



August 19, 2019 Scoping Session

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 SEQRA Action)





Project Purpose

Perform NY State Environmental Quality Review Act (SEQRA) Process

- Town Board chose to generate a Generic Environmental Impact Statement (GEIS) for SEQRA review

Prepare Northeast Ramapo Strategic Development/Community Plan

- Assess potential impacts of future land use options in unincorporated Northeast Ramapo
- Evaluate planning goals and strategies for unincorporated Northeast Ramapo

Update Inventory of Town-wide Existing Conditions



Project Website

Envision Ramapo

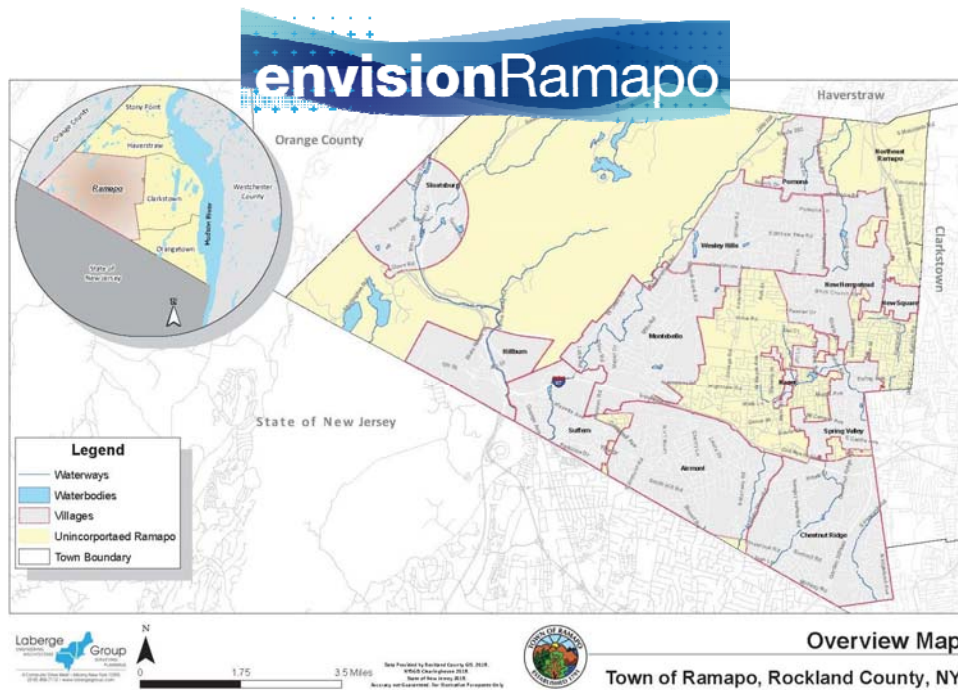
- See/ Click-on blue-banner (above) at top of Town web page – www.Ramapo.org
- Also available at: <http://labergegroup.com/ramapo/>




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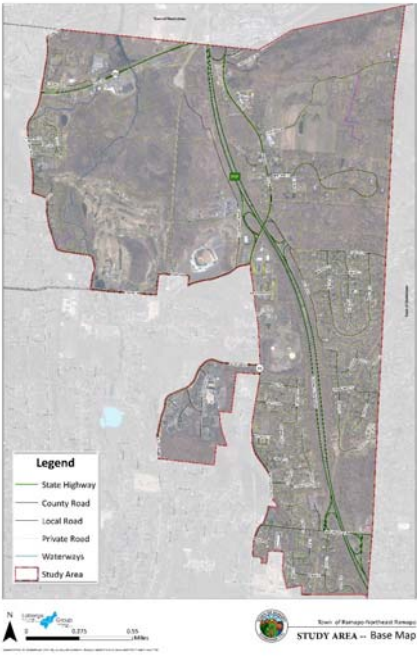


Project To Date

- **Community Design Charrette:** November 27 – 30, 2018
- **Work-in-Progress Meeting:** January 23, 2019
- **Town Board Circulated Notice of Intent to be Lead Agency:** February 2019
- **Public Opinion Survey:** February – June 2019
- **Town Board Resolution (Positive Declaration; Approve Draft Scope; Scoping Session):** July 2019
- **Hold Scoping Session:** August 19, 2019 - Town Board will consider all comments received






Northeast
Ramapo Map

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What is Purpose of Scoping?

- Process to establish written outline for the Draft Generic Environmental Impact Statement (DGEIS)
- Identifies topics to address in DGEIS
- Focuses-in on potentially significant adverse impacts
- Ensures public participation
- Process for scoping is set out in SEQRA Regulations: 6 NYCRR 617.8

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What is a Scoping Session?

- Meeting to obtain public input for establishing the final outline of contents of a Draft Generic Environmental Impact Statement (DGEIS)
- Obtain public comments on 7/11/19 Draft Scoping Outline
- Not meant for answering questions on the spot.
- Questions and comments are received and will be considered by Town Board for adoption of Final Scope.



Availability of Draft Written Scope for Public Comment

Draft Scope available electronically on *Envision Ramapo*:

<http://labergegroup.com/ramapo/draft-scoping-document/>

(There is additional Project background info on this website)

Town Board Pos Dec Resolution with Draft Scope also available for review at Town Hall

Public Notice Postings online, on Town Hall bulletin board, in newspapers, and in NYS DEC's Environmental Notice Bulletin





What is a Generic Environmental Impact Statement (GEIS)?

A type of environmental analysis used to consider broad-based actions, or related actions, that agencies may approve, fund, or directly undertake.

Broader focus within a GEIS allows Lead Agency to:

- Conceptually analyze proposed actions
- Evaluate potentially significant cumulative impacts of a set of actions
- Assess/ compare Alternatives
- Assess environmental impacts of potential land use/development plan changes



Alternatives

1. DGEIS will describe/ evaluate alternative land use and community development strategies to amend 2004 Comprehensive Plan with respect to Northeast Ramapo
2. Each alternative likely may have different potential impacts
3. Alternatives will be reviewed in terms of:
 - Potential significant adverse impacts; and
 - Corresponding mitigation strategies
4. There is no Preferred Alternative at this time
5. Adoption of Plan Alternatives is not mutually exclusive





Alternatives Listed in Draft Scope

1. No Action
2. Northeast Ramapo Form-Based Code (FBC) Overlay
3. Open Space Preservation
4. Road Corridors
5. Transition Areas
6. Greater Density & Building Height in Centers
7. Expanded Walkable Neighborhoods
8. Educational Campus/ Institution Standards
9. Affordable Business Space Incentive



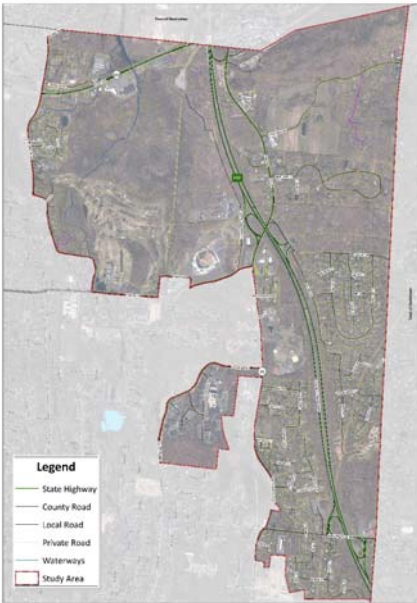
Anticipated DGEIS Attachments

- Draft Inventory of Town-wide Existing Conditions
- Buildout Analysis for Northeast Ramapo
- Northeast Ramapo Urban Design Element
- Traffic Impact Evaluation (TIE)
- Final Adopted Scope
- Other Relevant Process Documentation




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Map of Unincorporated Northeast Ramapo




Legend

- State Highway
- County Road
- Local Road
- Private Road
- Waterways
- Study Area



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STUDY AREA -- Base Map


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Existing Conditions Assessment

- Weekday AM and PM peak hour intersection volumes
- Crash review
- Weekly traffic volumes
 - US Route 202
 - NY Route 45
- Multi-modal accommodations



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Study Intersections

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1. US Rt 202/NY Rt 306/Ladentown Road
2. US Rt 202/South and North Camp Hill Road
3. US Rt 202/PIP Southbound Ramps/ Mount Ivy Diner Dwy
4. NY Rt 45/South Mountain Road
5. Concklin Road/Northbound PIP Off-Ramp
6. Concklin Road/Northbound PIP On-Ramp
7. Concklin Road/NY Rt 45
8. NY Rt 45/PIP Southbound Ramps
9. NY Rt 45/Pomona Road (CR 86)/Views Way
10. Pomona Road (CR 86)/Firemans Memorial Drive
11. Pomona Road (CR 86)/Summit Park Road/Golf Course Dwy
12. Pomona Road (CR 86)/McNamara Road
13. New Pomona Road (CR 86)/NY Rt 306
14. NY Rt 45/Sanatorium Road
15. NY Rt 45/New Hempstead Road (CR 80)
16. New Hempstead Road (CR 80)/Summit Park Road/Hempstead Road
17. New Hempstead Road (CR 80)/ McNamara Road
18. Summit Park Road/Sandy Brook Drive/Visions Center on Blindness Dwy



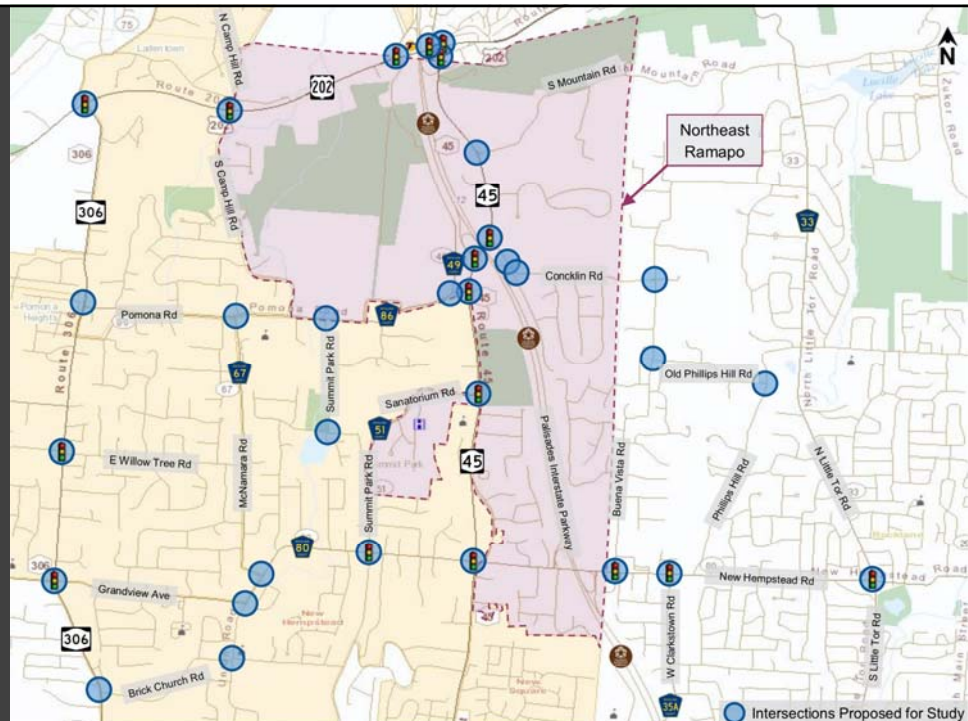
Study Intersections

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19. NY Rt 306/Willow Tree Road
20. NY Rt 306/Grandview Avenue
21. Grandview Avenue/Union Road (CR 80)
22. Brick Church Road/Union Road (CR 80)
23. NY Rt 306/Brick Church Road
24. US Rt 202/Thiells Mount Ivy Road (CR 47)
25. NY Rt 202/NY Rt 45/Old County Road
26. NY Rt 45/Old Rt 202/Park and Ride Lot
27. Concklin Road/Buena Vista Road
28. Buena Vista Road/Old Phillips Hill Road
29. Old Phillips Hill Road/Phillips Hill Road
30. Buena Vista Road/New Hempstead Road (CR 80)
31. North and South Little Tor Road (CR 33)/ New Hempstead Road (CR 80)
32. West Clarkstown Road (CR 35A)/New Hempstead Road (CR 80)



32 Study Intersections



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Future Conditions Evaluations

- Growth in Northeast Ramapo
- Transportation impacts to all users
- Potential mitigation measures for all users
 - ❖ Pedestrians
 - ❖ Bicyclists
 - ❖ Transit users
 - ❖ Vehicles
- Concept plans for mitigation measures
- General cost estimates





Thank you!

- **Submit comments by mail, or in-writing in-person to Town Clerk:**
Town of Ramapo,
Town Hall, Clerks Office
237 NYS Rt-59, Airmont NY, 10901
- **Submit comments by email:** Planning@ramapo.org
- **Submit comments on Project Website *Envision Ramapo*:**
<http://labergegroup.com/ramapo/contact/>

