoping session shall be published, posted and filed as required by the SEQR Regulations.

On a motion by Councilperson Charles, seconded by Councilperson Rossman, this resolution was adopted on a vote of 5 Ayes, 0 Nays.

Dated: July 11, 2019

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
DRAFT SCOPING DOCUMENT**

Name of Project:

Town of Ramapo

**Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and
Comprehensive Plan Update of Town-wide Existing Conditions
Code Amendments for Northeast Ramapo**

Project Location:

TOWN OF RAMAPO, ROCKLAND COUNTY, NY

Project Sponsor:

TOWN OF RAMAPO TOWN BOARD

Michael Specht, Supervisor

Town Hall, 237 Route 59

Suffern, NY 10901

Lead Agency:

TOWN OF RAMAPO TOWN BOARD

Town Hall, 237 Route 59

Suffern, NY 10901

DATE OF THIS DRAFT SCOPING DOCUMENT: July 11, 2019

PUBLIC COMMENTS MUST BE SUBMITTED BY: August 19, 2019

PUBLIC SCOPING SESSION TO BE HELD: August 19, 2019, AT 7:00PM

Project Sponsor Contact:

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1.0 Introduction - This Proposed Scoping Document outlines a framework for the project sponsor and designated Lead Agency, the Town of Ramapo Town Board, to prepare a Draft Generic Environmental Statement (DGEIS) in order to evaluate proposed amendments to the Town of Ramapo's 2004 Comprehensive Plan. This effort will consist of an update the Town-wide existing conditions analysis and the formulation and analysis of potential land use strategies for unincorporated Northeast Ramapo, including Code amendments for Northeast Ramapo (the "Action").

This Plan amendment will present strategies of future land use, capital investment, and sustainable overall growth and management for Northeast Ramapo. This unincorporated 3.4 square mile area is located east of the Villages of Pomona and New Hempstead and north of the Village of New Square. The Plan will present land development, investment, and community development objectives and techniques that are proposed in order to advance a vision and goals for the long-term development of this part of Town. There will be presentation of a series of recommendations for how to provide for the infrastructure, housing and service needs of future and current residents. Recognizing that a land use and community development program proposed in Northeast Ramapo may have impacts outside of that particular area, the DGEIS will evaluate such potential impacts.

Pursuant to the New York State Environmental Quality Review (SEQR) Act and SEQR regulations, this proposed scope of study identifies subject matters which will be analyzed within the DGEIS. These subjects cover aspects of the environment that possess potential to experience significant adverse effects/ impacts caused by the proposed Action. The DGEIS will examine types, characteristics, and magnitude of potential impacts. It will identify and evaluate appropriate mitigation which can be applied as part of the Action and in conjunction with future land developments. This will aid program implementation by helping to eliminate, reduce, moderate, or temper potential undesirable impacts.

This Draft Scoping Document outlines the format and organization of the DGEIS. It delineates how subjects will be presented and analyzed in the DGEIS. It includes the identification of a set of alternatives that will be analyzed within the DGEIS (these Alternatives options, or scenarios, are described within Section 6.0 below). The DGEIS will be reviewed against the final adopted scope to confirm that the DGEIS contains requisite information and it is consistent with the methodology and level of review described within the final approved scope of work.

1.1 Action Overview – The DGEIS will present and analyze a potential plan and programs of development for a 3.4 square mile unincorporated area within the Northeast part of Town (10.8% of 31.6 square miles within the unincorporated Town of Ramapo). The amended Comprehensive Plan that is focused on Northeast Ramapo will provide a vision, goals, and development strategies. That strategy will include a discussion of potential new and amended provisions of the Town Code affecting Northeast Ramapo, such as land development, zoning, and other policies that relate to implementing the various recommendations and strategies. It will address resource allocations and offer an implementation

schedule. Overall, there is intent to advance efficient and complementary land use, while promoting economic vitality for this area.

Within this evaluation, a generic buildout analysis for Northeast Ramapo will be used to analyze the potential effects of future site-specific growth permitted under the alternative strategies as well as current zoning. This way, the buildout analysis can be used to help characterize the possible environmental effects that could occur under proposed modified land development policies as well as according to existing land use policies. This will assist the evaluation of the effects of growth and it can be used to examine ways to mitigate potential significant impacts of growth. Alternative development strategies for the Northeast area are summarized in Section 6.0. Each Alternative is not mutually exclusive of the others; in other words, one or more of the Alternatives, or variations thereof, could be implemented after completing the SEQRA and Comprehensive Plan Update process.

The DGEIS will also examine the Town-wide resource base, which will facilitate examination of the environmental effects that could occur outside of Northeast Ramapo as a result of the proposed alternative strategies being considered for the Northeast. The baseline inventory of features (or elements) of the community, such as ecological resources, population and housing, schools, parks and open spaces, water/wastewater infrastructure, transportation, and public and community services will be used to evaluate how growth pursuant to policy changes proposed for the Northeast, as compared to growth that could occur under the Town's existing zoning, could influence elements of the Town's environment.

The DGEIS for the Northeast study area will evaluate land development strategies and prescribe changes to permitted land uses in order to guide, manage and provide for growth. It will address priorities and ways to implement the development strategies. Through focus on the features, opportunities, and character of the Northeast area, there will be short-, medium- and long-term actions presented to advance desirable community appearance, land use, and economic development over the next 20 years.

This Draft Scoping Document outlines the content and level of detail for topics-analysis. It also presents alternative scenarios that will be compared and contrasted in order to consider the extent and magnitude of impacts that may arise as a result of the prescribed recommendations for the Northeast. As laid out in this draft scope, the DGEIS is structured so that it is possible to evaluate a variety of potential impacts that may arise from multiple actions in the Northeast.

2.0 SEQRA Process/ Framework

2.1 Procedural History - As part of the environmental review process, the Town Board conducted certain steps per NY SEQRA implementing regulations. On February 27, 2019 the Town Board completed Part 1 of a Full Environmental Assessment Form (EAF). At the same time, it preliminarily classified this Project as a Type 1 Action. The Town Board also passed a resolution, on February 27, causing distribution of a Notice of Intent to be Lead Agency and expressing its interest in assuming SEQRA Lead Agency status for this Action and its intent to conduct Coordinated Review.

A Town Board resolution on July 11, 2019 confirmed the Town Board as Lead Agency for this Project and issued a Positive Declaration. This "Pos Dec" causes formulation of an environmental impact statement (EIS). For this Action, the form of the EIS will be a Generic EIS (GEIS). Additionally, the Town

Board, as part of process to prepare a GEIS, consistent with 6 NYCRR Part 617.8, reviewed and resolved to post this Scoping Document for public review and resolved to conduct a Public Scoping session on August 19, 2019, at 7pm, at the Town Hall. The Scoping Session is designed to obtain public input on the Draft Scoping Document before it is finalized. It is the responsibility of the SEQRA Lead Agency to complete the scoping process, issue a Final Scoping Document, and oversee the completion of the GEIS.

A notice of the public scoping meeting will be distributed to all identified Involved and Interested entities. The notice will be published in the Environmental Notice Bulletin, Town Newspaper of Record, on the Town's website (<http://ramapo.org>), through the "envision Ramapo link". A copy of the notice will also be physically posted at Town Hall. This Proposed Scoping Document can also be viewed at Town Hall at either the Town Clerk's office, or at the Department of Building, Planning & Zoning.

The purpose of the scoping process is to identify potentially significant adverse environmental impacts which will be analyzed in the GEIS, initially identify potential mitigation measures, and identify reasonable alternatives for consideration. It will also be used to identify and eliminate from consideration those impacts that are determined to be irrelevant or insignificant. The scoping session will be conducted to afford public and agency input regarding the topics and methodology of study provided for in the Draft GEIS.

2.2 Project Classification - In accordance with 6 NYCRR Part 617.4(b) of the SEQRA regulations, the Lead Agency classified this Action as Type 1, which requires the Lead Agency to conduct a Coordinated Environmental Review. This project is Type 1 because aspects of it occur wholly or partially within or substantially contiguous to publicly owned or operated parkland, recreation area(s), or designated open space(s), plus wholly or partially within, or substantially contiguous to historic building(s), structure(s), facilities, site(s), district(s) or prehistoric site(s) that are listed on the National Register of Historic Places, or which are on the State Register of Historic Places, or that have been determined by the Commissioner of the Office of Parks, Recreation & Historic Preservation (OPHRP) to be eligible for listing on the State Register of Historic Places. The presence of these type resources, per 617.4(a)(9) and (10), reduces the Type I threshold to 25% of other Type I baselines presented within 617.4(a). Moreover, this Action encompasses the adoption of a municipal land use plan and the potential for adoption of changes in allowable uses within any zoning district, affecting 6.25 or more acres of the district.

Based on the Final GEIS and Findings Statement, it is probable that the Lead Agency and/or other land use permitting and approval entities, could use the SEQRA documentation for the purposes of subsequent SEQRA administration which may involve individual land development applications which meet Type I or Unlisted Action thresholds or Town Code change(s) which are determined to be consistent with an adopted Northeast Ramapo Plan and Land Use Map.

2.3 Involved & Interested Agencies - The Lead Agency, the Town Board, is the sole Involved agency. A full list of identified Interested agencies and other entities is on file with the Town and available for review. While no agency other than the Town Board is able to approve or directly undertake this Action, through a coordinated review process, multiple parties will have an opportunity to comment on the Action. This includes the Rockland County Planning Department which, per NY State General Municipal Law §239-m, will be formally referred a submission in order to provide its review, comment, and recommendations on the GEIS, Comprehensive Plan Amendments and Code Amendments.

2.4 Information Obtained & Considered in Preparing this Scope – One goal of scoping is to focus the GEIS on potentially significant adverse impacts and to eliminate from consideration those impacts that are irrelevant or not significant. Comments received prior to and at the public scoping session and information obtained through prior public outreach initiatives, including a survey opinion research, will be considered in development of the Final Scoping Document.

3.0 Format/ Components of DGEIS – The Draft GEIS will contain all requisite content and elements. Unless otherwise indicated, the provisions of NYCRR 617.8 through 617.10 apply to the process for formulating the DGEIS and its contents.

The DGEIS will assemble identified relevant and material facts, evaluate alternatives, and be analytic but not encyclopedic. The GEIS format will present and evaluate alternatives. The DGEIS will address potential significant adverse environmental impacts that are reasonably anticipated and identified.

The DGEIS will contain a cover sheet; a table of contents; an executive summary; description of the Action; and the proposed Action location/ study areas. It will discuss public needs and benefits; involved agencies; required permits and approvals; and review frameworks. It will present alternatives; summarize impacts; propose mitigation; and provide for and document public engagement and input used in forming and evaluating the DGEIS.

The final scope will define the extent and quality of information to be used. It will identify relevant existing information and identify any required new information to be used and the method for generating it.

4.0 Location of Proposed Action – This DGIES will address three geographic areas of the Town. In order to consider future land use development that may occur within the Northeast under existing zoning, subdivision regulations and other Town codes, it is necessary to review regulations that apply to the whole of the unincorporated Town (meaning that area that is within the Town’s direct land use jurisdiction -- located outside of any villages). Likewise, in order to evaluate the impacts of proposed development strategies for Northeast Ramapo, an analysis of such potential impacts on other parts of Town, including villages, will be conducted to the extent applicable. The three main geographic areas will be:

4.1 Unincorporated Town – The unincorporated areas within Town are shown on the attached ‘Overview Map’. These areas under the land use jurisdiction of the Town cover 31.6 square miles.

4.2 Northeast Ramapo - The Northeastern Ramapo area, as shown on the attached Map, is 3.4 square miles (part of the 31.6 square miles of unincorporated Town area). It borders the Villages of Pomona and New Hempstead to the west. The north edge is the border with Town of Haverstraw. On the eastern edge is the municipal boundary with Town of Clarkstown; and to the south, is the border with the Village of New Square.

4.3 Town-wide - The whole Town of Ramapo, including the Villages, is 62.2 square miles. The Town sits in Rockland County and is roughly 30 miles northwest of Manhattan. It is bordered by the State of New Jersey to the south, Town of Haverstraw to the north, Town of Orangetown to the east, with Clarkstown north of Orangetown also to the east, and Orange County, NY to the northwest. There are

12 incorporated Villages in or partly overlaying Ramapo, with Spring Valley in the south and Pomona in the north only partly in-town. Many Town services extend across the whole Town, or over one or more of 12 constituent Villages. Where appropriate, such services are assessed.

5.0 Existing Conditions, Potential Impacts & Mitigation - For each subject area identified and addressed in the DGEIS, there will be reasonably detailed descriptions of existing (baseline) environmental conditions to present a realistic depiction of current conditions. Within each subject there will also be identification of mitigation measures.

The scale and geographic area of analysis will depend upon the potential impacts related to the particular resource. For instance, transport analysis will examine certain intersections or traffic corridors that are outside of the 3.4 square mile Northeast area. Thus, the DGEIS will address potential traffic impacts outside of Northeast Ramapo that may be caused by amended plans and regulations affecting land development in Northeast Ramapo. As another example, aspects of water resource features analyzed may extend beyond this 3.4 square mile area.

Under each subject area below there is definition of component data and conditions which will be described and analyzed. Sources of information will be presented for data, aerial images, maps, reports, pictures, and planning-level field investigations. There are also some encapsulations of the at this point initially identified potential mitigation measures which will be evaluated within the DGEIS.

5.1 Natural Resources - This sub-section will cover features of the ground, water, flora, fauna, and atmosphere. It will discuss aspects of these environments that may be significantly affected by future land use and proposed development. Within this section there will be presentation of the Developable Land Area (DLA) as well as constrained areas in Northeast Ramapo. Mitigation measures will define how to manage future development so as to reduce undesirable effects. This will include discussion about how to minimize soil erosion, promote water quality during and after construction, and facilitate beneficial flows of stormwater on-site and off-site during and after construction. Other initially identified mitigation measures are discussed in sub-sections below. The DGEIS will assess potential impacts beyond the Northeast Area as applicable.

5.1.1 Geology, Soils & Topography – The DGIES will portray generalized soils classes, topography, and erosivity derived from 2018 data of the US Dept. of Agriculture’s Natural Resources Conservation Service (NRCS), including its Web Soil Survey.

5.1.2 Water Resources - The baseline study will describe existing water resources and hydrology. The information for analysis will be derived primarily from NYS DEC and the County of Rockland, with some USGS and FEMA sources and citations. The assessment will analyze potential changes in how buildout under zoning and land use regulations in the Northeast area could impact wetlands, wetland buffers, riparian buffers, surface waters, ground water, or floodplain management directly during construction or indirectly, such as through influencing change in water quality.

5.1.3 Ecological Resources – Habitats, Flora & Fauna - Using secondary source information (such as NYS DEC Biodiversity in NYS Parks Systems Part II; and NYS DEC Ecological Communities of NYS 2nd Edition) the DGEIS will describe eco-regions overlaying the Town such as ecology and general wildlife habitats. Based on consultations with NYSDEC/ NYS Natural Heritage Program and US Fish & Wildlife

Service, known potentially significant plant and animal species and communities/ habitats that have been identified as present in the Town will be described, including the assigned conservation status. Also provided will be identification of the associated habitats, known factors and threats that influence conservation and management, including potential conservation and management strategies.

5.2 Parks, Recreation & Open Space - The DGEIS will inventory publicly owned lands of the Town that are dedicated as parks or open space using County, Town and secondary sources. There will also be a more limited inventory of parks and open spaces of other units of government, since multiple villages, Rockland County and NY State also steward local recreation lands. A Parks, Recreation & Open Space map will display these lands. Using readily available information, there will also be an inventory of non-profit and privately owned lands dedicated as parks or open space. A hierarchy of recreation lands will be formed, with discussion of the relative levels of recreation service in and nearby different parts of the Northeast Area. Various plan strategies/ prescriptions will identify the mix of future recreation needs for the Northeast and ways to facilitate achievement/ implementation of these, and potential impacts on communities outside the Northeast area.

5.3 Historic & Archaeological Resources - This section will list and describe historic resources such as sites, districts, or structures in the Town, with a focus provided on the Northeast study area, including for any identified archeologically sensitive resources. There will be discussion of resource stewardship, as well as ways to identify and protect historic and cultural resources. Possible improvements to the Town's scenic road standards will also be covered.

5.4 Community Services

5.4.1 School (Public & Private) – The DGEIS will describe the public school systems in the Town, including overall budgets, enrollments, and distributions of students by school using data from 2015 to 2018. The 2015 private school populations in the Town will be estimated using secondary source information such as US Census statistics will be used to define or extrapolate future growth in school-age populations in the Town and in the Northeast, melding an examination of ranges of school-age population growth that could occur in unincorporated areas town-wide and in the northeast under the various analytical scenarios. There will be an examination of land use by existing public and private schools, as well as future needs – the Town-wide potential demand for educational services will be characterized in order to review options to facilitate and manage development of schools in the Northeast.

5.4.2 Police – The DGEIS will describe Town police services and note other local and regional agencies presences. There will be discussion of possible modifications to the provision of traffic safety. There will also be exploration of potential to establish a sub-station in or near Northeast Ramapo.

5.4.3 Firefighting /Fire Emergency Response – This subsection will describe support provided by multiple fire departments operating in or over parts of Northeast Ramapo, including the number and location of stations, existing major equipment, services areas, staff and volunteers (based on County data and reports and web research). Impacts on services will explore possible effects of population growth and land use change. There will be assessment of how traffic congestion may be mitigated and communications enhanced in order to aid efficient service provider responses.

5.4.4 **Ambulance/EMS** - Emergency Medical Service (EMS) and ambulance service providers operating in or servicing all or part of Northeast Ramapo will be examined, including service areas and services provided, staff and volunteers, and also covering County services. The inventory will be based on County data and web research into service providers. Discussion will examine ways to optimize service, including through enhanced coordination and communications among service providers.

5.5 Utilities

5.5.1 **Sanitary Sewers** – The DGEIS will describe governmental jurisdictions providing sanitary sewer services in the Town along with policies for access, use, and maintenance for the Town and Rockland County Sewer District #1. It will define regional sewer district service areas and treatment capacity. The source information used will be derived from primary sources like interviews and reports of the Town and Rockland County.

5.5.2 **Water** - The NYS Public Utility Commission (PUC) regulated supplier in Ramapo/Rockland County, SUEZ Water New York (SUEZ), will be described in terms of regional system capacity and operations, number and distribution of users, peak period distribution, supply, water storage, and distribution facilities. There will be discussion of safe yields, with definitions, and sources cited. The information will be derived from the Utility as well as Rockland County.

Mitigation explored will include management of pesticide, herbicide, fertilizer, or salt applications to protect groundwater; promotion of xeriscaping to conserve water use; and other methods to promote less consumption, including utilization of water savings devices in new construction, such as USEPA's WaterSense standard. There will also be discussion of how to enhance water table recharge.

5.5.3 **Energy Distribution & Consumption** – This section will describe natural gas and electrical distribution systems, service areas, and regional utility plans that may influence service within the Northeast area, including distributed generation upgrades, energy efficiency, or smart meter/ usage initiatives, using information from Orange & Rockland Utilities. Energy consumption will be addressed by presenting total amount of energy used by the transportation, residential, commercial, and industrial sectors in Million British Thermal Units (MMBtu) within Rockland County in 2010 per the 2014 Mid-Hudson Region Sustainability Plan, with total energy consumption (2010) derived from the same source and converted to per capita consumption. Discussions of mitigation will evaluate how changes in land use could impact energy distribution and consumption. Discussion of potential mitigation will also examine strategies available to reduce energy demand/ consumption, such as through high efficiency construction, using EnergyStar ratings, Star Communities, and/or USGBC LEED certified buildings standards and the New Construction or Neighborhood Development criteria.

5.6 **Transportation** - A concern expressed in public outreach is for traffic congestion. In the appendix of the DGEIS a Traffic Impact Evaluation (TIE) Technical Report will be included. A summary of analytical methods, findings, and alternative mitigation options will be presented in the main body of the DGEIS.

The TIE will focus on the Northeast area and the DGEIS will also address the transport system within adjoining areas of the Town. Sources will be from NYSDOT, such as for crash incidence and Average Annual Daily Traffic, NYMTC for growth factors, and with primary information, such as an inventory of

intersection characteristics and turning movement counts derived from primary sources, including the Town's qualified transport consultant.

The DGEIS will examine potential traffic impacts in the Northeast Area and in other areas of the Town that may be caused by changes in the land use and development in the Northeast. Such areas include areas adjoining Northeast Ramapo; major traffic corridors and intersections in Villages located between the Monsey area and Northeast Ramapo (including New Hempstead, New Square, Wesley Hills and Pomona); and major traffic corridors for a limited distance in neighboring towns. The DGEIS will examine potential mitigation measures, such as intersections changes, traffic signal timing, capacity load increases, and enhancement of non-motorized modes of transportation including multi-use paths, crosswalks and sidewalks.

This section will also include an overview of the process of local permit reviews and approvals, and will overview the NYSDOT Highway Work Permit framework. Traffic analysis will be conducted using Synchro™ modeling for the AM and PM peak hours. The model of existing traffic volume conditions at intersections will include traffic signal phasing and timing, capacity, and vehicle queuing to identify average travel time and speed.

5.7 Land Use, Zoning, Community Character & Community Plans – Historical development patterns will be discussed to identify and describe current land use in the Town with a focus on Northeast Ramapo. Land use classification statistics will be presented in tables using County property assessment data (2018) and NYS property assessment codes. A land use map will depict parcel-level land use for the Northeast area (using parcel data for 2018 obtained from Rockland County). There will be descriptions of neighborhoods and character areas in unincorporated parts of Town in the Northeast and adjacent locations. Potential zoning and land development policies and regulations will be described, including permitted uses, bulk, form, and designs, permissible coverages, densities, and zone standards, and including the Alternatives.

Analysis of future land development potential will consider potential effects of future land use and the impacts to buffers. A Buildout Analysis for the Northeast area will assess potential impacts in terms of land uses, coverage, development density, size and architectural appearance of new buildings, number of residential units and mix of housing types, and non-residential space, over 20 years (in part by using a digital Town zoning district map updated through 2018). Potential impacts to community character and character areas will be assessed in a qualitative manner. There will be discussion of proposed land development policies and alternative design standards and urban design treatments. It will address means to foster desirable appearances in land uses, character preservation and enhancement, and well-managed land use that blends with surroundings. Land use policy changes will be examined in terms of expected benefits and how changes may aid design and appearance of development, and the ways to minimize potential adverse impacts.

5.8 Climate Change - Using descriptions as in the 2013 Mid-Hudson Sustainability Plan for 2010, the DGEIS will identify regional per capita Green House Gas (GHG) emissions in Million Tons of CO₂ equivalent used (with identification of relative emissions by the four sectors identified in 5.5.3). This analysis will reasonably present, using descriptions of factors and algebraic modelling, how alternative development plans and proposed mitigation could influence emissions.

6.0 Alternatives – The DGEIS will describe and evaluate alternative land use and community development strategies for implementation of a Comprehensive Plan Amendment and Town Code amendments for Northeast Ramapo.

Each alternative would likely cause different impacts. Designated Alternatives will be reviewed in terms of the potential significant adverse impacts and corresponding mitigation. The description and evaluation of each Alternative will be at a level of detail sufficient to enable comparisons and contrasts among the Alternatives. Adoption of Alternative plans is not mutually exclusive; in other words, any number of Alternatives, or variations thereof, could be implemented after completing the SEQR and Comprehensive Plan review processes.

The following Alternatives will be included in the Draft GEIS:

1. **No Action** – This approach will analyze a scenario wherein land use laws and development policies remain unchanged from the current existing arrangement (status-quo).
2. **Northeast Ramapo Form-Based Code (FBC) Overlay** – The DGEIS will evaluate a different system of land development, using an urban design framework that would apply to designated parts of Northeast Ramapo as shown on an adopted map. A FBC would regulate the physical form of buildings, sites, and streets within different transects (also known as zones) which have different land use densities, and with less focus on separation of different land uses. A Walkable Neighborhoods Land Use Map will identify areas located at NYS Rte. 202, Pomona Rd (Co. Rte. 86), and New Hempstead Rd (Co. Rte. 80) where new neighborhoods would be established. These neighborhoods would consist of mixed land uses, higher residential densities, open space, recreation and community facilities, and would enable increased walking and other non-motorized modes of transit. A Form-Based Code details density schedules, corresponding master frameworks which integrate the sub-zones laid out on the Walkable Neighborhood Map, regulating criteria, general layouts (such as for parking, signage, and lighting), building and street designs, and administration. The FBC would define the expected (prescribed) context, form, and appearance of development. Graphics and written regulatory standards set requirements for establishing interconnected complete streets, and outline the design regulations in order to create buildings and sites that fit with the prescribed form requirements for mass, scale, height, coverage, density, landscape and architectural appearance.
3. **Open Space Preservation** – This Alternative will include strategies to conserve open space through a variety of techniques. It will discuss conserving Town-owned land and using various methods to advance open space preservation. This may include budgeting to finance conservation; an open space bond act; incentive zoning, which would provide development incentives in exchange for the dedication of open space/recreation land; or a Transfer of Development Rights (TDR) policy which would allow higher density on properties in exchange for conserving or limiting development on land elsewhere.
4. **Road Corridors** - This Alternative will examine zoning/land development code modifications which facilitate higher densities on and near major road corridors and in identified areas. This option will evaluate development on lots adjacent to NYS Rte 45 from the intersection of Pomona Road and north along NYS Rte 45, on lots along both sides of New Hempstead Road west of the Palisades Parkway, within an Arterial Corridor (Major Road) Zoning District, or within a Form-

Based Code Major Road zone, which may enable greater and more varied types of housing and non-residential uses and reduced low density single-family zoning.

5. **Transition Areas** – Transition areas are adjacent to more intense land uses. This Alternative will examine the impacts of establishing Transition Area zoning in such areas as along Camp Hill Road south of NYS Rte 202, on the south side of Concklin Road, and south of Stoneham Lane as well as on properties near the south side of New Hempstead Road west of the Palisades Parkway.
6. **Greater Density and Building Height in Centers** – This Alternative will examine the allowance of construction above four stories and larger floor area ratios and larger building and site coverages within the core part(s) of Walkable Neighborhoods or in Mixed-Use Zoning Districts.
7. **Expanded Walkable Neighborhoods** – This Alternative will examine the impacts of placing a larger geographic area within Mixed-use Zoning Districts, or within Walkable Neighborhoods as addressed within a Form-Based Code. This expanded study area will include the area west of the main stem of the South Branch of Minisceongo Creek along both sides of NYS Rte 202 extending west to the boundary of the Village of Pomona.
8. **Educational Campus/Institution Standards** – This Alternative will examine means to facilitate an enhanced supply of private and public education institutions in an orderly manner. One or more areas of planned-unit type arrangement of a multi-school campus or campuses will be examined in relation to land use and transport objectives. This Alternative will also examine modified lot size, coverage, height, and floor area ratio standards for this type of use. It will examine the potential establishment of a campus area, on the Striker property or elsewhere, that could be developed pursuant to a Form-Based Code. It will explore the impacts of multiple schools on the same site in terms shared use, space and parking and circulation, shared auditoriums, gymnasiums, outdoor recreation supplies, and overall space utilization at schools.
9. **Affordable Business Space incentive** – Non-residential building space, such as light industry, retail or offices, is needed to address community demand. This Alternative will examine incentives such as permission to build additional non-residential space, in exchange for the set-aside of space at below market rates for a specific period of time in an effort to facilitate business incubation and specialized services.

7.0 Summary of Impacts & Mitigation

7.1 Growth Inducing Impacts – The DGEIS will assess potential growth inducing impacts within Northeast Ramapo and other parts of Town. These represent physical, economic, community or other changes in the environment, which directly or indirectly may occur as a result of land development prescribed in the Northeast Ramapo Comprehensive Plan Amendment and related Town Code amendments. Such impacts will be identified and addressed under each subject area discussion above, including the possibility of their occurrence and the potential severity. There will be discussion of how growth could influence greater than proportional demands for government or non-profit services, and also housing affordability.

7.2 Cumulative Impacts - This section will consider cumulative impacts that could reasonably be experienced under the Alternatives that have additive or synergistic effects. It will examine how regional background growth, programs of land use and public services in the Town, constituent villages, and

region may, in combination, cause adverse effects. It will discuss ways to minimize or avoid any such impacts.

7.3 Irreversible & Irretrievable Commitment of Resources – This section will address resource commitments which will occur as a result of the Action that cannot be avoided.

7.4 Identified Unavoidable Adverse Impacts - This section will address any unavoidable impacts identified. It will discuss the magnitude of these impacts that would be associated with implementation of the Action.

7.5 Summary of Impacts and Mitigation - This part of the DGEIS will summarize potentially significant impacts that may arise under Northeast Ramapo development Alternatives. This section will also summarize methods to mitigate potential significant impacts.

8.0 Future Action Strategy/ Program Implementation

A DGEIS facilitates weighing of environmental, social, and economic factors in planning and policy-making. This DGEIS will be used to assemble relevant criteria upon which the Town Board's decisions will be made. The DGEIS will analyze the potential significant environmental impacts identified during the scoping process. The GEIS will assess specific impacts to the extent details are available, but analysis within the GEIS may be based on conceptual information since, for example, actual changes in future land use will occur after the generic planning that will be provided.

The DGEIS will assess major impacts that are contemplated to arise within the framework of future land development pursuant to buildout for Northeast Ramapo under current zoning and the proposed Alternatives land development programs for the Northeast. It will also assess impacts per the infrastructure investment and other policy implementation actions for the Northeast.

Consistent with principles for streamlining review process, the DGEIS will explore impacts of growth for the Northeast, and identify mitigation, and thresholds. Subsequent land development actions carried out in the future in conformance with the adopted Plan, regulations, DGEIS, FGEIS, and Findings Statement may require limited SEQRA review.

9.0 References - Sources of information will be clearly identified.

10.0 DGEIS Appendices - This section identifies information that is planned for inclusion in an Appendix rather than in the main body of the DGEIS. The DGEIS appendices will contain data and information used in preparing the DGEIS. The key findings arising from such data and information will be distilled in the main body of the DGEIS.

Documents anticipated for inclusion in the Appendix are:

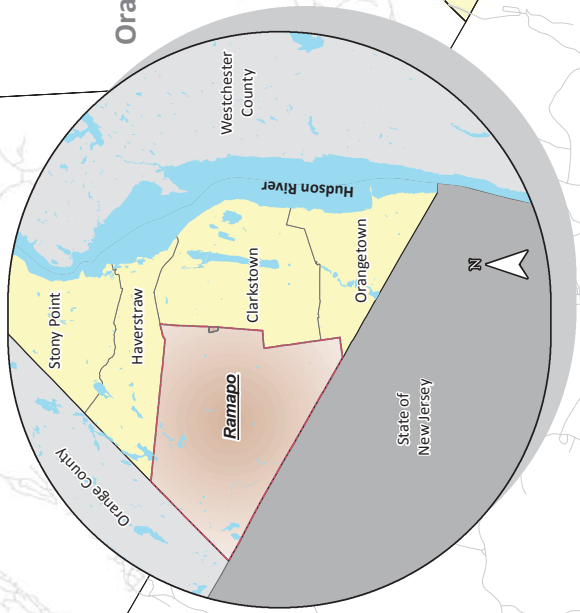
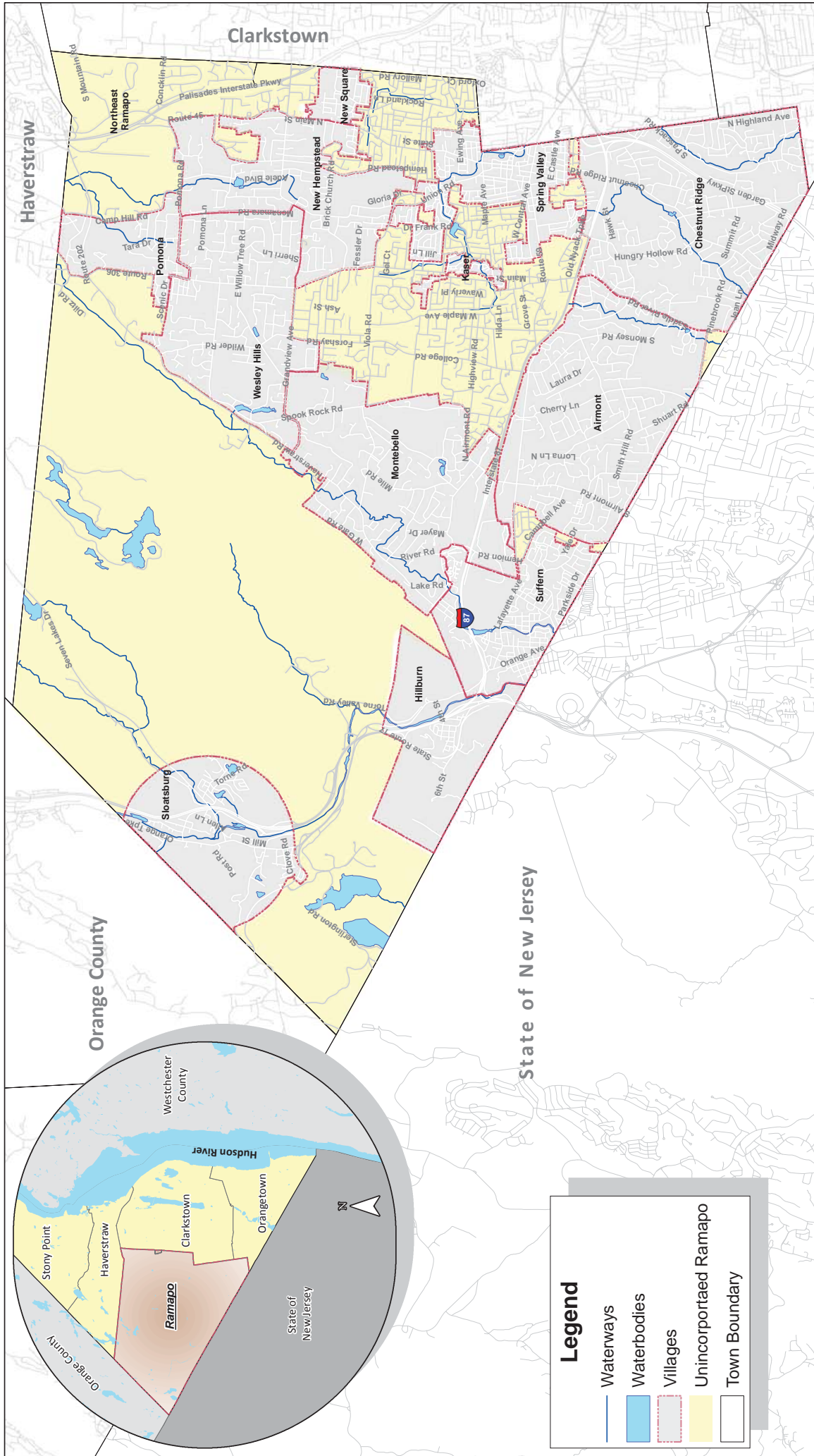
- 1) Draft Inventory of Town-wide Existing Conditions.
- 2) Buildout Analysis for Northeast Ramapo: 20-year Analysis of Future Growth Per Existing Zoning and the Northeast Ramapo Development Alternatives.
- 3) Northeast Ramapo Walkable Neighborhoods Form-Based Code

- 4) Northeast Ramapo Urban Design Element.
- 5) Northeast Ramapo and Adjoining Areas Traffic Impacts Evaluation Technical Report.
- 6) Draft Scope.
- 7) Final Adopted Scope.
- 8) Documentation of 'Public participation' components, such as presentations from the 2018 Charrette and January 2019 Work-In Progress meeting; other meeting summaries; public comments; the public opinion survey and results; and summary of the scoping session.

Additional studies or process documentation may be included in the Appendix.

Attachment: *Town of Ramapo Map.*

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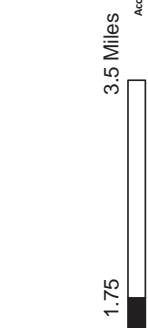


Legend

- Waterways
- Waterbodies
- Villages
- Unincorporated Ramapo
- Town Boundary



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Data Provided by Rockland County GIS, 2018.
 NYSGS Clearhouse 2018.
 State of New Jersey 2018.
 Accuracy not Guaranteed. For Illustrative Purposes Only



Overview Map

Town of Ramapo, Rockland County, NY

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See six-page Attachment: 'EAF Part 3 Narrative' supporting rationale.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Key sources include: Town of Ramapo Town Code; Town of Ramapo 2004 Comprehensive Plan; Rockland Tomorrow 2011 Comprehensive Plan; Draft scoping document/ outline; and Knowledge of the Town and NE Ramapo.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Ramapo Town Board as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Comp. Plan Amd. for the NE Ramapo Dev. Plan & Comp. Plan Update of Town-wide Existing Conditions Code Amd. for NE Ramapo

Name of Lead Agency: Town of Ramapo - Town Board

Name of Responsible Officer in Lead Agency: Michael Specht

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: _____ Date: 7/11/19

Signature of Preparer (if different from Responsible Officer): *Michael Specht (Town Supervisor)* Date: 7/11/19

For Further Information:

Contact Person: Michael Katsky, Director of Planning & Zoning, Care of: Town Department of Building, Planning & Zoning
Address: Town of Ramapo - Town Hall, 237 Rt. 59, Suffern NY, 10901
Telephone Number: (845) 376-2640
E-mail: klatskym@ramapo-ny.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

EAF Part 3 Narrative

This EAF Part 3 Narrative sets forth the reasons that support the Town Board's SEQR determination of Positive Declaration. The SEQR Action is a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; a Comprehensive Plan Update of Town-wide Existing Conditions; and Town Code Amendments for Northeast Ramapo. In making this determination, in addition to the supporting information listed in EAF Part 3, consideration was given to the criteria set forth in the SEQR Regulations §617.7(c)(1), (2) and (3).

1. Impact on Land – An amendment to the Comprehensive Plan and Town Code amendments will not cause a significant adverse impact on land. The Action will not “involve construction on, or physical alteration of, the land surface of the proposed site,” quoting Item 1 in EAF Part 2. In addition, none of the sub-questions under Item 1 are applicable to Comprehensive Plan amendments or Town Code amendments which affect a general area such as Northeast Ramapo, as opposed to a particular land development application. The Board recognizes that if the Comprehensive Plan is amended and related Town Code amendments are adopted, land development will occur in compliance with the new Town Code regulations. However, it is not possible at this time to evaluate the impact on land from potential land development either generally or upon particular sites. No land use development applications have been submitted to the Planning Board or other Town agency that may comply with Code amendments. An impact on land cannot be evaluated until such application(s) are submitted.

2. Impact on Geological Features – The proposed Action will not have a significant adverse impact on geological features for the same reasons set forth in Item 1 above. Based on the NYSDEC EAF Mapper and other sources, there are no unique or unusual land forms within Northeast Ramapo and no geological features that are registered National Natural Landmarks that could be affected by the proposed Action. Escarpments/cliffs and prominent ridgelines are protected within County and State parks.

3. Impacts on Surface Water – The proposed Action will not cause a significant adverse environmental impact on wetlands or other surface water bodies. In addition, the proposed action will not have a potentially moderate to large impact on any of the eleven (11) sub-questions included in Item 3 in EAF Part 2. The proposed Action will not authorize or encourage any adverse impact on surface water. Moreover, wetlands, streams, ponds, lakes and other surface waters are protected by federal, State, County and local laws, rules and regulations, including but not limited to the Clean Water Act, federal and State wetlands laws and regulations, stormwater management and erosion control laws and regulations, and aquifer protection and watershed protection regulations. Notwithstanding the above, the Board's Draft Generic Environment Impact Statement (DGEIS) will evaluate the wastewater treatment and infrastructure capacity of Rockland County Sewer District No. 1 in relation to the proposed Action.

4. Impact on Groundwater – Since the proposed Action may result in increased residential densities and increased non-residential development compared to permissible development under current zoning regulations, the proposed Action may result in new or

additional use of groundwater and create additional demand on existing water supplies, thereby potentially causing a moderate to large impact. Board's Draft Generic Environmental Impact Statement (DGEIS) will evaluate the wastewater. The Board notes that there is no reason at this time to believe that the proposed Action may cause such an impact; however, the Board recognizes that the SEQR standard is whether an action "may" cause a potential significant adverse impact. The Board's (DGEIS) will discuss the Suez Water Co. water supply system, demand and safe yield as relates to the proposed Action, and the potential effect of increased development in Northeast Ramapo on the water supply and water supply system. Although it is not expected that water supply demand arising from increased development in Northeast Ramapo may exceed the safe and sustainable withdrawal capacity rate of the water supply or aquifer [see sub-question (b) in Item 4 of EAF Part 2], the DGEIS will evaluate that issue. The DGEIS will discuss the service areas of the Suez Water Co. and Rockland County Sewer District No. 1 and determine whether the proposed Action may allow or result in residential uses in areas without water and sewer services [sub-question (c)] or may include or require wastewater discharged to groundwater [sub-question (d)]. The proposed Action will not result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated [sub-question (e)]; will not require the bulk storage of petroleum or chemical products over groundwater or an aquifer [sub-question (f)]; and will not involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources [sub-question (g)].

5. Impact on Flooding – The proposed Action will not result in development of lands subject to flooding. Some areas in Northeast Ramapo are located within the 100-year floodplain and a very small area lies within the 500-year floodplain. The proposed Action will not authorize or encourage development in a floodplain. In addition, proposed floodplain development is already regulated by the Town's Flood Damage Prevention local law. Further, new development must comply with stormwater management requirements to ensure that stormwater runoff from a site does not significantly increase the potential for flooding.

6. Impact on Air – The proposed Action does not include a State regulated air emission source. In addition, none of the sub-questions in Item 6 of EAF Part 2 are applicable to the proposed Action.

7. Impact on Plants and Animals – The proposed Action may result in a loss of flora or fauna. Since the proposed Action may result in increased residential densities and increased development in Northeast Ramapo compared to permissible development under current zoning regulations, it is possible that the proposed Action may result in a greater loss of flora or fauna than would occur under the current zoning regulations. As stated previously, the Board recognizes that the term "may" presents a low threshold for determining significance and, therefore, the Board errs on the side of caution in making this determination that the proposed Action may have a moderate to large impact on plants and animals. It is not expected that any of the sub-questions in Item 7 of the EAF Part 2 are applicable to the proposed Action; however, in order to err on the conservative side, Part 2 states that the proposed Action may cause a reduction in population or loss of individuals of a threatened or endangered species [sub-question (a)] or a species of special concern or conservation need [sub-question (c)], as listed by New York State or the federal government. The DGEIS will evaluate this environmental issue and if it is

concluded that the proposed Action may have a significant adverse impact on plants and animals, the DGEIS will propose mitigation measures.

8. Impact on Agricultural Resources – The proposed Action will not adversely impact agricultural resources. There is no Agricultural District in Northeast Ramapo. The conservation of Conklin Orchards is protected. None of the sub-questions in Item 8 of the EAF Part 2 are applicable to the proposed Action.

9. Impact on Aesthetic Resources – The land uses which may be authorized by the proposed Action are not different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource (reciting the standard in Item 9 of EAF Part 2). In addition, since current zoning allows residential uses, commercial uses and mixed uses in Northeast Ramapo, the land uses which may be authorized by the proposed Action are not obviously different from or in sharp contrast to current land use patterns. Item 9 of the EAF Part 2 expressly refers to “the proposed project” as opposed to a comprehensive plan amendment and zoning law amendment that generally affects a large area. All of the sub-questions in Item 9 of the EAF Part 2 pertain to particular development projects, as opposed to a comprehensive plan or zoning amendment. The proposed Action will not authorize or encourage development that may adversely impact aesthetic resources. However, the Board recognizes that the Northeast Ramapo area contains the Palisades Interstate Parkway, which is listed on the State and Federal Registers of Historic Places and contains Town-designated scenic roads. It is not expected that the proposed Action may have a moderate or large adverse impact on the Parkway or scenic roads. Although there is no expected adverse impact on scenic roads, the DGEIS will review the Town’s existing scenic road standards.

10. Impact on Historic and Archeological Resources – Although the proposed Action will not authorize or encourage any land development that may adversely affect a historical or archeological resource, the proposed Action will occur in or adjacent to a historic or archeological resource. Accordingly, pursuant to the strict reading of the standard in Item 10 of EAF Part 2, the proposed Action may have a moderate to large impact on historic and archeological resources. With respect to the sub-questions in Item 10, although not intended or expected, it is possible that the proposed Action may result in the alteration of a historic property’s setting or integrity or may result in the introduction of visual elements which are out of character with the historical or archeological site or property, or may alter its setting [sub-question (e) (ii) and (iii)]. The DGEIS will list and describe historic resources and discuss resource stewardship and means to protect historic and cultural resources.

11. Impact on Open Space and Recreation – The proposed Action may result in a loss of future recreational opportunities. Since it is possible that the proposed Action may recommend that Town-owned vacant land in Northeast Ramapo be utilized for non-recreational purposes, the proposed Action may result in the loss of that land as a future recreational resource [sub-question (b) of Item 11 of EAF Part 2]. In addition, the proposed Action may increase the need for recreational resources and increase demands on existing recreational facilities. The DGEIS will examine such potential impacts and, if warranted, evaluate mitigation measures. The other sub-questions in Item 11 of the EAF Part 2 are not applicable. The Town of Ramapo has not adopted an open space plan. The proposed Action will not result in an impairment of

natural functions, or “ecosystem services”, provided by undeveloped areas [sub-question (a)]; will not eliminate open space or recreational resources in an area with few such resources [sub-question (c)]; and will not result in the loss of an area now used informally by the community as an open space resource [sub-question (d)].

12. Impact on Critical Environmental Areas – No Critical Environmental Area is established within or adjacent to the Town of Ramapo.

13. Impact on Transportation – The proposed Action itself will not impact existing traffic or transportation systems. However, since the proposed Action may allow increased residential densities and increased land development in Northeast Ramapo compared to permissible development under current zoning regulations, and may allow development of an educational campus, the proposed Action may have a moderate to large impact on transportation systems, since a traffic increase may exceed the capacity of existing road networks [sub-question (a) of Item 13 of EAF Part 2]; may result in the construction of paved parking for 500 or more vehicles [sub-question (b)]; and may cause an increase in vehicle trips and traffic [sub-question (f)]. The proposed Action will not degrade existing transit access [sub-question (c)]; will not degrade existing pedestrian or bicycle accommodations [sub-question (d)]; and will not alter the present pattern of movement of people or goods [sub-question (e)]. The DGEIS will examine potential traffic impacts in Northeast Ramapo and in other areas of the Town that may be caused by the changes in the land use and development in Northeast Ramapo, including areas adjoining Northeast Ramapo; major traffic corridors and intersections in Villages located between the Monsey area and Northeast Ramapo; and major traffic corridors for a limited distance in neighboring towns. The DGEIS will examine potential mitigation measures, such as intersection changes, traffic signal timing, roadway capacity increases, and enhancement of non-motorized modes of transportation, including multi-use paths, crosswalks and sidewalks. The DGEIS will also address the land area required for vehicle parking, including whether revised off-street parking requirements and/or mixed use development may reduce parking demand and reduce the necessary land area set aside for parking.

14. Impact on Energy – Although the proposed Action itself will not cause an increase in energy use, since the proposed Action may authorize increased land development than permitted under current zoning regulations, the proposed Action may require the extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial use [sub-question (b) of Item 14 of EAF Part 2] and may involve heating and/or cooling of more than 100,000 square feet of building area [sub-question (d)]. The DGEIS will discuss existing energy demand and distribution and potential impacts and mitigation related to the proposed Action.

15. Impact on Noise, Odor, and Light – Since the proposed Action may allow increase residential densities and increase land development in northeast Ramapo, the proposed Action may result in an increase in outdoor lighting, it may result in lighting creating sky-glow brighter than existing area conditions [sub-question (e) of Item 15]. It is not expected that the proposed Action will result in an increase in noise or odor.

16. Impact on Human Health – The proposed Action will not have an impact on health from exposure to new or existing sources of contaminants.

17. Consistency with Community Plans – The proposed Action is not consistent with adopted land use plans, since the proposed Action may allow increased residential densities and increased land development as compared to the Town's 2004 Comprehensive Plan and current zoning regulations. With respect to the sub-questions in item 17 of EAF Part 2, the proposed Action's land use components may be different from, or in sharp contrast to, current land use patterns [sub-question (a)]; and the proposed Action may be inconsistent with local land use plans and zoning regulations [sub-question (c)]; may cause a change in the density of the development that is not supported by existing infrastructure or is distant from existing infrastructure [sub-question (e)]; is located in an area characterized by low density development that may require new or expanded public infrastructure [sub-question (f)]; and may induce secondary development impacts [sub-question (g)]. It is not expected that the proposed Action will cause the permanent population of the Town to grow by more than 5% [sub-question (b)], since substantial growth is underway and it is not expected that the proposed Action will cause a significant increase in that trend.

18. Consistency with Community Character – The proposed Action may be inconsistent with the existing community character in Northeast Ramapo. The proposed Action recognizes that the neighborhood character and open space character of Northeast Ramapo is defined, in part, by permanently conserved lands at South Mountain, the Mt. Ivy Environment Park, Conklin Orchards, the linear forested setting established by the Palisades Interstate Parkway, and regulated wetlands and floodplains; that limit future development. The proposed Action will not interfere with the use and enjoyment of these resources. The proposed Action will not cause a significant adverse impact on historic structures or cultural resources. However, the proposed Action may create a demand for additional community services [sub-question (b) of Item 18 of EAF Part 2]; may allow land development which is inconsistent with the predominant architectural scale and character in the Northeast area [sub-question (e)]; and may be inconsistent with the character of the existing natural landscape [sub-question (f)]. The DGEIS will include a buildout analysis for the Northeast area, which will assess potential impacts in terms of land uses, coverage, development density, mix of housing types, size and architectural appearance of new buildings, potential increase in residential units and non-residential space as compared to land development permitted by current zoning regulations, and community resources. The DGEIS will assess potential impacts to community character and character areas and discuss potential land development policies and alternative design standards and urban design treatments intended to foster desirable appearances and land uses, character preservation and enhancement, and well-managed land use.