

State Environmental Quality Review Act (SEQRA)

**FINAL**  
**SCOPING DOCUMENT**

Patrick Farm

Town of Ramapo, Rockland County, NY

**INTRODUCTION**

This final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

**DESCRIPTION OF THE PROPOSED ACTION**

The applicant, Scenic Development LLC, proposes the construction of a residential project consisting of 497 dwellings on 207.1 acres within the Town of Ramapo, Rockland County NY, with primary access from US Route 202 and NYS Route 306. This project is 207.1 acres in total. The proposal includes a map change of 61.3 acres from R-40 to MR-8, to meet the continuing need for diversity in available housing in the area.

**POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS**

As set forth in the Positive Declaration adopted by the Lead Agency (*forthcoming*), the proposed action will have potential significant environmental impacts on:

- Geology, Soils and Topography
- Surface Water Resources
- Terrestrial and Aquatic Resources
- Land Use and Zoning
- Traffic and Transportation Resources
- Community Services, including emergency services, police, and fire
- Fiscal Resources
- Visual Resources
- Historical and Archeological Resources
- Construction Impacts

**GENERAL SCOPING CONSIDERATIONS**

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be

summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included in an appendix.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State and Town criteria with respect to all disciplines of study as well as Town of Ramapo subdivision and site plan standards.

## **DEIS CONTENTS**

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments).

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover (and identified as such).

### **I. EXECUTIVE SUMMARY**

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

### **II. DESCRIPTION OF THE PROPOSED ACTION**

Chapter 2 of the DEIS will provide a description of the proposed project site and its location, a description of the proposed project, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

#### **A. Site Location and Description**

1. A written and graphic description of the location of the project site in the context of the Town of Ramapo.
2. Description of the environmental setting of the site and the natural resources identified thereon.
3. Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.
4. Description of the existing infrastructure serving the project sites and/or its immediate environs.

#### **B. Description of the Proposed Action**

1. Written and detailed description of the proposed action, including the proposed use, acreage of impervious area proposed, acres of land to be cleared, open space to be provided, proposed schedule and phasing of

construction, infrastructure ownership and maintenance. Small-scale plans will be provided in the DEIS for illustrative purposes.

2. Identify current zoning and describe existing land uses applicable to the project site.
3. Discuss compliance with all Zoning and Subdivision Approval standards and other criteria set forth by the Town of Ramapo Code. The DEIS shall identify the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.
4. Discuss the compatibility of the proposed land use with the character and development trends in the nearby area.

**C. Project Purpose and Need**

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans.

**D. Approvals, Reviews and Permits**

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all involved and interested Agencies.

**III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION**

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Sufficient detail should be provided so that reviewers are able to gain an understanding of current conditions and impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

***Environmental Setting***  
***Potential Impacts***  
***Mitigation Measures***

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

**A. Soils and Topography**

1. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Rockland County, New York*. Evaluation of site soils will include the following:

- a. Identification and evaluation of hydric and non-hydric soils.
  - b. Erosion impacts and estimated quantities and locations of increased long-term erosion.
  - c. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby water bodies and wetlands including an evaluation of their effectiveness to mitigate impacts.
  - d. Identification of potential soil characteristics that may require special construction techniques including a discussion on blasting and measures to protect the adjoining properties. The details of required blasting should be supplied including the quantity of materials to be used and removed from the site, the number of truckloads to remove these materials and the final destination of materials removed.
  - e. The DEIS will describe the detailed soil erosion and sediment control plan that will accompany the text description of specific designs to be implemented during construction.
2. A topographic survey based on a two-foot contour interval will be prepared for the entire site. Existing topography will be mapped for the entire site, and proposed topography will be mapped. A comparison of existing and proposed topography will be evaluated as follows:
- a. Graphics illustrating steep slopes, and steep slope disturbances will be provided.
  - b. A description will be provided of prominent and/or unique features including stonewalls, ledges and rock outcroppings.
  - c. A grading plan will be provided and described.
  - d. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials.
  - e. Excavated materials retained and utilized on site will be evaluated for the adequacy of their intended use on-site.
  - f. Measures to minimize cut and fill activities will be described.
  - g. Phasing of proposed disturbances will be described.

## **B. Surface Water Resources**

1. A drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, will be completed. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. Specifically, the drainage study will include the following:
  - a. A definition of all existing drainage basins, watersheds, and drainage structures, including a graphic illustrating all divides of drainage basins which discharge from the project to adjacent properties shall be shown on pre- and post development watershed maps. A description of each such drainage basin will be provided in the appendix to the DEIS. The

descriptions will include the specific characteristics (e.g., size, composition, etc.) of all drainage structures and a summary of the path of flow from the project to receiving water bodies. The watershed information should include an area larger than the existing site and should be sufficient to determine the interrelationships.

- b. Calculation of pre- and post-development runoff quality and outline of treatment methods per current NYSDEC Design Standards.
- c. The DEIS will provide a stormwater management plan defining all measures and procedures to be implemented so as to ensure compliance with prevailing discharge standards. Such measures, if necessary, will include conveyance systems and retention/detention facilities and devices. All proposed measures and procedures will be selected in accordance with the current NYSDEC Design Standards. General design guidelines for stormwater infrastructure will be described for future phases.

### **C. Terrestrial and Aquatic Ecology**

#### **1. Vegetation**

- a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species.
- b. Evaluate the potential impacts on the resources identified. Mitigate if necessary, and conduct on-site surveys.

#### **2. Fish and Wildlife**

- a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species.
- b. Evaluate the potential impacts on the resources identified, including a quantitative assessment of potential removal or disturbance of existing wildlife and habitat areas, and necessary mitigation measures designed to offset, reduce, or eliminate such losses.
- c. Evaluate the potential impacts on the resources identified. Mitigate if necessary, and conduct on-site surveys.

#### **3. Wetlands**

- a. Location and description of all wetlands, wetland buffers, and watercourses with corresponding jurisdiction will be discussed. These are to include Federal, State and local wetlands, and the connections of the various wetlands should be shown to protect the overall integrity of the wetlands infrastructure.
- b. Delineate and flag the boundary of all State and Federal Jurisdictional Wetlands in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual and later editions; boundaries to be confirmed by the permit agencies.
- c. Discuss the previous changes to the dam and wetlands and the status of required improvement program. Include appropriate documents in the appendices.

- d. Discuss wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat.
- e. Calculate the area of proposed wetland disturbance based on grading plans to quantify any impact and to provide a basis for degree of mitigation.
- f. Discuss mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction at the subdivision, project any other appropriate scales.
- g. Discuss water quality objectives for this development
- h. Applicant should conduct Phase 1 Literature search for evidence of dumping of hazardous materials.

#### **D. Land Use and Zoning**

1. Describe existing land uses of the subject property and the surrounding area.
2. Discuss the compatibility of the proposed project with the character and development trends of the surrounding area.
3. Discuss potential impacts on adjacent land uses and appropriate mitigation for the action.
4. Describe current zoning for the project site and immediate vicinity.
5. Describe the impacts of the Scenic Roads Local Law to this development
6. Discuss conformance of the project with the Town's adopted comprehensive plan and other local and county planning documents.
7. Discuss the project's compliance with all subdivision and site plan standards and other criteria set forth by the Town of Ramapo Code. This discussion shall clearly indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

#### **E. Transportation**

1. Methodology - Existing traffic conditions will be compared to conditions that would be anticipated from implementation of the proposed action. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures designed to lessen the impact of the project on the adjacent road network if required. Intersection analyses and methodologies shall conform to current ITE practices. All of the data collected and analyzed will be summarized in maps or tables.
2. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations:
  - US Route 202 and NYS Route 45
  - US Route 202 and Thiells-Mt Ivy Road
  - US Route 202 and P.I.P. Southbound On/Off Ramp
  - Thiells Mt-Ivy Road and P.I.P. Northbound On/Off Ramp
  - US Route 202 and Camp Hill Road
  - US Route 202 and NYS Route 306
  - US Route 202 and Wilder Road
  - NYS Route 306 and Pomona Road
  - NYS Route 306 and Lime Kiln Road
  - Wilder Road and Lime Kiln Road
  - US Route 202 and Spook Rock Road/Lime Kiln Road
  - NYS Route 306 and Willow Tree Road

- **NYS Route 306 and Grandview Road**

3. Peak Hours -- The AM and PM peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday while school is in session. In addition, a sensitivity analysis should be prepared for traffic data obtained for significant summer camps. Peak hours should be determined by examination of the data.
4. Accident Data – Accident data for all of the roads in the service area should be obtained for the last 5 years.
5. Roadway analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, existing land uses, sight distance measurements at intersections with restrictive conditions, traffic controls, signs, signals and markings, and traffic signal type and timing. Geometric deficiencies on roadways will be studied with particular attention to conditions that may affect volume.
6. Analysis of Impacts – The analysis will include evaluation of other known area projects at the time that the TIS is undertaken that may impact the proposal; these projects will be identified in cooperation with Town of Ramapo Planning staff. A build year will be identified. The capacity of each intersection for the existing, no-build, and build conditions will be calculated. Traffic analyses will also analyze proposed project access intersections for the Build Condition. The potential traffic generation resulting from the proposed use will be estimated based on the Institute of Transportation Engineer's *Trip Generation Manual* 6<sup>th</sup> edition.
7. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, signal modification, timing revision, future monitoring, and provisions for alternative forms of transportation, such as pedestrian and bicycle facilities, shall be discussed.
8. Pedestrian/Bicycle – The need for sidewalks along proposed roadways within the project site will be discussed.
9. An annual growth factor of 2% per year should be used for traffic projections unless the project is anticipated to extend beyond five years, where a 1% annual growth rate may be more appropriate.
10. The following proposed developments should be considered in the analysis:
  - a) Tartikov Development – Pomona
  - b) HASC – Hebrew Academy for Special Children – Mountain Road/Diltz Rd.
  - c) Minisceongo Park – North side of Route 202 west of Palisades Interstate Parkway
  - d) Bobover Yeshiva – 609 Route 306
  - e) Congregation Khal Torath Chaim of Rockland – Babcock Lane and Route 306
  - f) Mesifita Beth Shraga – Camp Hill Road



g) Pomona Heights Office Building (south side of Route 202 east of Camp Hill Road

#### **F. Community Facilities and Services (Utilities)**

1. The Proposed project may create the need for additional community services including police and fire protection, emergency services, utilities (water and sewer) and solid waste disposal. Each service area will be quantitatively described as to its existing capacity. The sponsor should note all sanitary sewer problems in the vicinity of the project site and assess the potential for impact to this project. Where feasible the applicant should conduct flow monitoring to determine actual flows and conditions. Wet weather flows should be developed as an indicator of potential I/I in the vicinity.
2. The provision of housing below and along the high voltage transmission lines should be evaluated and if required, mitigation efforts should be developed.
3. The impact of the proposed project on each service area will be estimated, according to generally accepted practices. Potential impacts will consider the capacity of existing infrastructure to handle the additional demand, and the potential need for improvements, if necessary.
4. Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.

#### **G. Fiscal Impact Analysis**

1. The proposed action will add 497 households to the Town of Ramapo. This increase in population may translate into the need for enhanced community services, including police, ambulance and fire protection. Additional demand for services may translate into additional costs to the community to meet the service demand. Accordingly, a fiscal impact analysis will be prepared to compare the revenues that would be generated by the proposed project compared with costs to service it.
2. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them.
3. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.
4. Include information on the proposed impacts on property values in the surrounding area.

#### **H. Historic and Archaeological Resources**

1. Contact the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential impact on historic and archaeological resources.
2. Describe the findings of an archaeological investigation that will be performed to State Standards by a professional archaeologist. A Phase 1A literature analysis will be conducted for the entire site. With the known history of the

area, additional phases will be required including but not limited to a complete walk of the site by professional archaeologists.

3. Discuss mitigation measures proposed, or alternatives considered as deemed advisable by the professional archaeologist or OPRHP.

**I. Aesthetic Resources**

1. Describe through the use of narrative text, photographs and photographic simulations, plans, sections, visual sight lines, or other graphic representations, the visual character of the proposed action and its environs. The analysis will describe:
  - a. The existing visual character, including a discussion on any existing structures or other improvements that need to be removed or remediated
  - b. The change in visual character resulting from implementation of the proposed action.
  - c. Specific view sheds should be identified including key views from the Palisades Interstate Parklands. The visibility of the proposed development should be assessed from the parklands to determine the actual visibility of the proposed housing from the key viewing locations.
  - d. Mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to such matters as landscaping, preservation of existing vegetation, and preservation of existing topography.

**J. Construction-Related Effects**

1. Noise
  - a. Description of existing ambient noise levels.
  - b. Discuss potential construction-related noise impacts.
  - c. Discuss mitigation measures to be incorporated in the design of the proposed action, if necessary.
2. Air Resources
  - a. Identify the type of the construction activities proposed and the identify impacts that may result.
  - b. Discuss mitigation measures to avoid potential construction-related air quality impacts.

**IV. UNAVOIDABLE ADVERSE IMPACTS**

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

**V. ALTERNATIVES**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

- A. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.

- B. Existing Zoning Alternative.
- C. Adult Student Housing Alternative
- D. Intermediate Alternatives should be developed for reduced overall numbers – perhaps at the 50% and 75% levels.

**VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

**VII. GROWTH INDUCING ASPECTS**

A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, population characteristics, community character and community services.

**VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation.

**IX. A SUSTAINABILITY ANALYSIS SHOULD BE PREPARED**

A Sustainability analysis should be prepared to assist in understanding which alternatives have the least overall environmental impact in terms of the resources required to implement.

**X. APPENDICES**

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (including the Storm Water Pollution Prevention Plan, Traffic Impact Study, Cultural Resource Study, Wetland Delineations, background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons.